

TOWN OF LYSANDER  
PLANNING BOARD MEETING  
8220 Loop Road  
Thursday, April 13, 2023 at 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, April 13, 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

MEMBERS ABSENT: None

OTHERS PRESENT: Tim Frateschi, Attorney to the Planning Board; Matt Speech, Belgium Cold Springs Fire Department; Mike Cavender; Joseph Cavender; Julian Clark, Plumley Engineering; Robert Shanahan; Mark Kenward; Kacey Ruse; Andrew Ramsgard; Terrance; Karen Rice, Clerk

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

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the March 9, 2023 Planning Board meeting minutes.

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

RESOLVED, that the minutes of the March 9, 2023 regular Planning Board meeting be approved as submitted.

5 Ayes -- 0 Noes

III. NEW BUSINESS

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| 1. Minor Subdivision<br>Case No. 2023—003 | Cavender, Michael<br>Former Fenzl Subdivision<br>Church Road |
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Michael Cavender stated that he is subdividing 21.56 acres from Tim & Joan Reeves, the current owners of the Fenzl Subdivision the Board previously approved.

Karen Rice, Clerk stated that the Board may be familiar with the Fenzl Subdivision from last year where Mr. Fenzl subdivided his home, outbuildings and 6 +/- acres to offer for sale with the remnant piece going to Tim Reeves to remain under agriculture. This couple lives on Fenner Road and they want to buy the back portion of the property. It's all encumbered by wetlands, both State and Federal as well as the 100 Year Flood Plain. It's going to remain as a recreational piece.

Steve Darcangelo questioned the irregular property line.

Mr. Cavender stated that it's the field's edge. It is the crop line.

Mr. Darcangelo questioned the 30' strip on the eastern portion of the parcel.

Mr. Cavender stated that it was left for access for his farm equipment that he intends to keep.

Mr. Darcangelo stated that he would discourage the 30' entrance; you've got almost 800 linear feet on the west end of the property.

Karen asked if the access point is existing.

Mr. Cavender stated that it's there. He just want access to the back fields.

Mr. Darcangelo questioned if there was a ditch on the road with Mr. Cavender stating that there is not.

Karen questioned how much road frontage is remaining along Church Road. It was determined that there is approximately 773’.

Karen stated that Tim may just want to keep the lot width for future development...he could get three more lots in there and still meet the required 250’ of lot width.

Mr. Darcangelo still asked that the applicant discuss the 30’ access strip with the property owner and take into consideration issues that 30’ might present itself in the long-term future, that’s all.

Mr. Cavender concurred.

There was some discussion with regard to the 30’ access strip along Fenner Road as well with Mr. Cavender stating that its existing and a secondary access for the fields if he can cross the wetlands.

#### RESOLUTION #2 -- Motion 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 Michael Cavender, Church Road, Baldwinsville, New York Minor Subdivision application.

5 Ayes - 0 Noes

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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 #3 -- 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 Michael Cavender, Church Road, Baldwinsville, New York, Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

5 Ayes -- 0 Noes

RESOLUTION #4 -- 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 Michael Cavender, for a subdivision of property located at Church Road, Baldwinsville, Baldwinsville, New York, Tax Map No. 026.-03-13.1, for a two lot subdivision from a parcel of approximately 56 acres.

5 Ayes -- 0 Noes

Mr. Cavender thanked the Board for their time.

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| 2. Site Plan Approval—Apartments<br>Case No. 2023—008 | Shanahan, Robert/Greentree Capital<br>Longview Apartments<br>River Road |
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Julian Clark, Plumley Engineering, Robert Shanahan, Greentree and Andrew Ramsgard, Project Architect represented Greentree Development.

Mr. Clark stated that several years ago the Town approved the Longview Subdivision along River Road and the Seneca River and part of the Radisson PUD and has been before the Board a number of times. It is a 55 lot subdivision. They have constructed some of the road to the north. They currently have 19 lots available. They want to change the design plan on 19 acres of the remaining land and go with some apartments. They're currently proposing seventeen ten unit apartments. The roads will be maintained as they were originally approved and designed. Public water and sewer will be available. We'll work with the Town Engineer on the Stormwater areas. We're here this evening to get your take on the project; which as previously stated would be ten unit buildings with two units on the first floor with garages and four units on each of the next two floors.

John Corey, Chairman, questioned if this was presented to Radisson.

Mr. Plumley concurred...we showed them the concept with pictures, they haven't done a formal review; but they were good with the concept.

Hugh Kimball questioned how many bedrooms would be in each apartment.

Mr. Ramsgard stated that there will be two bedrooms in each apartment.

Mr. Corey asked if they would be market priced apartments with Mr. Clark concurring.

Steve Darcangelo questioned the road opposite the entrance to the development with Mr. Clark stating Glacier Ridge.

There was considerable discussion with regard to the wetlands, floodway, shoreline, Canal blue line, etc...

It was determined that a wetland delineation was done when Preliminary Plat approval was granted and all wetland permits have been received.

Mr. Clark stated that the permits are for the disturbance as shown, they're in the same location that we already had permits for.

Mr. Darcangelo questioned if the proposed Clubhouse will have to meet any setbacks with Mr. Clark stating that it would be outside of the DEC wetlands.

Mr. Kimball questioned how big the wetland area is with Mr. Clark stating approximately 8 acres.

Mr. Corey reiterated that the original proposal was for 55 lots, with 19 of them receiving Final Plat Approval with the current proposal calling for 170 apartment units.

Mr. Clark concurred.

Mr. Corey questioned if there would be any need to update a Traffic Impact Study?

Mr. Clark stated that he has asked the Town Engineer about that but he has not heard back.

Mr. Kimball stated that he believes something should be done, particularly where these will be existing during morning traffic.

Mr. Darcangelo questioned if there was a little bit of off-set from your Glacier Ridge geometry to your entrance; because it looks like it from here?

Mr. Clark stated that he doesn't think so based on how we did the original design

Mr. Darcangelo stated that it looks like it from here but this is just a presentation, but it would be best if they match.

Mr. Clark stated that he will check.

Doug Beachel questioned if the RCA wanted a path at River Road

Mr. Clark stated that they did but there were issues with the County with it being a County road. RCA wanted it, County does not.

Mr. Kimball stated that that would not be a great road to walk along. There's not a lot of room for cars to pull over and/or pass the whole length of that road.

Mr. Corey questioned if the applicant is going to come back with a more formal application.

Mr. Clark concurred stating that if you're comfortable with this we will dive right into some Contract Drawings and an official Site Plan.

Mr. Clark questioned if a Long EAF was required.

Mr. Darcangelo stated that he would think so due to the proximity to the river.

Tim Frateschi, Esq., Planning Board, stated that there will be increased density and for the purposes of traffic a Long EAF should be prepared.

Karen questioned if there would be any other involved agencies where a Coordinated Review would be required.

Mr. Clark stated that they'll look at their existing Stormwater Pollution Prevention Plan (SWPPP) to see what revisions may be needed as there are water quality rules now that they didn't have when we received the approval.

Mr. Corey asked if there was any concern with fire equipment with this layout?

Matt Speech, Belgium Cold Springs Fire Department, indicated that they can't tell from tonight's presentation, but will look into it further as the process goes along.

There being nothing further, Mr. Clark thanked the Board for their time.

3. Minor Subdivision  
Case No. 2023—009

Wolford, Doug  
1333 Lamson Road

Doug Wolford stated that he owns to subdivide part of the 103 acre farm that they have on Lamson Road. We'd like to subdivide approximately 2 ½ acres that will include barns, garage and house. We will retain that and sell the remainder of the farm. There is a power line that goes through the property where both us and the utility company have access to the back portion. We are trying to sell the property. Several large farmers have wanted to purchase it, but don't want anything to do with the buildings or the house, they just want property. In order to do that I'm going to have to subdivide the house and buildings off. There's approximately 170 acres total; but it's divided into sections.

Steve Darcangelo questioned if we have setbacks for fences.

Karen Rice, Clerk, stated that we do not, they can be right on the property line; however Ag Districts are exempt from fences.

Hugh Kimball questioned the zoning of the property.

Karen stated that it's zoned Ag.

Mr. Kimball stated that this is not quite 2 acres, is that big enough?

Karen stated that 80,000 square feet is required, approximately 1.8 acres.

There was some additional discussion with regard to what is actually owned by Mr. Wolford and Niagara Mohawk/National Grid with Mr. Wolford stated that where the older poles are there is a right-of-way; where they put the newer poles in they own it; they had to purchase it for whatever reason. So, where the new higher line poles are, that's their land. The agreement they had with all of the landowners is that they can use the land; but if somebody wanted to drive a four-wheeler down through there they can't do it because they're trespassing.

**RESOLUTION #5** -- 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 Douglas Wolford, 1333 Lamson Road, Phoenix, 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 #6** -- 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 Douglas Wolford, 1333 Lamson Road, Phoenix, New York, Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

5 Ayes -- 0 Noes

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

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of Douglas Wolford, for a subdivision of property located at 1333 Lamson Road, Baldwinsville, Phoenix, New York, Tax Map No. 016.-02-10.1, for a two lot subdivision from a parcel of approximately 103 acres.

5 Ayes -- 0 Noes

Mr. Wolford thanked the Board for their time.

4. Controlled Site Use--Solar  
Case No. 2023—002

RIC Energy: Lysander III Solar  
1743 Lamson Road

There is a letter on file dated April 6, 2023, prepared by Al Yager, Engineer to the Planning Board, that will be made part of the public record, in part:

I have reviewed the Site Plan application package for the RIC Energy: 1743 Lamson Road and find the application to be complete. It would be appropriate to start the Planning Board Site Plan review process at this time.

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

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 RIC Development, LLC, behalf of Lysander Solar III Solar, 1743 Lamson Road, Phoenix, New York Controlled Site Use application for a Solar Power Farm.

5 Ayes -- 0 Noes

Being a Type I Action and more than one involved agency the secretary will schedule a Coordinated Review. Involved and/or interested agencies will have thirty (30) days to respond. If there is no response the Planning Board can proceed with the SEQR review process. Once a SEQR Determination is made the Board can open the Public Hearing which will be scheduled within 62 days or an agreed upon extension if required.

RESOLUTON #9 -- Motion by Corey, Second by Beachel

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of RIC Development LLC, on behalf of Lysander III Solar, 1743 Lamson Road, Tax Map No. 017.-04-06.1, Phoenix, New York, for a Controlled Site Use to allow the construction of a Solar Power Farm.

5 Ayes -- 0 Noes

5. Controlled Site Use—Solar  
Case No. 2023—004

New Leaf Energy: W Genesee Road Solar 1  
1235 West Genesee Road

There is a letter on file dated April 6, 2023, prepared by Al Yager, Engineer to the Planning Board, that will be made part of the public record, in part:

I have reviewed the Site Plan application package for the West Genesee Road Solar 1: 1235 West Genesee Road and find the application to be complete. It would be appropriate to start the Planning Board Site Plan review process at this time.

RESOLUTION #10 -- 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 New Leaf Energy, on behalf of West Genesee Road Solar 1, LLC, 1235 West Genesee Road, Baldwinsville, New York Controlled Site Use application for a Solar Power Farm.

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 New Leaf Energy, on behalf of West Genesee Road Solar 1 LLC, 1235 West Genesee Road Solar 1, LLC, Tax Map No. 033.-02-03.2, Baldwinsville, New York, for a Controlled Site Use to allow the construction of a Solar Power Farm.

5 Ayes -- 0 Noes:

Being a Type I Action and more than one involved agency the secretary will schedule a Coordinated Review. Involved and/or interested agencies will have thirty (30) days to respond. If there is no response the Planning Board can proceed with the SEQR review process. Once a SEQR Determination is made the Board can open the Public Hearing which will be scheduled within 62 days or an agreed upon extension if required.

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| 6. | Controlled Site Use—Solar<br>Case No. 2023—005 | New Leaf Energy: 3354 Cold Springs Solar<br>3400 Cold Springs Road |
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There is a letter on file dated April 6, 2023, prepared by Al Yager, Engineer to the Planning Board, that will be made part of the public record, in part:

I have reviewed the Site Plan and Subdivision application package for the 3354 Cold Springs Road Solar, LLC: 3400 Cold Springs Road and find the application to be incomplete. A survey map of the parcel has been provided, however a subdivision map prepared by a NYS Licensed Land Surveyor showing the propose subdivision will need to be included n the application. Please instruct the applicant to supply the above referenced documents prior to starting the review process.

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| 7. | Minor Subdivision<br>Case No. 2023—006         | RMS Engineers<br>9141 & 9237 River Road          |
| 8. | Controlled Site Use—Solar<br>Case No. 2023-007 | RMS Engineers: Solar Power Network<br>River Road |

There is a letter on file dated April 6, 2023, prepared by Al Yager, Engineer to the Planning Board, with regard to both the Subdivision and Site Plan application, that will be made part of the public record, in part:

I have reviewed the Site Plan and Subdivision application package for the Solar Power Network: 9141 & 9237 River Road and find the application to be incomplete. The project will disturb an area greater than ten (10) acres so it will be classified as a Type I action under SEQR requiring a Full Environmental Assessment Form (FEAF) be included with the application. A subdivision map prepared by a NYS Licensed Land Surveyor will also need to be provided. Please instruct the applicant to supply the above referenced documents prior to starting the review process.

IV. ADJOURN

RESOLUTION #12 -- Motion by Corey, Second by Darcangelo

RESOLVED, that the April 13, 2023 regular Town of Lysander Planning Board meeting adjourn at 8:09 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk