

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, November 10 2022 at 7:00 p.m.

The regular meeting of the Lysander Planning Board was held Thursday, November 10, 2022 at 7:30 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, Attorney to the Planning Board; Jodi Hunt, Tetra Tech; Pat Reynolds, Ianuzi-Romans; Margaret Currier; Steve Sehnert, Applied Earth Technologies; Bryan Bowers, AECC; Michael Licata, AECC; Bill Massaro, Belgium Cold Springs Fire Department; Warren Abbott and Karen Rice, Clerk

The meeting was called to order 7:00 p.m.

I. OLD BUSINESS

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| 1. Controlled Site Use—Environmental Review | Baldwinsville PV I, LLC |
| Case No. 2022—003 | Wight Property, Sixty Road |

The applicant revised and submitted Part 1 of the Full Environmental Assessment Form. Tim Frateschi, Attorney to the Planning Board was asked to start the review process of Part 2.

Impact on Land: Yes, however all are No, or small impact may occur. Assurances needed for:
f) The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides). After considerable discussion it was determined that there will be .131 acres of impervious land on a 158.9 acre parcel.

Impact on Geological Features: No

Impacts on Surface Water: No, letter of no effect from the Army Corp of Engineers, per the Town Engineer.

Impact on Ground Water: No

Impact on Flooding: No

Impacts on Air: No

Impacts on Plants and Animals: No, letters received from Fish & Wildlife and NYS DEC.

Impact on Agricultural Resources: No

Impact on Aesthetic Resources: Not Resolved. The Three Rivers Game Management Area is one-half mile away, however Solar Farms are an allowed Use. The Onondaga County Planning Board recommends a view shed analysis from homes on Sixty Road.

Matt Hunt suggested a view shed analysis from the Baldwinsville School District as well.

Steve Darcangelo concurred however he's not sure one would need to be required from the School District.

Jodi Hunt, Tetra Tech, stated that they provided photo renderings.

Al Yager, Town Engineer, stated that we should have viewshed photo renderings from the new setbacks.

Ms. Hunt was asked to provide updated viewshed analysis.

Impact on Historic and Archeological Resources: No, letter from State Historic Preservation Office received.

Impact on Open Space and Recreation: No, or small impact may occur. There was some discussion with regard to: a) The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.

Impact on Critical Environmental Areas: No

Impact on Transportation: No

Impact on Energy: No, the Board feels it would be an improvement.

Impact on Noise, Odor and Light: No

Impacts on Human Health: No

Consistency with Community Plans: No, use is an allowed use through Zoning.

Consistency with Community Character: No

There being nothing further, as additional information is required, this item will be tabled until the December 8, 2022 Planning Board meeting.

II. APPROVAL OF MINUTES

Review and approval of the minutes of the September 8, 2022 Planning Board meeting minutes.

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

RESOVLED, that the minutes of the October 13, 2022 Planning Board meeting minutes be approved as submitted.

5 Ayes -- 0 Noes

III. PUBLIC HEARING -- 7:05 p.m.

1. Controlled Site Use
Case No. 2022—003

Baldwinsville PV I, LLC
Wight Property, Sixty Road

The Public Hearing opened at 7:30 p.m.

The applicant’s representative has been asked to provide additional information, therefore the Public Hearing will be adjourned until Thursday, December 8, 2022.

The Public Hearing adjourned at 7:35 p.m.

PUBLIC HEARING -- 7:10 p.m.

1. Minor Subdivision
Case No. 2022—006

Abbott, Warren
Hicks Road

The Public Hearing opened at 7:35 p.m.

Steve Sehnert, Licensed Land Surveyor, represented the applicant in his proposal for a what has now become a four lot subdivision by creating three lots with the remnant piece to remain under agriculture on Hicks Road from approximately 30 acres. The property is zoned AR-40, which requires a 40,000 square foot lot, however with it being in Agricultural Taxing District No. 4 an additional 40,000 square feet is required, as well as an additional lot width of 50’. A small area of NYS Freshwater Wetlands have been plotted from the Onondaga County GIS August 1, 2022. The property is not within the 100 Year Flood Zone. Lot 1 4.05 acres with a cell tower under construction and an access road; Lot 2 2.04 acres; Lot 3 2.19 acres. A 60’ access

easement has been left between Lots 2 and 3 for any future development. That location has been chosen so that the development doesn't interfere with the farming operation on the remnant piece; as well as keeping enough clearance from the intersection of Hicks and NYS Route 370. Percolation tests have been performed with the results having been noted on the plan.

With regard to Lot 1 that was initially proposed as a flag lot but has since been changed showing the appropriate lot width at the road; Mr. Sehnert questioned if you could build a home outside the leased area.

Al Yager, Town Engineer, stated that that's a good question and assumes it depends on how the lease reads.

Steve Darcangelo questioned the lot configuration for Lot 1 and asked why you don't just extend Lot 1 by 85 feet.

Mr. Yager stated that the intent is to keep driveway cuts and friction at bay, moving it 85' will affect queuing up at that intersection.

The Public Hearing closed at 7:43 p.m.

PUBLIC HEARING -- 7:15 p.m.

2. Minor Subdivision
Case No. 2022—007

Janowski, Susan
1677 South Ivy Trail

The Public Hearing opened at 7:45 p.m.

Pat Reynolds, Ianuzi-Romans, represented the applicant stating that when the Seneca Estates subdivision was approved in 1970 this parcel contained three lots, Lots 6, 7 & 8, South Ivy Trail.. The property was combined by deed and a single family residence was built. Mrs. Janowski would now like to resubdivide the parcel with Lot 7A containing the house boat slips dock and 2.4 acres and Lot 8 containing boat slips, dock and 1.2 acres. Percolation tests have not been provided but will be once the weather changes.

There being no public comment the Public Hearing closed at 7:50 p.m.

IV. OLD BUSINESS (Continued)

1. Controlled Site Use
Case No. 2022—003

Baldwinsville PV I, LLC
Wight Property, Sixty Road

The applicant's representation has been asked to provide additional information, therefore the opening of the Public Hearing will be adjourned until Thursday, December 8, 2022.

2.. Minor Subdivision
Case No. 2022—006

Abbott, Warren
Hicks Road

There is a letter on file from Al Yager, Town Engineer, dated November 10, 2022 that will be made part of the public record, in part:

I have completed my review of the subdivision plat for the Abbott's Hicks Road Property, prepared by Applied Earth Technologies with a final revision date of October 28, 2022. The following comments should be considered by the Planning Board:

- 1) *To avoid multiple curb cuts on Hicks Road the applicant should provide an access easement between Lots 2 & 3 to allow the proposed lots to have a single access point onto Hicks Road, that would be eliminated when the remnant piece of the portion is developed.*
- 2) *As recommended in the Town of Lysander Comprehensive Land Use Plan the applicant should dedicate an additional 15' right-of-way to Onondaga County along the parcels Hicks Road frontage to facilitate the future widening of Hicks Road.*

I would not be opposed to the Planning Board approving the subdivision contingent on the comments above being addressed with a revised map.

(It was noted that the access easement between Lots 2 and 3 has been shown).

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 November 10, 2022 that has been made part of the public record.

This application did not require referral to the Onondaga County Planning Board for their review and recommendation under their new requirements that the creation of up to three residential building lots are exempt from review. There is an email on file from Megan Costa, County Planning, dated October 17, 2022.

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 Hunt

RESOLVED, that having reviewed the Minor Subdivision application of Warren Abbott, as defined on a map dated August 18, 2022, revised September 20, 2022 and October 28, 2022, prepared by Stephen Sehnert, Applied Earth Technologies, for property located at Hicks

Road, Tax Map No. 071.-02-53, Baldwinsville, New York is hereby approved, with the following conditions:

- 1) Conditioned upon the engineering review letter dated November 10, 2022, prepared by Al Yager, Town Engineer, be met.

5 Ayes -- 0 Noes

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

RESOLVED, that in granting a subdivision to Warren Abbott, for property located at Hicks Road, Baldwinsville, New York, the Planning Board invokes its right to impose a fee of \$250.00 per lot for two (2) lots, in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

5 Ayes -- 0 Noes

Fees in Lieu of Land for Public Use not assessed for parcel containing the cell tower or the remnant piece as it will remain under agriculture.

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. Sehnert thanked the Board for their time.

3. Minor Subdivision
Case No. 2022—007

Janowski, Susan
1677 South Ivy Trail

There is a letter on file prepared by Al Yager, Town Engineer, dated November 10, 2022 that will be made part of the public record, in part:

I have completed my review of the subdivision plat for the Janowski Seneca Estates Lot 6, 7 & 8 Minor Subdivision plat, prepared by Ianuzi-Romans Land Surveying, P.C., dated September 20, 2022. At this time, I have no comments on the map as presented. I would not be opposed to the Planning Board approving the subdivision.

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 November 10, 2022 that has been made part of the public record.

This application was not require referral to the Onondaga County Planning Board for their review and 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 #4 -- Motion by Corey, Second by Kimball

RESOLVED, that having reviewed the Minor Subdivision application of Susan Janowski, as defined on a map dated September 20, 2022, prepared by Ianuzi-Romans, for property located at 1677 South Ivy Trail, Tax Map No. 046.-01-40.1, Baldwinsville, New York is hereby approved, with the following conditions:

- 1) Percolation test results be provided prior to the Final Plat being signed.

5 Ayes -- 0 Noes

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

RESOLVED, that in granting a subdivision to Susan Janowski, for property located at 1677 South Ivy Trail, Baldwinsville, New York, the Planning Board invokes its right to impose a fee of \$250.00 per lot for one (1), in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

5 Ayes -- 0 Noes

All fees associated with this application have been 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. Reynolds thanked the Board for their time.

V. NEW BUSINESS

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| <ul style="list-style-type: none"> 1. Site Plan Review
Case No. 2022—008 | Radisson Professional Center
Phase I Improvements
8276, 8278 & 8280 Willett Parkway |
|---|---|

Bryan Bowers and Michael Licata represented Radisson Development Company, LLC for Site Plan Approval for building and site renovations to three existing buildings and campus grounds located at 8276, 8278 and 8280 Willett Parkway. The site renovations will include removal of overgrown vegetation, pavement restoration, circulation improvements, drainage improvements and new landscape plantings as shown on plans prepared by Holt Architects. The parking count will remain unchanged. Building renovations include interior modifications and MEP (mechanical, electrical and plumbing) upgrades. The building facades will be renovated and windows replaced. No additions are proposed, only renovating what is existing.

There will be a complete overhaul from top to bottom. The proposed use of the building will be geared towards Class A professional office and medical space.

As tenants come in, changes will be made to fit their needs. The upgrades are necessary due to the age of the buildings, having been built in 1971, 1974 and 1980.

Changes to the parking are required due to heaving of the surface. An island will be removed because it has becoming a 'dumping' ground.

There was some discussion with regard to whether or not the changes proposed are consistent to what was previously approved.

Karen Rice, Clerk, stated that she has been in contact with Quinn Hubbard, Empire State Development, who indicated that the plans meet the requirements of the Radisson Corporate Park Development Controls and a letter will be forthcoming.

Tim Frateschi, Attorney to the Planning Board stated that it appears this is just an amendment to the existing Site Plan and that they are going to improve the site and make it better.

There is a letter on file dated November 10, 2022 prepared by Al Yager, Town Engineer, that will be made part of the public record, in part:

I have completed review of the Site Plans prepared by Holt Architects, dated September 16, 2022 and Appel Osborne, Landscape Architects, dated September 15, 2022. The following comments have been generated by my review:

- 1) *An erosion and sediment control plan and details will need to be provided;*
- 2) *The applicant should consider relocating the existing light pole in the southeastern parking lot landscape island that will be removed as part of the project on the northern edge of the parking area;*
- 3) *An updated signage plan will need to be provided and*
- 4) *Approval of the architectural building façade changes will need to be obtained from Empire State Development Corporation.*

The soil disturbance will be less than one (1) acre so a SWPPP and SPDES permit will not be required for the project. At this time, I would not be opposed to the Planning Board approving the project contingent on the comments above being addressed prior to any building permits for the project being issued.

Although SEQR was performed for all of Radisson when it was created, that included this property, the applicant prepared a Short Environmental Assessment Form for this specific site.

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

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 Radisson Professional Center, 8276, 8278 and 8280 Willett Parkway, Baldwinsville, New York Site Plan Review application.

5 Ayes -- 0 Noes

The applicant has completed Part I, Project Information; John Corey, Chairman, reviewed Part Two—Environmental Assessment, with the board.

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? No
2. Will the proposed action result in a change in the use or intensity of use of land? No
3. Will the proposed action impair the character or quality of the existing community? No
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? N/A

5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? No
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? No
7. Will the proposed action impact existing:
 - a. public / private water supplies? No
 - b. public / private wastewater treatment utilities? No
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? No
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)? No
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? No
11. Will the proposed action create a hazard to environmental resources or human health? No

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

RESOLVED, that having reviewed the SEQR regulations, determined this is an **UNLISTED ACTION**, and having reviewed the Short Environmental Assessment form, and finding no significant or adverse impacts resulting from the Radisson Professional Center, 8276, 8278 and 8280 Willett Parkway, Baldwinsville, New York, Site Plan Application, the Board issues a **NEGATIVE DECLARATION**.

5 Ayes -- 0 Noes

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

RESOLVED, that having reviewed the site plan as defined on a map dated September 16, 2022, prepared by Holt Architects, associated with the application of Radisson Development Company and part of The Radisson PUD, for the Radisson Professional Center, The Site Plan is hereby approved with the following condition:

- 1) Conditions identified in Al Yager, Town Engineer's letter dated November 10, 2022 be met; and
- 2) Letter of approval from the Empire State Development Office.

5 Ayes -- 0 Noes

Mr. Bowers and Mr. Licata thanked the Board for their time.

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| 2. Minor Subdivision Sketch Plan | VanPatten, Don |
| Case No. TBD | 525 Coppernoll Road |

Steve Sehnert, Applied Earth Technologies, represented the applicant in his proposal for a Minor Subdivision on property located on Coppernoll Road. Mr. VanPatten's daughter and son-in-law, Lance and Denise Yerdon, own approximately five (5) acres with their existing home. They would like to subdivide approximately 1.9 acres to build their retirement home so that they can be close to the family. Percolation tests have been done with adequate perc. The property would be serviced by a private well. There are no wetlands or 100 year flood hazard associated with the parcel. The plan submitted this evening is a sketch plan only just to get the process going and to receive any comments from the Board.

Hugh Kimball stated that it appears the property has already been staked.

Mr. Sehnert stated that it wasn't done by him or his company.

RESOLUTION #9 -- 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 the Lance Yerdon, Coppernoll Road, Baldwinsville, New York Minor Subdivision application.

5 Ayes -- 0 Noes

The applicant has completed Part I, Project Information; John Corey, Chairman, reviewed Part Two—Environmental Assessment, with the board.

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? No
2. Will the proposed action result in a change in the use or intensity of use of land? No
3. Will the proposed action impair the character or quality of the existing community? No
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? N/A
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? No
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? No
7. Will the proposed action impact existing:
 - a. public / private water supplies? No
 - b. public / private wastewater treatment utilities? No
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? No
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)? No
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? No
11. Will the proposed action create a hazard to environmental resources or human health? No

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

RESOLVED, that having reviewed the SEQR regulations, determined this is an **UNLISTED ACTION**, and having reviewed the Short Environmental Assessment form, and finding no significant or adverse impacts resulting from the Lance Yerdon Coppernoll Road, Baldwinsville, New York, Minor Subdivision application, the Planning Board issues a **NEGATIVE DECLARATION**.

5 Ayes -- 0 Noes

RESOLUTION #11 -- 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 Lance Yerdon, for a subdivision of property located at Hicks Road, Baldwinsville, New York, Tax Map No. 015-0-104, for a development of two (2) lots from a parcel of approximately 5 acres contingent upon paying the appropriate fees.

5 Ayes -- 0 Noes

Mr. Sehnert thanked the Board for their time.

VI. OTHER BUSINESS

1. Review and approval of the 2023 Planning Board Meeting Calendar.

This item will be tabled until the December 8, 2022 regular Planning Board meeting.

VII. ADJOURN

RESOLUTION #12 -- Motion by Kimball, Second by Beachel

RESOLVED, that the November 10, 2022 regular Planning Board meeting adjourn at 8:38 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk
Planning Board

