

TOWN OF LYSANDER
8220 LOOP ROAD
BALDWINSVILLE, NY 13027

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July 13, 2023

Hon. Robert Wicks
Supervisor
Town of Lysander
8220 Loop Road
Baldwinsville, New York

RE: Melvin Farms Incentive Zoning Recommendation

Dear Mr. Wicks:

The Planning Board met on June 8 and July 13, 2023 and discussed the incentives and the density for the proposed Melvin Farm residential housing development (the "Project").

The Planning Board is generally in favor of the Project but has concerns that the Town Board should consider before approving the density (incentive) requested by the developer.

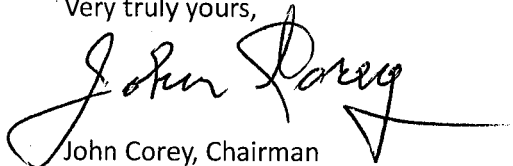
The Planning Board has the following concerns and thoughts:

- a. The density being proposed (588 units) is significantly above what is currently allowed and seems to be a greater incentive to the developer than what has previously been granted for other incentive zoning housing projects.
- b. There are still a lot of unknowns as to the benefit(s) to the Town.
- c. In support of b. above, the forced main and wet well that is being proposed as a benefit to the Town needs to have enough capacity to handle the Project, the Palmer School, the existing housing in the area plus any undeveloped incentive zoning parcels in the tributary area. It is unclear to the Planning Board whether this is the case.
- d. To understand better whether c. above can be accomplished, the Planning Board recommends a sewer study for the Cold Spring Peninsula be undertaken that will evaluate the cost and effectiveness of the sewer extension and force main and wet well.
- c. The Planning Board also recommends that a traffic study be undertaken (or updated as the case may be) to including the following intersections/areas:
 - i. Hayes Road and NYS Rt. 370
 - ii. River Road and NYS Rt. 370
 - ii. John Glenn Blvd and NYS Rt. 370;

- e. The three proposed apartment buildings included in the Project are too close to NYS Rt. 370 and the Planning Board believes they would negatively impact the viewshed.
- f. The Project should commit to Interconnectivity (sidewalks, trails and bike paths) throughout the Project and to adjacent parcels.
- g. After these concerns are addressed, the Planning Board believes the Project would be consistent with the goals of Incentive Zoning Law and the Comprehensive Land Use Plan.

At its July 13, 2023 the Planning Board authorized me to send this letter for the Town Board's consideration. Thank you for the opportunity to present our views.

Very truly yours,

A handwritten signature in black ink, appearing to read "John Corey". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John Corey, Chairman
Town of Lysander Planning Board

Cc: Planning Board Members via email