

TOWN OF LYSANDER
COMPREHENSIVE LAND USE PLAN MEETING
8220 LOOP ROAD
Monday, April 26, 2021 @ 4:30 p.m.

The special meeting of the Comprehensive Land Use Planning Committee was held at the Town of Lysander Town Building, 8220 Loop Road, Baldwinsville, New York April 26, 2021 at 4:30 p.m.

MEMBERS PRESENT: John Corey, Chairman/Planning Board Member; William Lester, Planning Board Member; David Hafner, Committee Member and Joe Alberici, Committee Member

MEMBERS ABSENT: Matt Hunt, Committee Member

OTHERS PRESENT: Al Yager, Town Engineer and Karen Rice, Secretary

The meeting was called to order by John Corey, Chairman, at 4:30 p.m.

REVIEW MEETING MINUTES

No amendments, corrections or additions were made to the minutes of the March 22, 2021 CLUP meeting.

I. NEW BUSINESS

Residential Development Projections:

1. Ten Year Trend Housing Units Authorized by Building Permits

Karen Rice, Clerk, prepared a table showing the number of housing units constructed over the last ten (10) years.

2. Current Subdivisions in AR-40 Zoning District—Approved or Under Review.

This item will be tabled to allow time to get an accurate number of subdivisions and building lots approved within each subdivision in the AR-40 Zoning District.

II OLD BUSINESS

1. Updates/Status:

- Draft Introduction/Vision

William Lester, Committee Member, presented the Mission Statement and Introduction/Vision Statement, which received Committee approval.

- Incentive Zoning, Pages 79 ~ 81

William Lester, Committee Member, presented suggested changes in language to the Incentive Zoning District. A few minor changes were suggested, which will be incorporated into the document.

- Solar

Al Yager, Town Engineer, submitted the following documentation with regard to where large-scale solar development should be located:

- 1) Prime and Important Farmlands in New York, taken from the U.S. Department of Agriculture
- 2) Document from the National Soil Survey Handbook; and
- 3) A draft copy of Farmland Soils in the Town of Lysander, ranging from Farmland of Statewide Importance, Prime Farmland and Prime Farmland if Drained.

Mr. Yager gave a breakdown of what each soil classification means:

Farmland of Statewide Importance has the minerals, but is not prime soil.

Prime Farmland is land that has the best combination of physical and chemical characteristics.

Prime Farmland if Drained is just that (as above, if properly drained).

In reviewing the map and discussing Three-Phase Power and its availability, the concentration appears to be in the eastern portion of the Town and the Cold Springs Peninsula.

There was some discussion with regard to reducing the lot coverage requirement from 50% to 30% allowing farmers to be able to continue farming and not eat up all of their land with panels and associated criteria.

Further discussion was to identify Solar Energy in the CLUP and list how to balance solar facilities with other uses in the district. Adding to that all forms of renewable energy i.e. Solar, Wind and Hydro.

- Industrial/Commercial Zoning

This item will be tabled until Matt Hunt, Committee Member, is present.

- Agricultural

David Hafner, Committee Member, stated that he believes the Committee should look at where farming is headed in the next 20 years. The number of both large and small family farms have seen a decrease over the last 10 years and Lysander is experiencing the same thing. Most farmers are retiring and don't have family members that want to carry it on. Allowing solar farms is a start, having been approached himself for his land. Also speaking personally, the Town of Lysander is surrounded by water, in this case the Seneca River. The restrictions for development along the Hafner farm is that the lots are over 1300 feet in depth from West

Genesee Road to the river. The Town no longer allows 'flag-lots' where the flag-pole access with a minimum width along the highway is allowed.

Karen concurred stating that the Hafner's built two homes along the river with such access before the law was changed to the lot width being measured at the building line. Per McKinney's Town Law, Section 280, 15' is what is required. They have an application before the Planning Board today that requires them to give up 40,000 square feet with 200' of road frontage/width at the road all the way down to the river. That's a lot of land to take out of production when they can meet the 40,000 square feet at the river. There are a lot of similar situations not only on the river in the western portion of the Town that have these long bowling alley type parcels. This along with the four to one ratio make it difficult for property owners in this situation.

- Development

Joe Alberici, Committee Member, stated that he has done his research with regard to future development in the Town and will have it ready in report form at the next meeting.

III. OTHER BUSINESS

1. Continuation: Modifications to CLUP Documents. Goals and Objectives to be discussed at the next meeting.
2. Comments, questions & concerns of committee members, staff and invited guests. (Review of the Zoning Ordinance and Subdivision Regulations, as mentioned above, among other items the Committee would like to see addressed).
3. Schedule next Comprehensive Land Use Plan meeting. The next Comprehensive Land Use Plan meeting is scheduled for Monday, May 17, 2021 at 4:30.

NOTE: The CLUP meeting was changed to Monday, May 24, 2021.

IV. ADJOURN

The April 26, 2021 special meeting of the Comprehensive Land Use Plan Committee adjourned at 5:34 p.m.

Respectfully submitted,

Karen Rice, Secretary