

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

I. PUBLIC HEARING -- (Continuation from August 14, 2023)

SEQR Review: 3354 Cold Springs Solar: 3400 Cold Springs Road

PUBLIC HEARING -- 7:00 p.m.

- | | |
|---|---|
| 1. Controlled Site Use
Case No. 2023—005 | 3354 Cold Springs Solar
3400 Cold Springs Road |
|---|---|

II. APPROVAL OF MINUTES

Review and approval of the minutes of the July 13, 2023 and August 14, 2023 Planning Board meeting.

III. OLD BUSINESS

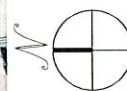
- | | |
|---|--|
| 1. Controlled Site Use
Case No. 2023—005 | 3354 Cold Springs Solar
3400 Cold Springs Road |
| 2. Controlled Site Use
Case No. 2023—004 | West Genesee Road Solar 1, LLC
1235 West Genesee Road |

IV. OTHER BUSINESS

- | | |
|---|---|
| 1. Major Subdivision—Final Plat | Highland Meadows
Lots 26, 55 & 56 Giddings Trail |
| 2. Site Plan Approval—Apartments
Case No. 2023—008 | Shanahan, Robert/Greentree Capital
Longview Apartments
River Road |
| 3. Info Only
Former Case No. 2022—005 | Gilbert, Michael & Caitlin
Abbott Hicks Road Subdivison |

V. ADJOURN

The next regular Town of Lysander Planning Board meeting is scheduled for Thursday, October 12, 2023 at 7:00 p.m.

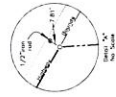
[illegible]

SCALE: 1" = 150'





TOWN OF LYANDER	300'
ZONE (DISTRICT)	AGRICULTURAL (40-500) (AN-40) (INCLINING OVERLAY ZONE)
MINIMUMS	
FRONT YARD (FEET)	300'
REAR YARD (FEET)	50'
REAR YARD (FEET)	30'



AREA SUMMARY

Parcel 1 = 14.072 Acres

Parcel 2 = 41.592 Acres

Parcel 3 = 44.781 Acres

Total = 100.445 Acres

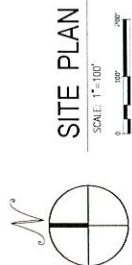
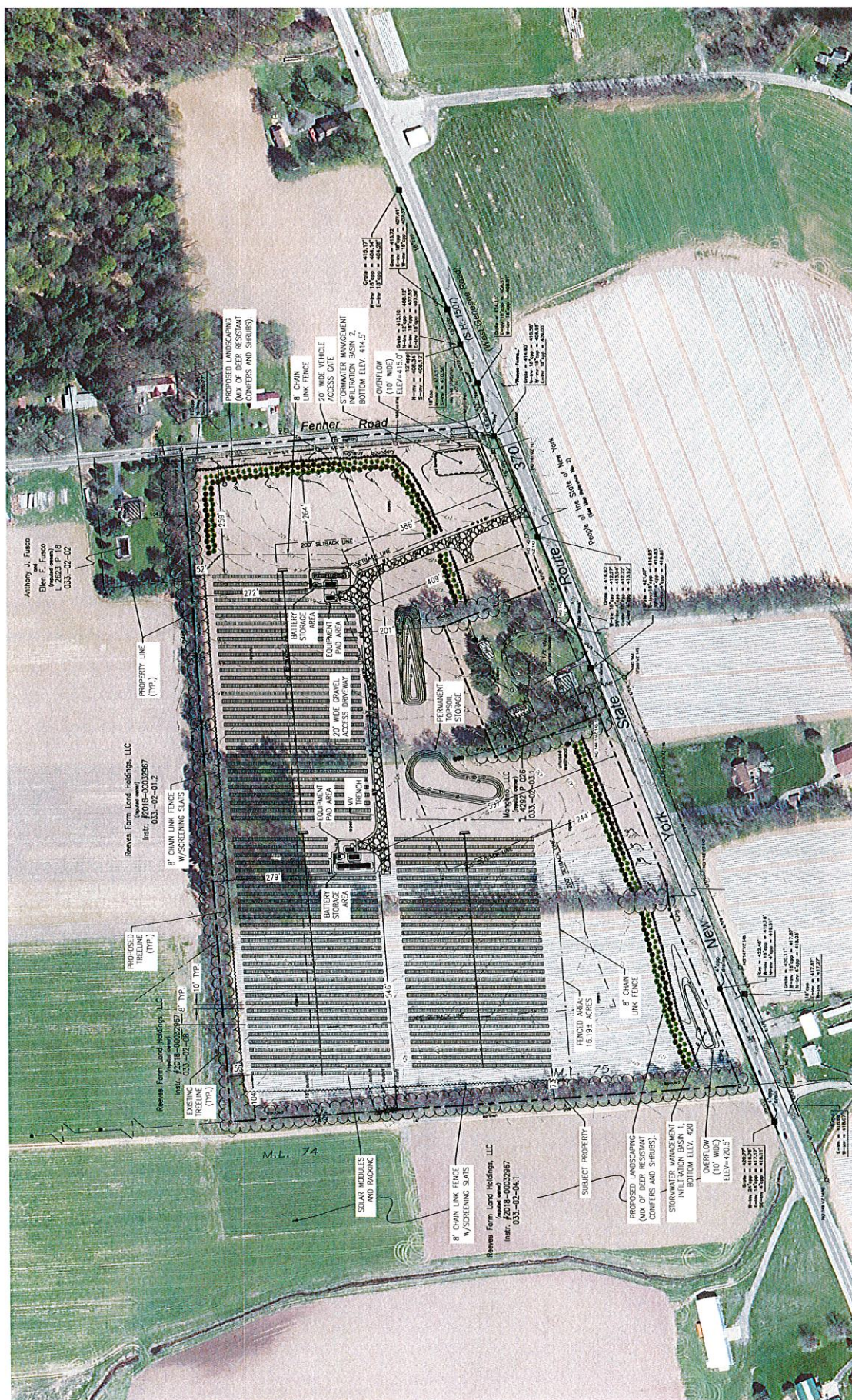
MAP REFERENCES

1) NY S.D.C.T. MAP 81 PARCEL NO. 99 BALDWINVILLE - COLD SPRINGS 5 H. 071



Minor Subdivision of
Premises of
Landmark Challenger, LLC
L 4971 P 495
Prepared for
New Leaf Energy
Town of Lysander, County of Onondaga
State of New York

10/05 252223 25019



Application to the Planning Board

Highland Meadows

For: X Subdivision of Land
Number of Lots _____
Controlled Site Use _____
Site Plan Approval _____

Date: 08/14/2023
Information Only _____
Preliminary _____
Final _____

Name of proposed development:

Highland Meadows

Applicant:

Dan E. Bargabos for

Name Highland Meadows Devel., LLC

Address 7519 Morgan Road

Liverpool, NY 13090

Telephone: 315-451-4980

Owner of record:

Name See Above

Address Same

Telephone: _____

Proof of ownership attached:

Site Location:

Mercer St. / Giddings Trail

Proposed use (s) of site:

Residential Lots

Current use & condition of site:

Residential Lots

Plans prepared by:

Name Ianuzi ^ Romans

Address 5251 Witz Drive

North Syracuse, NY 13212

Telephone: 315-457-7200

Ownership intentions:

Name Applicant

Address _____

Telephone: _____

Farm Lot No. _____

Tax Map No. _____

Current Zoning Residential

Is site in an Agricultural Tax District? No _____

Area of land 0.88= acres.

Plans for sewer and water connections

In Place

Character of surrounding:

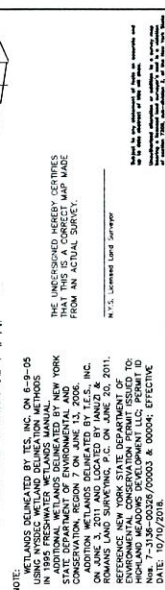
Residential

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

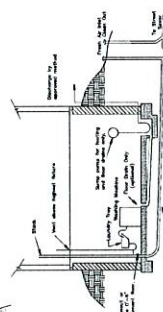
Dan E. Bargabos
Name of Owner or Representative

[Signature]
Signature

HIGHLANDER HOMEOWNERS ASSOCIATION, INC.
BOOK 5351 OF DEEDS, PAGE 42
OPEN SPACE "B"



APPROVED: **HIGHLAND MEADOWS DEVELOPMENT, LLC**

DATE: _____ BY: _____
Checked By: _____

PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION

- 1) Laundry waste must be solidly connected to a spill or waste stack.
- 2) Sump pump discharge pipes shall be connected directly to the storm sewer system where storm sewers are available; otherwise they shall be directed to rear yard drainage areas. Sump pump discharge shall not be directed toward the street without written permission of the town.
- 3) Floor to be pitched toward floor drain or sump.
- 4) Plumbing shall be installed.
- 5) Horizontal separation between sewer and water lateral = 10 feet minimum.

NOTES:
Total A.C.
Total N.Y.

NOTES:
Total Area: 0.88± Acres
Total Number of Lots: 3 Single Family Detached
Present Zone: Residential R-12.5 District with ap

NOTES:

Total Area: 0.85± Acres
Total Number of Lots: 3 Single Family Detached
Present Zone: Residential R-12.5 District with application of Sec 276 New York
State Town Law.

107 Single Family Detached Residential Lot's as determined by sketch plan:
Smallest Lot Area = 10,305± Sq.Ft.

Average Lot Area = 13,395 ± Sq.Ft.
Largest Lot Area = 39,788 ± Sq.Ft.

Proposed Front Setback - Phase 1: 40 Feet Minimum
Phases 2 & 3: 30 Feet Minimum

Proposed Side Setback - 7 feet One Side; 15 Feet Total Minimum.
 Proposed Rear Setback - 20 Feet Minimum

Proposed Minimum Lot Width at Building Line = 25 feet minimum.

- All Other Lots: 70 feet.
43,298± Acres of Open Space excluding wetlands & Niagara Mohawk Power

Power Corp. Caisement (35% of the total 123± acres). Pavement widths shown are without asphalt curbs.

Location of underground utilities taken by field measurement where

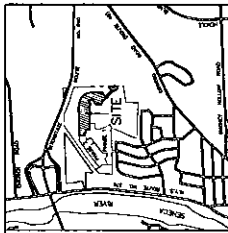
practicable, otherwise taken from various other sources and are approximate only.

Tax Map No. 49.2-03-05.1 (PART OF)
 The premises shown hereon is within Zone "C" (minimal flooding)
 as designated by the Federal Emergency Management Agency National

Panel No. 360583 0020 B & 360583 0025 B revised date: January 6, 1982

Total A.C.O.E.	Wetland Area Impact	=	0.06±	acre.
Total NYSDEC	Wetland Area Impact	=	0.08±	acre.

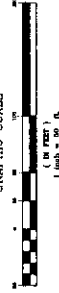
Total Length of Road at Centerline = 5,521 ± feet.



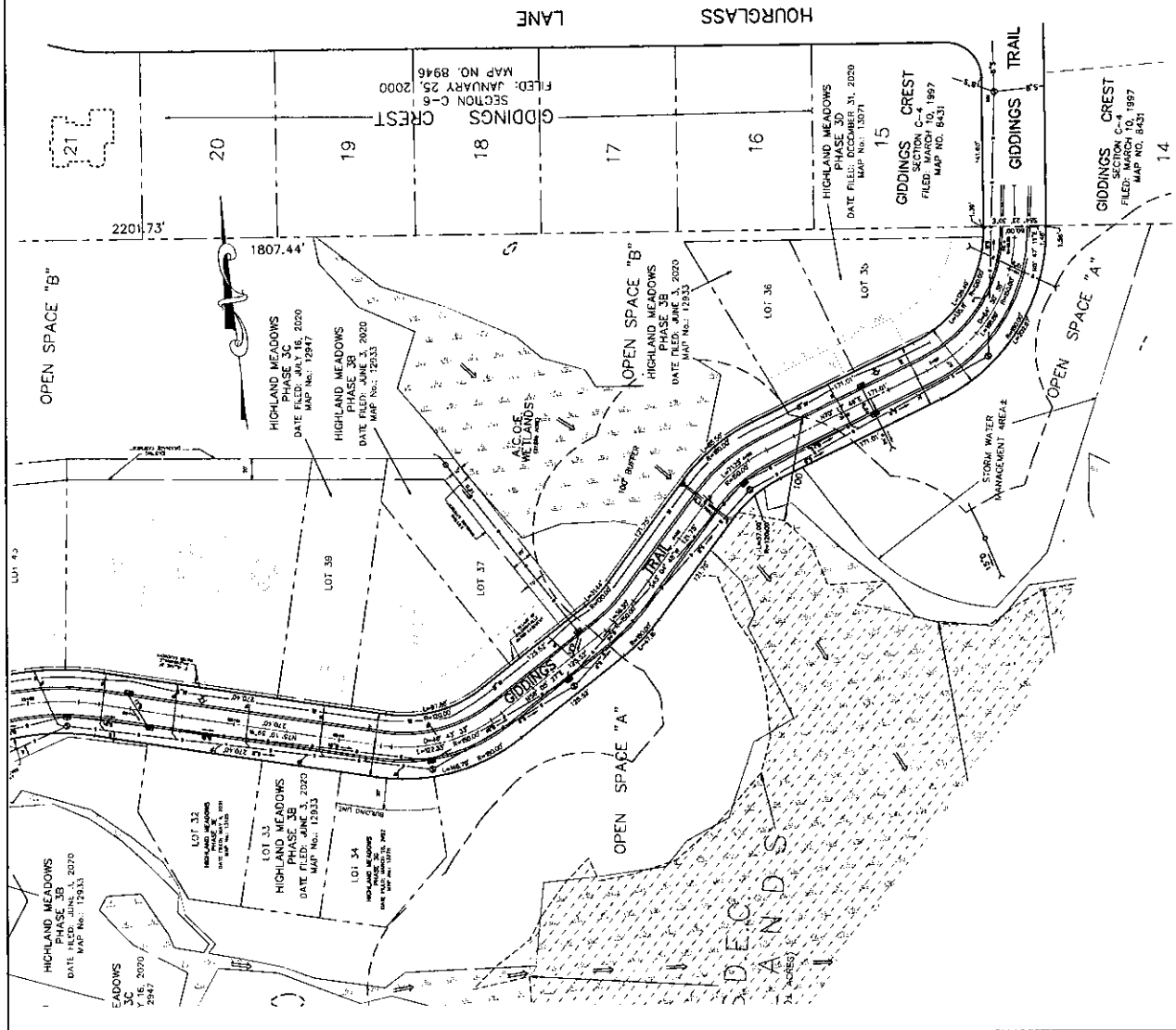
LEGEND:

- Indicates light stand
- Indicates utility pole, ductwork & overhead lines
- Indicates fire hydrant and/or monument found
- Indicates buried
- Indicates sign
- Indicates storm culvert
- Indicates gas main, gas valve & gas line meter
- Indicates water main, water valve & hydrant
- Indicates storm sewer, catch basin & manhole
- Indicates sanitary sewer, sewer vent & manhole
- Indicates underground telephone line, manhole & box
- Indicates underground electric line & manhole
- Indicates monument to be set
- Indicates street address
- Indicates top & bottom of curb or walk
- Indicates 6" diameter culvert (typical)
- Indicates 8" diameter manhole (typical)
- Indicates grass trap manhole
- Indicates manhole
- Indicates boundary line
- Indicates adjacent parcel line
- Indicates old/original parcel line
- Indicates easement line
- Indicates centerline road

GRAPHIC SCALE



NOTE: THIS MAP WAS PREPARED BY THE USE OF THE 2001-05 USGS NAD83 DATUM. THE 2001-05 USGS NAD83 DATUM IS THE STANDARD DATUM FOR ALL NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION MAPS. THE 2001-05 USGS NAD83 DATUM IS THE STANDARD DATUM FOR ALL NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION MAPS. THE 2001-05 USGS NAD83 DATUM IS THE STANDARD DATUM FOR ALL NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION MAPS.



FINAL PLAN

HIGHLAND MEADOWS

PHASE 3B

PART OF LOT NOS. 78 & 79

TOWN OF LYSANDER

ONDAGA COUNTY, NEW YORK

LAND SURVEYING, P.C.

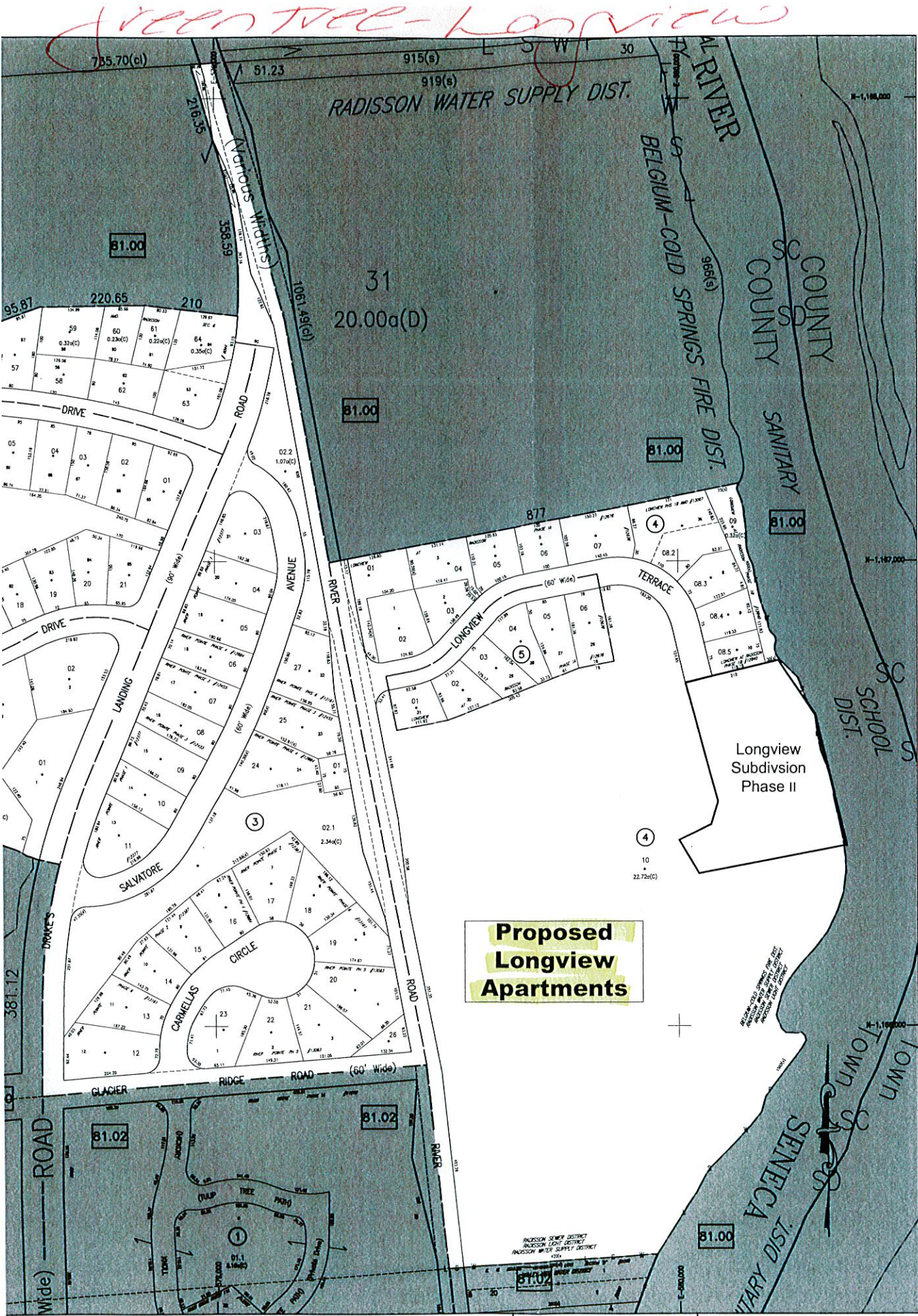
DATE: AUGUST 10, 2003

SCALE: 1" = 50'

FILE NO.: 184.025



2 OF 2



**Proposed
Longview
Apartments**

LEGEND		PROPERTY PARCEL LINE	COUNTY LINE	DEED AREA	DEED BLOCK NUMBER
		SIGNAL LOT LINE	TOWN LINE	DEED AREA	DEED BLOCK NUMBER
		AD. OR RAILROAD	VILLAGE LINE	DEED DIMENSION	PROPERTY CONNECTION SYMBOL
		SIT-OF-WAY LINE	BLOCK BOUNDARY	DEED DIMENSION	ADJACENT SECTION MAP
		STREAM	STREAM AND PARCEL LINE	DEED DIMENSION	
		ALROAD TRACK		DEED DIMENSION	

SCALE : 1" = 100'

100' 0 100'

GRAPHIC SCALE

FOR TAXING PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

SECTION MAP 82
TOWN OF LYSANDER
ONONDAGA COUNTY, NY

*Abbott
Subdivision*

Michael & Caitlin Gilbert
6890 Hearthstone Lane
Liverpool, New York 13088
(315) 575-0829

September 5, 2023

Via Email: planning@townoflysander.org

Karen Rice, Clerk of the Board
Town of Lysander Planning Board
8220 Loop Road
Baldwinsville, New York 13027

Re: Abbott Trust to Michael & Caitlin Gilbert
Purchase: 7780 N. Hicks Road, Lot 1, Baldwinsville, NY

Dear Ms. Rice:

As you are aware, through several phone calls with both me and our attorney's office, to several members of the Town Board, my wife, Caitlin and I are the contract buyers for Lot 1, Hicks Road from Warren Abbott (Abbott Trust).

As it was previously explained, at the time we placed our purchase offer, we were shown a map that was not the final approved subdivision map, which we were unaware of at the time. The final map depicts a 60ft. access easement between Lots 1 and 2, for purposes of a shared driveway and access to the remaining acreage for Mr. Abbott and any future development.

We are wholly against having this easement at its current location and would request that it be moved further down Hicks Road. My wife and I are building a home for our family on the 2.35 acres and to have a shared driveway, the main entry into the remnant parcel and possibly the main roadway into whatever else may come over the next few years is a deterrent to buying this parcel. I have spoken to the contract buyer for Lot 2, and he too is in favor of moving the access easement.

In addition, my attorney's office has spoken to Warren Abbott, and through this conversation, Mr. Abbott indicated that he did not request the easement, and has no intention to maintain the easement. This obviously raises another issue.

My wife and I have offered to purchase the additional 60ft land covering the access easement in an effort to resolve this situation, however it was indicated to Mr. Abbott through the Town that this would not be a remedy.

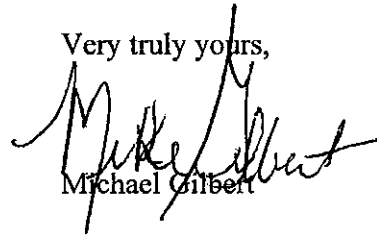
I have spoken to the Onondaga County Department of Transportation, and it was indicated to me that there would be no objection to curb cuts being placed for both Lot 1 and Lot 2 for purposes of individual driveways, and with Mr. Abbott owning the remaining 25 acres, an access easement to said remnant parcel could be placed anywhere along his property line, for future development should be an option.

Page Two
September 5, 2023

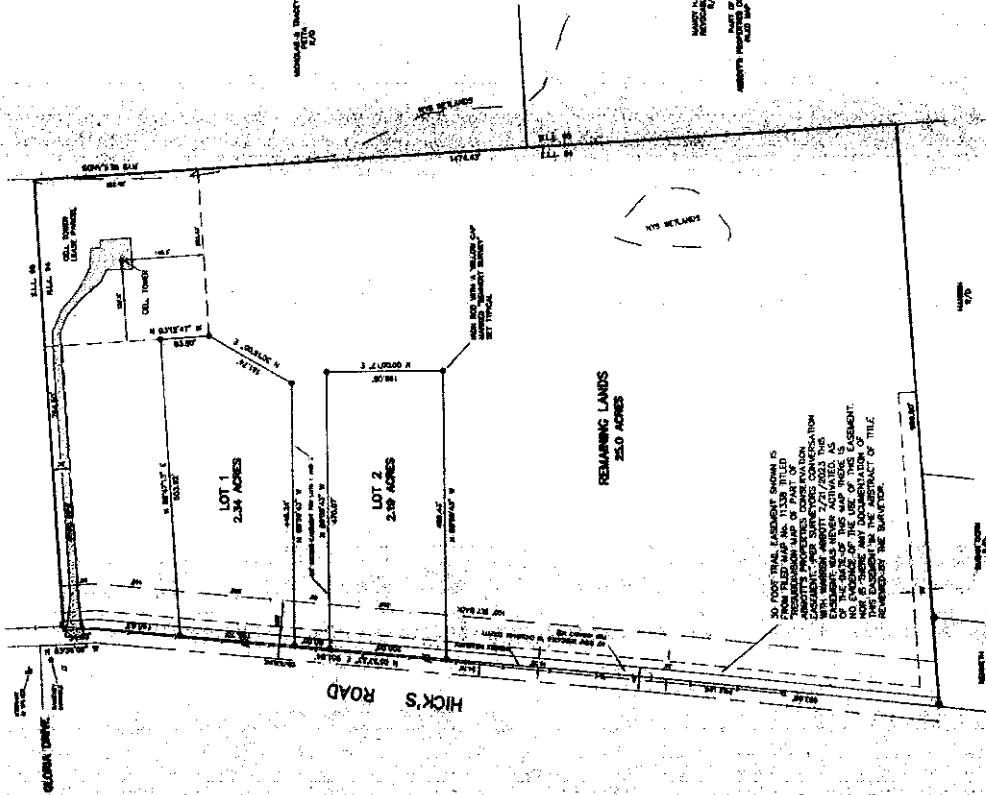
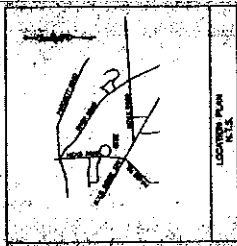
I write to the Town Board to request that this access easement be further reviewed and that this matter be placed on the Town's September 11, 2023, meeting agenda. We have asked Mr. Abbott, through his attorney, that he submits in writing and/or attend the meeting in favor of removing or moving the easement, and to date we have not received a response.

Feel free to contact me should you have any questions; otherwise, I look forward to the meeting on September 11, 2023.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mike Gilbert", written over the printed name "Michael Gilbert".

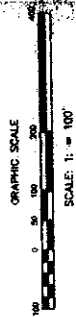
Michael Gilbert



ZONING - A-100
AGRICULTURAL DISTRICT - NO. 4
WETLANDS PLATTED WITH ONONDAGA COUNTY GIS 8/1/2002
100 YEAR FLOOD ZONE - NONE
NYC FRESH-WATER WETLANDS - AS SHOWN

REMAINING LANDS 25.0 ACRES
LOT 1 2.34 ACRES
LOT 2 2.19 ACRES
HICK'S ROAD
ACCESS TO LOTS 1 AND 2 WILL BE BY ONLY ONE CURVE CUT WITHIN THE 66' ACCESS EASEMENT

NO PART OF THIS EASEMENT SHOWN IS FROM FILED MAP NO. 11338 DATED 10/1/01. THE EASEMENT IS A GRANT OF A RIGHT OF WAY FOR THE CONVEYANCE OF WATER AND SEWERAGE TO THE CHANGING WATER TREATMENT PLANT. THE EASEMENT IS NOT A GRANT OF A RIGHT OF WAY FOR THE CONVEYANCE OF WATER AND SEWERAGE TO THE CHANGING WATER TREATMENT PLANT. THE EASEMENT IS NOT A GRANT OF A RIGHT OF WAY FOR THE CONVEYANCE OF WATER AND SEWERAGE TO THE CHANGING WATER TREATMENT PLANT.



THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON COMPLETED FEBRUARY 14, 2003
APPROVED: *[Signature]* No. 40023
J. STEVEN SCHUBERT
LAND SURVEYOR
ALLEGANY COUNTY
NEW YORK STATE EDUCATION LAW
ALLEGANY COUNTY, NEW YORK 15007



APPLIED EARTHTECH TECHNOLOGIES
STEVEN SCHUBERT
LAND SURVEYOR
ALLEGANY COUNTY, NEW YORK
15007

CHANGING WATER TREATMENT PLANT
APPROVED BY CHANGING WATER TREATMENT PLANT
CHANGING WATER TREATMENT PLANT
CHANGING WATER TREATMENT PLANT
CHANGING WATER TREATMENT PLANT

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