

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, May 11, 2023 at 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, May 11, 2023 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: John Corey, Chairman; Hugh Kimball; Steve Darcangelo; Doug Beachel and Matt Hunt

OTHERS PRESENT: Al Yager, Town Engineer; Tim Frateschi, Planning Board Attorney; Marc Kenward, Erdman Anthony; Kacey Rose, Erdman Anthony; Chris Collet, New Leaf Energy, Gen DeSpirito; John DeSpirito; Diane Malikow; Michael Cavender; Doug Wolford and Karen Rice, Clerk

I. PUBLIC HEARING -- 7:00 p.m.

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| 1. Minor Subdivision
Case No. 2023—003 | Cavender, Michael
Former Fenzl Subdivision
Church Road |
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The Public Hearing opened at 7:00 p.m.

Michael Cavender stated that he and his wife are purchasing approximately 21 acres from approximately 56 acres from property located at Church Road and owned by Tim Reeves. There are no plans for the parcel at this time, other than for recreational use because it is encumbered by wetlands.

There was some discussion as to who is cutting in a road off of Fenner Road. It was determined that nothing is being cut in from this parcel, perhaps adjacent to this parcel for an access road for farm equipment as the remnant piece will remain under agriculture.

The Public Hearing closed at 7:07 p.m.

PUBLIC HEARING -- 7:05 p.m.

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| 2. Minor Subdivision
Case No. 2023—009 | Wolford, Doug
1333 Lamson Road |
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Douglas Wolford stated that he would like to subdivide his house and barns with approximately 2 acres from the overall 100 acre farm. There will be no change in use of the property. Both CNY Crops and Hourigan Farms have expressed an interest in the remnant piece. We're not interested in selling it to someone who will not continue to farm it.

The Public Hearing closed at 7:13 p.m.

II. APPROVAL OF MINUTES

Review and approval of the minutes of the April 13, 2023 regular Planning Board meeting.

RESOLUTION #1 -- Motion by Corey, Second by Kimball

RESOLVED, that the minutes of the April 13, 2023 regular Planning Board meeting be approved as submitted.

5 Ayes -- 0 Noes

III. NEW BUSINESS

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| 1. Minor Subdivision
Case No. 2023—003 | Cavender, Michael
Former Fenzl Subdivision
Church Road |
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Steve Darcangelo reiterated what he said at the last meeting with regard to the 30' access strip being left along Church Road as there is plenty of room on the west side of the property and asked if there has been any consideration to removing it.

Mr. Cavender stated that that's not in Mr. Reeves plans at this time.

There is a letter on file prepared by Al Yager, Town Engineer, dated May 11, 2023 that will be made part of the public record, in part:

I have completed review of the subdivision plat for the Michael Cavender Minor Subdivision prepared by CNY Land Surveying, File No. 23.015. The plat map as presented is not dated.

At this time, I would not be opposed to the Planning Board approving the subdivision as presented contingent on a date being added to the map before it is signed by the Chairman.

FINDINGS:

An Environmental Assessment Form indicates that the proposed action will not result in any significant adverse environmental impacts.

There is a letter on file from Al Yager, Town Engineer, dated May 11, 2023, that has been made part of the public record.

This application did not require referral to the Onondaga County Planning Board for their review or recommendation.

This action is consistent with the Town's Comprehensive Plan.

This action is consistent with the Town's current Zoning Ordinances.

This action will cause no adverse effects on the public health, safety and welfare in the neighborhood or district.

RESOLUTION #2 -- Motion by Corey, Second by Kimball

RESOLVED, that having reviewed the Minor Subdivision application, as defined on a map dated March 6, 2023, prepared by Douglas Reith, Licensed Land Surveyor, associated with the application of Michael Cavender on behalf of Tim and Joan Reeves, for property located at Church, Part of Tax Map No. 026.-03-13.1, Baldwinsville, New York is hereby approved.

5 ayes -- 0 Noes

RESOLUTION #3 -- Motion by Corey, Second by Darcangelo

RESOLVED, that in granting a subdivision to Michael Cavender, for property located at Church Road, Baldwinsville, New York, the Planning Board invokes its right to impose a fee of \$250.00 per lot for one (1) lots in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

0 Ayes -- 5 Noes (The land is encumbered by wetlands and is not suitable for a single family residence).

DISCUSSION:

Mr. Darcangelo raised a question after the vote as to why the fee is not being assessed.

Karen Rice, Clerk, stated that after looking at the State and Federal Wetlands maps with the prior subdivision as well as this one there didn't appear to be enough room to put a home and septic due to the wetlands and/or wetland buffer.

Mr. Darcangelo stated that there appears to be a higher elevation area where a home could be built.

Karen stated that the owner could bear the cost and have a wetland delineation done to make that determination if he doesn't want to pay the Fees in Lieu of Land for Public Use.

It was determined that the Board would like a notation put on the Final Plat stating that the parcel will not be used for residential purposes if the applicant doesn't want to pay the Fee in Lieu of Land for Public Use. It was further suggested that Resolution #3 be rescinded and the Board act on the following:

RESOLUTION #4 -- Motion by Darcangelo, Second by Beachel

RESOLVED, that Resolution #3 of the May 11, 2023 Planning Board meeting be rescinded.

5 Ayes -- 0 Noes

RESOLUTION #5 -- Motion by Darcangelo, Second by Beachel

RESOLVED, that in granting a subdivision to Michael Cavender, for property located at Church Road, Baldwinsville, New York, the Planning Board consider imposing a fee of \$250 per lot for one (1) lot in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town unless the applicant's surveyor puts a notation on the plan that the parcel is not for residential purposes.

5 Ayes -- 0 Noes

All fees associated with this application to date are paid.

State law states that the applicant shall file the final plat in the Onondaga County Clerk's office within sixty-two (62) days from the date of final approval or such approval shall expire. The applicant shall also file one copy of the final plat in the Lysander Clerk's office.

Mr. Cavender thanked the Board for their time.

2. Minor Subdivision	Wolford, Doug
Case No. 2023—009	1333 Lamson Road

Diane Malikow, 1360 Lamson Road, expressed concerns of there being a residential subdivision on the remnant piece.

Doug Wolford reiterated that they're not interested in selling it to someone who will not continue to farm it.

There's a letter on file prepared by Al Yager, Town Engineer, dated May 11, 2023 that will be made part of the public record, in part:

I have completed review of the subdivision plat for the Doug Wolford Minor Subdivision, prepared by CNY Land Surveying, dated April 2, 2023, File No. 21.088. At this time, I would not be opposed to the Planning Board approving the subdivision as presented.

FINDINGS:

An Environmental Assessment Form indicates that the proposed action will not result in any significant adverse environmental impacts.

There is a letter on file from Al Yager, Town Engineer, dated May 11, 2023, that has been made part of the public record.

This application did not require referral to the Onondaga County Planning Board for their review or recommendation.

This action is consistent with the Town's Comprehensive Plan.

This action is consistent with the Town's current Zoning Ordinances.

This action will cause no adverse effects on the public health, safety and welfare in the neighborhood or district.

RESOLUTION #6 -- Motion by Corey, Second by Hunt

RESOLVED, that having reviewed the Minor Subdivision application, as defined on a map dated April 2, 2023, prepared by Douglas Reith, Licensed Land Surveyor, associated with the application of Douglas Wolford, for property located at 1333 Lamson Road, Tax Map No. 016-02-10.1, Baldwinsville, New York is hereby approved.

5 Ayes -- 0 Noes

RESOLUTION #7 -- Motion by Corey, Second by Kimball

RESOLVED, that in granting a subdivision to Douglas Wolford, for property located at Lamson Road, Baldwinsville, New York, the Planning Board invokes its right to impose a fee of \$250.00 per lot for one (1) lots in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

0 Ayes -- 5 Noes (The remnant piece is currently in an Ag Taxing District and will remain under agriculture)

All fees associated with this application are paid.

State law states that the applicant shall file the final plat in the Onondaga County Clerk's office within sixty-two (62) days from the date of final approval or such approval shall expire. The applicant shall also file one copy of the final plat in the Lysander Clerk's office.

Mr. Wolford thanked the Board for their time.

3. Minor Subdivision	New Leaf Energy: 3354 Cold Springs Road
Case No. 2023--008	3400 Cold Springs Road

Marc Kenward and Kacey Rose, Erdman Anthony, represented the applicant.

Kacey Rose stated that the parcel is approximately 100 acres and will be subdivided into three lots, the middle parcel with 41.592 acres for a solar field. The fence array is 25.1 acre in size with a 20' wide with a crushed stone driveway .5 acres outside the fence and .4 acres inside the fence. There's approximately .1 acres of tree clearing and .02 acres of brush removal required and that's up in the area of the driveway (indicating on plan). There will be eight new utility poles proposed up in the same area as well. The setbacks are shown on the map. On the northwest side the setback provided is 264'; on the northeast side the setback is 341 feet; on the east side the project is visually screened with existing vegetation on the proposed subdivision line and we'll provide a setback of 30'; on the southside the provided setback is 200' and on the westside the provided setback is 501 feet. Portions of it are screened with existing vegetation with a 53' setback. The height of the panels will have a max vertical tilt of less than 20' and the max coverage provided is 40.9%. There are wetlands on this site that are to the east and west of the proposed solar field. They will not be impacted.

Parcel 1 is 14.072 acres in size for single family development.

Parcel 2 is 44.781 acres in size and will go to a nature conservancy.

Al Yager, Town Engineer, stated that the project is in the Incentive Overlay Zone, however they are not asking for any increased density or decreased setbacks with regard to this subdivision so it doesn't fall into any kind of benefit or amenity situation. It would be an approvable project with the underlying AR-40 Zoning District that the project is located in. Overall, the south end of this site has relatively steep grades. Additional sediment and erosion control measures will probably be required. It is relatively screened. We have received a letter from SHPO (State Historic Preservation Office); they have asked for additional screening to hide the project from the Melvin Farm Homestead parcel on the southwest corner at the intersection of Hayes Road and NYS Route 370. That is something the Board will need to consider as we move forward.

John Corey, Chairman, questioned if the coverages looked ok.

Mr. Yager stated that the coverages are fine. The coverages are fine, we have 10' separations between the rows for solar panels...we have to double check the numbers but the applicant's represented indicated the maximum coverage is 40.9 and you're allowed up to 50% lot coverage so from a coverage standpoint they're in good shape; from a setback standpoint

they're in good shape; there is a significant vegetative buffer on the west side to the new parcel, Parcel 3 that will provide a screen for most of the length of Hayes Road

Steve Darcangelo questioned if they have to show that.

Mr. Kenward stated that that's in the works right now, we have somebody working on that. Is there any preference for the viewpoints from anyone on the Board?

Mr. Darcangelo stated along Hayes Road, no particular point.

There was some discussion with regard to SHPO's request from the old Melvin Farms buildings, they want one from there.

Mr. Yager stated that northbound on North Hayes Road as well.

Chris Collet, New Leaf Energy, stated that we've been in touch with Saratoga Associates to get those going.

Mr. Darcangelo questioned if this site will have battery storage.

Karen stated that it is not, it's the West Genesee Site.

There was some discussion with regard to soil types as these appear to be prime agricultural soils with Ms. Rose stating that they will be stockpiling the soils in areas throughout the site.

Mr. Kenward stated that that should help with the buffering as well.

Mr. Yager concurred adding that trees can be added.

There was some discussion with regard to berms with trees on top of them with Mr. Darcangelo stated that they have a tendency to not survive.

Mr. Kenward stated that it depends on how much soil we have; small berms don't work well with trees but really fat wide berms may.

Mr. Darcangelo stated that then the trees have to come down.

Hugh Kimball questioned Fire Department access, turn-arounds....

Mr. Yager stated that they do show the road, there is certainly enough room to navigate around the outside edge of the panels. They do show access lanes in between the panels as well.

Mr. Kenward stated that the turn-around's shown on the plan. The Code requires a 20' access road.

Mr. Yager added 'which meets the NYS Building Code requirements'.

Mr. Kenward stated that the only reason the Fire Department would have to go in there is to either address an electrical fire, if that's what they so wish to do, but they're supposed to trip automatically or for a representative of the company that operates it shows up. The only other thing they might have is a grass fire. I don't know what your local fire department's level of training is but some choose not to address electrical fires inside the fence, but other companies may. The difficulty with this site is interconnection is not really lined up with the access. National Grid told New Leaf to enter from 370 and the frontage on 370 isn't adequate for a driveway. You can't get a driveway in here because of how it's graded. So the interconnect is up in here and the access is down here (indicating on plan).

Mr. Yager concurred and stated that he doesn't know what your development schedule is, but there will be a pump station/sanitary sewer pump station constructed down here in the future (indicating on plan) associated with a residential development which will require 3 Phase power in the next few years.

Mr. Kenward asked if the Board could move the schedule up on that....who gets there first with 3 Phase. Oh the irony.

Mr. Kimball stated that you should probably be prepared to share some of your plans with the Fire Department. They're a pretty good department.

Karen Rice, Clerk, stated that she gave a copy to Matt Speech, Belgium Cold Springs Fire Department, but they said it's the Seneca River Fire Department but they do mutual aid. Both Fire Departments are aware of the project.

Mr. Yager stated that there's no guarantee that the pump station gets built at this point in time because they're at the very beginning of that process.

RESOLUTION #8 -- Motion by Corey, Second by Kimball

RESOLVED, That the Planning Board having followed the prescribed SEQR procedures and having received no comments to the contrary, hereby designates itself as Lead Agency for 3354 Cold Springs Solar, LLC, 3400 Cold Springs Road, Baldwinsville, New York Minor Subdivision application.

5 Ayes -- 0 Noes:

Being a Type I Action and more than one involved agency I will have to schedule a coordinated review. We can schedule a Public Hearing within 62 days

RESOLUTION #9 -- Motion by Corey, Second by Hunt

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of 3354 Cold Springs Solar, LLC, for a subdivision of property located at 3400 Cold Springs Road, Baldwinsville, New York, Tax Map No. 064-03-02.1, for a development of three (3) lots from a parcel of approximately 100 acres.

5 Ayes -- 0 Noes

Mr. Darcangelo questioned if there are grades on this greater than 5%.

Mr. Yager stated that there are.

There being nothing further Mr. Kenward and Ms. Rose thanked the Board for their time.

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| 4. Controlled Site Use—Solar
Case No. 2023—005 | New Leaf Energy: 3354 Cold Springs Solar
3400 Cold Springs Road |
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This item will be tabled.

IV. OTHER BUSINESS

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| 1. Major Subdivision—Final Plat | Collington Pointe East/Copper River
Lots 73, 76A & 78 Stony Pond Way |
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Tim Frateschi, Planning Board Attorney, questioned if the Final Plat is substantially similar to the Preliminary Plat that was approved.

Karen Rice, Clerk, stated that substantially similar yes, but they increased one of the lots and decreased another.

Mr. Frateschi stated that that's ok, as long as they're substantially similar.

Al Yager, Town Engineer, stated that he did not prepare a letter for this application as the owner of the property is a CHA client and we didn't think it was appropriate to prepare a letter for a client of the company.

Hugh Kimball stated that he drove up there this evening and found the street, but there are no street signs at the corner on either end (Stony Pond Way). Is that something that is taking place.

Mr. Yager stated that there's actually STOP sign that will be required as well and that is something that has yet to be determined if the Developer's are going to put that up or the Town of Lysander Highway Department at the expense of the Developer.

Mr. Kimball stated that it should be done because if the Fire Department goes up there they won't know where to go.

Karen stated that it's usually done when they accept the roads.

Mr. Yager concurred stating that it's usually done before we accept the roads. The Developer knows he has to do it and it will be made part of the punch-list prior to that acceptance.

There was some discussion with regard to the dirt road from Stony Pond to Patchett Road with Mr. Yager stating that it's a temporary road for truck access.

Mr. Kimball questioned how long is that going to be because it doesn't look like it would be a great place to drive in and out of if there exits are blocked. You've got a number of houses in there where there is only one way out.

Mr. Yager stated that the only vehicles that are supposed to be accessing that road are construction vehicles. Per the previous resolution of the Planning Board where you allowed the Developer to do this as Phase 2 of the Development instead of doing Phase 2 which would give you the second access point on Patchett Road. It will be that way until the Developer builds what will now be Phase 3.

Steve Darcangelo stated that at full build-out of this Phase there will only be one way out of there, correct. It's better now than what it will be when it's fully developed. At least you've got a gravel road if you have to; you won't have that in the future.

Mr. Yager concurred stating that Lot 81 is part of Phase 2 and has a Sanitary Sewer Easement across it. Your options would be to prevent the Developer from filing the Final Plat for Lot 81 until the other connecting road out to Patchett Road is constructed. That could certainly be a viable concern. The Planning Board may want to let the Developer know that they're not going to allow you to file the Final Plat on Lot 81 until you construct the second access point onto Patchett Road that will be part of Phase 3 of your project. I think that would be a reasonable request especially for emergency and construction vehicles so there are two points of ingress and egress out of the Development in the event of an emergency.

Mr. Darcangelo stated that in addition to that I think the road should be continued so construction vehicles never have to go through Collington Pointe.

Mr. Yager concurred stating that construction vehicles when the second access point is constructed to the east that's where construction vehicles should be coming in and out after that road is constructed and then Lot 81 can be developed. I would suggest that the Chair write a letter to the owner stating that the Final Plat for Lot 81 will not be allowed to be filed until the second connecting road out to Patchett Road, which is included in Phase 3 of the project, is constructed.

Mr. Darcangelo stated that he would support that as well.

Mr. Yager stated that tonight however we're just dealing with Los 73, 76A and 78 Stony Pond Way.

Mr. Corey questioned if they are substantially the same.

Mr. Yager stated that the lot lines haven't been adjusted, but Lot 76 A did get a little bit bigger and 78 got a little bit smaller.

Mr. Corey stated that only a change in configuration; in other words you wouldn't call it a substantial change.

Mr. Yager concurred.

RESOLUTION #10 -- Motion by Corey, Second by Darcangelo

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat, for the Collington Pointe East/Copper River Subdivision application for property located at Phase 2, Section 1, Lots 73, 76A and 78 Stony Pond Way, Baldwinsville New York, Part of Tax Map No. 073.1-01-41.1, and finding that all modifications and conditions have been met; the Board authorizes the Chairperson to waive the Final Plat Public Hearing and sign the Final Plat.

5 Ayes -- 0 Noes

2. Recommendation to Town Board: Melvin Farms Letter of Intent: The Planning Board determined that they needed more time to review the Letter of Intent before making a recommendation to the Town Board

John Corey, Chairman, stated that normally what happens in a case like this, the Town Board, which is the approving body, asks the Planning Board and the Zoning Board of Appeals to provide a recommendation with regard to the proposed Letter of Intent, mainly from a Planning Board standpoint, to see if 1) It is consistent with the Comprehensive Land Use Plan; and 2) that the amenities and benefits the Town is receiving are of appropriate or necessary value for the greater density than they are allowed. In other words, is this 'fair' to the Town. At this point, based on what I understand there are still several questions/issues one, which might be key is the Pump Station and its capacity to serve beyond the Development. In other words, the 'spreading' of sewers on the Peninsula.

Al Yager, Town Engineer, stated that when the project was first envisioned there were 360 units which would have made the 300,000 gallon per day pump station that Plumley Engineering had spec'd adequate which left approximately 700 additional units. Since that initial calculation was done the project has grown in scope to (588) units therefore that pump station size needs to be expanded to still serve an additional 700 lots on the Cold Springs Peninsula that will be included in the overall sewer district. This needs to be discussed between the Town, Onondaga County Water Environmental Protection and the applicant. The other issue that is outstanding is SHPO, SHPO has concerns because of the Melvin Farms Homestead because of the location of the property. It may require some additional screening. We've reached out to them a couple times in the last two weeks without response to try to address those concerns.

There was some discussion with regard to traffic with Mr. Yager stated that they have to reach out to the Onondaga County Department of Transportation to make sure they are in line with the traffic analysis that was provided. With regard to traffic, we do have decreasing volumes; in the past 5 to 7 years Route 370 the installation of the traffic light at Hicks/Hayes/370 has vastly improved turning movements onto 370 from Hicks Road and Hayes Road. And the improvements at the John Glenn Boulevard and Route 370, which includes additional left hand turning lanes off of John Glenn onto 370 and additional right hand turning lane from 370 onto John Glenn have vastly improved the capacity of that intersection so we do not have the traffic backups that were occurring prior to those additional turn lanes being added. I'm fairly comfortable in saying that this Development will not exacerbate or change the level of services at either one of those intersections based on the type of units being proposed in that they are Senior Units, which are obviously different number of trip volumes compared to a single-family home and apartment units are a significantly different number of trip generation counts than a single family home; so I'm fairly confident that NYS and County DOT will come to the same conclusion as well.

Mr. Corey reiterated that while we don't have final answers from the State or County you feel that traffic will not be an issue.

Mr. Yager...concurred, however that's not to say that future development on the Cold Springs Peninsula will not occur. A left hand turn lane off of 370 onto Hicks and Hayes perhaps, but this specific development as presented I don't believe will trigger their requirements for a left hand turn lanes on 370 onto Hicks or Hayes.

Mr. Corey stated that right now we're not in a position to proceed.

Mr. Yager stated that he believes we should get further correspondence from SHPO. I don't know if SHPO actually received a Site Plan for this. I think they only received the Letter of Intent so they may not realize what that setback off of 370 that the Developer has offered of 600' actually looks like. That may change their stance; that and the actual proximity of where the apartments on each side of the development are going to be located compared to the remains of the barns.

Karen Rice, Clerk, stated that she thinks Dina may have sent them a copy of the Site Plan for the Coordinated Review, that's normally included.

Mr. Yager stated that she didn't send them to County Planning initially so I don't know.

There was some discussion with regard to additional lands on Hayes Road being developed with Mr. Yager stating that from a Planning perspective I truly believe that a 'paper street' needs to be preserved between the townhouse lots and the lots to the south that is owned by Windsor Abbott just to reduce the number of curb-cuts we have if and when that parcel is ever developed in the future.

Steve Darcangelo questioned if we've seen the Site Plan.

Karen stated that I had it in pdf but had to call Plumley and ask them for this. I did forward it in a pdf to the Board though.

Mr. Yager stated that he'll have Plumley bring some over. There should have been 17 copies of the maps dropped off. I'm not sure where they are.

Karen stated that they're not here because I asked Dina for a complete set to post on the Board this evening and she said she only had it in pdf.

Mr. Yager stated that he would guess they are in the Supervisor's office. I will make sure that the Supervisor gets hard copies of the maps to you guys because you should have them for your review.

Mr. Darcangelo questioned who is going to own and occupy the 'lift-station', will it be dedicated?

Mr. Yager stated that it will be dedicated and operated by Onondaga County Water and Environmental Protection.

Mr. Corey stated that in light of this discussion I'd like to propose that we table this and we'll put it on a future agenda.

Board members concurred.

Tim Frateschi, Planning Board Attorney, asked if the incentive or the benefit is the pump station?

Mr. Yager stated that the benefit is the additional capacity of the pump station.

Mr. Frateschi...which Onondaga County Planning is basically saying it's not a benefit.

Mr. Yager concurred stating that he agrees with their assessment and that it does need to be modified...and the approximate 100 acres of greenspace preserved on what would be the far eastern and far western portions of the holdings.

Mr. Frateschi advised the Planning Board to just focus on 'is what is our benefit to the Town for the significant amount of new housing that the Developer would get'. Right now it sounds like a pump station that's unclear to us whether or not it will benefit anybody but this development and potential open space that won't be developed in the future.

Hugh Kimball stated that it's going to have to benefit outside this development because what we have are dry sewers that have been there for 20 years and we have a school in the area that is saturated and failing?

Karen questioned if it was failing...I was just there for an Art Show, but I didn't use the bathroom lol.

Mr. Kimball stated that it's going to.

Mr. Frateschi stated that it's time the Board reflects on this and figure out...

Mr. Yager stated that we'll make sure you get hard copies of the map. We'll either drop them in the mail for you or make them available to be picked up.

Mr. Darcangelo questioned who will own the property that goes into the Nature Conservancy?

Mr. Yager stated that that has yet to be determined. He has talked about setting up a Land Trust. I believe he's willing to sign it over to the Town if the Town wanted it. I don't know if the Town necessarily wants it.

Mr. Darcangelo stated that if the ownership is not the Town, who has access to it.

Mr. Yager stated that it does say it will have Restrictive Covenants and be available for public use.

Karen questioned how they will get to it, through the development?

Mr. Yager stated that Barbara Lane or 370.

Mr. Frateschi...questions we don't know the answers to tonight.

Mr. Yager stated that one of the questions is, is it 'usable land' or open space recreation...that is the question. It is encumbered by wetlands. It is heavily forested. There may be an area where you could build a nature trail or something.

Mr. Darcangelo...or undeveloped. Wetlands make for nice open space as long as it's open to the public.

Mr. Yager stated that in addition to that there is the 600' setback that they're offering from 370 to preserve what has been designated as a view shed in the Town's Comprehensive Land Use Plan.

Mr. Corey stated that that concludes our agenda for tonight. I'll entertain a Motion to adjourn.

V. ADJOURN

RESOLUTION #11 -- Motion by Kimball, Second by Beachel

RESOLVED, that the May 11, 2023 regular Town of Lysander Planning Board meeting at 8:23 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk to Planning Board