

A regular Town Board Meeting was held on June 5, 2025, at Lysander Town Hall, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT:
Kevin Rode, Supervisor
Peter Moore, Councilor
Jeffrey Kudarauskas, Councilor
Robert Geraci, Councilor

MEMBERS ABSENT: None

Supervisor Rode called the meeting to order at 6:30 PM with a pledge to the Flag.

OTHERS PRESENT: Deputy Clerk, Gretchen Starr, David Herkala, Town Attorney, Al Yager, Engineer, Jon Butler, HW Superintendent, and several guests and residents.

ADOPTION OF MAY 15, 2025 MEETING MINUTES

RES#104/2025

Motion made by Councilor Moore seconded by Councilor Kudarauskas to adopt the May 15, 2025 Town Board meeting minutes.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

MOTION TO OPEN THE PUBLIC HEARING
REGARDING THE BATTERY ENERGY STORAGE MORATORIUM

RES#105/2025

Motion made by Councilor Kudarauskas seconded by Councilor Moore to open the public hearing regarding the Battery Energy Storage Moratorium at 6:30 PM.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

MOTION TO CLOSE THE PUBLIC HEARING
REGARIDNG THE BATTERY ENERGY STORAGE MORATORIUM

RES#106/2025

Having heard all comments, **Motion made by Councilor Moore seconded by Councilor Kudarauskas** to close the public hearing regarding the Battery Energy Moratorium at 6:33 PM.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

**MOTION TO OPEN THE PUBLIC HEARING
REGARDING THE SOLAR FARM MORATORIUM**

RES#107/2025

Motion made by Councilor Geraci seconded by Councilor Moore to open the public hearing regarding the Solar Farm Moratorium at 6:34 PM.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

Regarding both public hearings: Residents spoke regarding their concerns about finalizing the solar farm moratorium and battery energy storage moratorium. Discussion ensued regarding the Town Board working with the Town Engineer so that both will conclude, and a law will be placed in the Code.

**MOTION TO CLOSE THE PUBLIC HEARING
REGARDING THE SOLAR FARM MORATORIUM**

RES#108/2025

Having heard all comments, motion made by Councilor Geraci seconded by Councilor Moore to close the public hearing regarding the Solar Farm Moratorium at 6:38 PM.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

**MOTION TO RE-OPEN THE PUBLIC HEARING
REGARDING MELVIN FARMS LETTER OF INTENT**

RES#109/2025

Motion made by Councilor Moore seconded by Councilor Geraci to re-open the public hearing regarding the Melvin Farms Letter of Intent at 6:38 PM.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

Mario D’Arrigo, the developer, spoke regarding the project as follows.

- Street trees will be planted at a minimum interval of 40 feet on both sides of all streets.
- Planting will occur following the completion of infrastructure installation.
- Landscaping, including the installation of rear yard trees, will be completed in accordance with Planning Board direction during site plan approval for each project phase.
- A walking path will be established through the wooded area on the west side of the development, specifically Lot 7, which contains DEC wetlands.
- The path will be designed in collaboration with engineers to minimize environmental impact.
- The HOA will be responsible for the construction and long-term maintenance of the walking path.
- Maintenance includes repairs such as replenishing stone in washed-out areas and clearing debris.
- The developer will pay parkland fees to be used exclusively for the construction of the Seneca River Trail.
- The project’s increased density from 175 lots under AR-40 zoning to approximately 570 units will generate approximately \$181,000 in additional parkland fees.
- Fees for the 52 single-family lots will be paid prior to final plan filing, likely in phases.
- Fees for multi-family structures will be paid prior to issuance of Certificates of Occupancy for each building and section.
- The revised Letter of Intent reflecting these agreements will be submitted and posted on the Town’s website for public review.
- The Town will conduct a cost-benefit analysis to assess the potential revenue generated by the development.
- These agreements relate to incentive zoning and fall under the Town Board’s purview; no further Planning Board or County approval is required at this stage.

Citizens spoke regarding the following issues:

- **Apartment Density Concerns:** A long-time resident expressed frustration about the high number of apartments planned versus single-family homes. The resident noted that the land is prime farmland and expressed concern over how market-rate apartments might change the community character, especially since there would be no subsidized housing. The resident also referenced past development of apartments near family property and voiced a wish for more houses instead.
- **Traffic Impact:** Another resident living near Hayes Road highlighted traffic congestion concerns, specifically noting difficulty turning left from Hayes Road onto Route 370 during morning rush hour. The resident fears increased traffic from the development will worsen congestion and cause neighborhood cut throughs and jams near private driveways.
- **Process and Public Input:** A newer resident asked for clarification on where the project currently stands in the approval process, whether it has been approved, and how public input can influence decisions.
- **Sewer Infrastructure and Project Density:** The Board explained the critical link between project density and necessary sewer infrastructure. To support the peninsula's sewer expansion, a large pump station (estimated \$1.7 million plus \$80,000 in electrical connections) must be constructed. This pump station is essential to connect to the existing Baltimore Knolls system.
- Without the Melvin Farms project providing density, the cost per unit for sewer service would be prohibitively high estimated at \$2,000 to \$3,000 annually per household, which is unsustainable.

The Board reaffirmed commitments to residents in the area who currently have “dry sewer” systems, emphasizing that sewer expansion to the peninsula is a longstanding promise to those communities.

- **Funding and Sewer Districts:** It was clarified that sewer improvements cannot be funded by the Town's general fund. Instead, they must be paid through a dedicated Sewer District, meaning residents within that district will bear the costs. The Board discussed creating one overall Sewer District covering the entire peninsula to avoid multiple small districts.

Residents will only pay into the Sewer District once sewer service becomes available to their specific section. After build-out and debt repayment, residents will contribute to long-term maintenance costs.

- **Existing Sewer System Conditions:** Some existing “dry sewer” systems have been found to require repairs or have inappropriate sump pump connections. Inspections and maintenance are ongoing.
- **Traffic Issues:** The Board acknowledged traffic concerns, especially the difficulty of left turns from Hayes Road to Route 370 and the potential for increased congestion and neighborhood cut-through traffic. This issue remains an ongoing concern.
- **Project Approval Status:** The Board clarified that the project is still under review and has not been fully approved. The approval process involves multiple steps, and public input is considered during these stages.

Supervisor Rode addressed several community concerns related to the proposed Melvin Farms development and the associated sewer infrastructure expansion. He emphasized that the density proposed in the development is directly tied to the financial feasibility of extending sewer service to the peninsula. A critical component of this plan is the construction of a new pump station estimated at \$1.7 million, plus approximately \$80,000 in electrical and utility connections that would allow the system to connect to the existing infrastructure.

Without the level of density proposed in the Melvin Farms project, the cost of sewer service for individual homeowners on the peninsula would become unsustainable, potentially ranging from \$2,000 to \$3,000 per household annually. **Supervisor Rode** reiterated the Town's long-standing commitment to bringing sewer service to areas that currently have dry sewer infrastructure, many of which were installed decades ago with that future intention in mind.

He clarified that the cost of sewer improvements cannot legally be paid through the Town's general fund. Instead, a Sewer District must be established, meaning that only those property owners who benefit from the service will bear the associated costs. To avoid the complexity of managing multiple small sewer districts, **Supervisor Rode** recommended creating a single, unified district for the entire area. Under this model, property owners would not be charged until sewer service becomes available to their specific section. Once construction is complete and the associated debt is repaid, all benefited properties would share in the ongoing maintenance costs of the system.

Supervisor Rode also acknowledged concerns regarding the condition of existing dry sewer systems. While some residents have reported repairs, he noted that the Town has not yet assumed maintenance responsibility for those systems, though inspections have identified issues such as sump pump connections and infiltration of water.

In response to traffic-related concerns, **Supervisor Rode** recognized the increasing congestion at the intersection of Hayes Road and Route 370. He agreed that additional development would impact traffic patterns and that this issue will require further consideration and planning. He concluded by confirming that the Melvin Farms project has not yet been approved and remains under active review. Public input continues to play a vital role in the process, and further opportunities for community engagement will be made available before any final decisions are reached.

**MOTION TO ADJOURN THE PUBLIC HEARING
REGARDING MELVIN FARMS LETTER OF INTENT**

RES#110/2025

Having heard all comments, motion made by Councilor Kudarauskas seconded by Councilor Moore to adjourn the public hearing regarding the Melvin Farms Letter of Intent at 7:27 PM.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

Citizens Comments

A resident and member of the HW Department read comments about his dismay with the camera system in the HW Department, the elected position/vote of the HW Superintendent, hypothetical scenarios regarding the security system, and transparency. He spoke about the current uninspected sprinkler system and personnel issues. He was reminded that personnel issues should not be discussed at meetings. Discussion became heated as accusations were made against the Board and union negotiations were discussed.

Town Board Comments

The Town Board thanked those who spoke respectfully regarding issues affecting the town.

Supervisor’s Comments

Supervisor Rode spoke regarding the following:

- Woodworkers Club of Central New York work will be displayed in different locations throughout the county, including the Baldwinsville Public Library in the month of June.
- National Grid will be reaching out to different property owners regarding fraud and increase in capacity in anticipation of Micron and community growth.
- Summer Hours at Town Hall: M-Th 8:30 to 4:30 PM Fridays 8:30 AM to 1:30 PM.
- Special Election June 9 – Town Hall and Beaver Lake Nature Center, 12-9 PM.
- Seneca River Days June 13th and 14th.
- Voting equipment will be delivered Friday, June 6.

Department Head Reports

HW Superintendent Jon Butler mentioned that paving has commenced and other work on the roads is underway. A new employee will be starting June 3.

Agenda Items

**MOTION TO ADOPT A LOCAL LAW
TO EXTEND THE BATTERY ENERGY STORAGE MORATORIUM**

RES#111/2025

Motion made by Councilor Geraci seconded by Councilor Moore to adopt a local law under Chapter 102-7 of the Town Code – “Tier 2 Battery Energy Storage” in the Town of Lysander. This moratorium will be extended to September 20, 2025.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

**MOTION TO ADOPT A LOCAL LAW
TO EXTEND THE MORATORIUM ON SOLAR FARMS**

RES#112/2025

Motion made by Councilor Kudarauskas seconded by Councilor Geraci to adopt a local law under Article XXIX (29) to extend the moratorium on “solar farms” in the Town of Lysander. This moratorium will be extended to September 20, 2025.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

**MOTION TO REFER THE PROPOSED LYSANDER CODE UPDATES
TO THE TOWN PLANNING AND ZONING BOARDS, AND ONONDAGA
COUNTY PLANNING BOARD FOR ITS RECOMMENDATIONS**

RES#113/2025

Motion made by Councilor Moore seconded by Councilor Kudarauskas to refer the proposed Lysander Code updates to the Town of Lysander Planning and Zoning Boards, and to the Onondaga County Planning Board for its recommendations.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

**MOTION TO AUTHORIZE THE TOWN SUPERVISOR TO SIGN THE ENGAGEMENT
LETTER WITH SMITH SOVIK REGARDING LAWSUIT NUMBER 2**

RES#114/2025

Motion by Councilor Geraci seconded by Councilor Kudarauskas to authorize the Town Supervisor to execute the engagement letter with Smith Sovik Litigation Attorneys for legal representation in the matter of *Sebastian, McFadden, Schmitt v. Town of Lysander, et al.* This authorization is contingent upon the total legal expenditures exceeding \$25,000.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

MOTION TO HOLD A SPECIAL TOWN BOARD MEETING

RES#115/2025

Motion made by Councilor Moore seconded by Councilor Kudarauskas to hold a Special Town Board meeting on Thursday, June 26, 2025. Work session begins at 5:30 PM and the regular meeting begins at 6:30 PM.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

MOTION TO APPOINT ANN MARIE JACKSON AS MEO

RES#116/2025

Motion made by Councilor Kudarauskas seconded by Councilor Moore to appoint Ann Marie Jackson as MEO in the Highway Department with an hourly rate as per the Union contract, with a starting date of June 3, 2025.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

MOTION TO DECLARE BROWN COUCH SURPLUS IN HW DEPARTMENT

RES#117/2025

Motion made by Councilor Geraci seconded by Councilor Kudarauskas to declare the brown couch, tag number 0936, surplus from the Highway Department.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

MOTION TO APPOINT TYLER NOBLES AS SUMMER AIDE

RES#118/2025

Motion made by Councilor Moore seconded by Councilor Kudarauskas to appoint Tyler Nobles as Summer Aide in the Parks and Recreation Department at a rate of \$15.50 per hour, with a starting date of May 11, 2025.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

MOTION TO APPOINT RAEGEN WASILUK AS SUMMER AIDE

RES#119/2025

Motion made by Councilor Geraci seconded by Councilor Kudarauskas to appoint Raegen Wasiluk as Summer Aide in the Parks and Recreation Department at a rate of \$15.50 per hour, with a starting date of June 8, 2025.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

ADJOURNMENT

Motion made by Councilor Kudarauskas seconded by Councilor Geraci to adjourn the Town Board meeting at 7:50 PM.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

This is a true and complete recording
of the action taken at this meeting.

Dina Falcone, Town Clerk