TOWN OF LYSANDER
Zoning Board of Appeals Meeting
8220 Loop Road, Baldwinsville, NY 13027
Monday, June 2, 2025 @ 7:00 p.m.

I. PUBLIC HEARING -- None Scheduled

II. NEW BUSINESS

1. Recommendation to Town Board: Proposed Lysander Code Updates

III. APPROVAL OF MINUTES

Review and approval of the minutes of April 7, 2025 and May 5, 2025 special Zoning Board of Appeals Meetings.

IV. ADJOURN

RECEIVED
3-4-25
TOWN OF LYSANDER
PLANNING & ZONING

## RECOMMENDED CHANGES TO THE CODE

Suggested Incentive Zoning Code changes shown in red

Incentive Zone Code Section 320-74 opening paragraph:

**Section 320-74 Purpose and Intent**

The Town Board has determined that it is appropriate to make the provision of the IZ Overlay in areas where residential development is most desirable in order to protect and preserve farmland, open space and view sheds in, primarily, other areas of the Town by making adjustments to permissible density and area requirements for the specific purposes of promoting the extension of roadways, sewers and other such amenities at a minimum cost to the residents and taxpayers. It is the intent of this Article to empower the Town Board to grant incentives or bonuses to advance the Mission, Vision and policies articulated in the Town of Lysander's Comprehensive Plan to achieve the fooling objectives:

Add a new G to objectives:

G. The improvement of water quality of the river system through the extension sewers to non-sewered areas.

Insert new Paragraph C1 in Section 320-79:

1. The suitability of the site(s) for the type of viewshed and recreational preservation, sewer, roadway or other amenities proposed, the physical characteristics of the land, and the relation of the proposed development to surrounding existing and probably future development.

Solar Code Section 320.86.2, Paragraph A:

- Solar farms and solar power plants shall be permitted in Agricultural Districts. Solar farms and solar power plants must only be located on lots of 20 acres or larger with a maximum coverage of 50% of the lot. To preserve the agricultural value commercial solar development shall be limited to 30% lot coverage on prime agricultural soils.
- Proposed Solar Farms whose property lines abut residential properties or County/Town roads a minimum setback of 200' will be required plus all season vegetative screening between 5-7 in height when planted at the start of construction as directed by the Planning Board. At the Planning Board's discretion, the required setback may be greater than 200 feet.
- An approved Maintenance Plan for the ongoing upkeep of the Solar Farm, it's fencing and screening, will be required before final approval is granted.
- Establish a per leased acre fee of $500 per acre for the siting of Solar Farms. The fee is based on recovering fees in Lieu of Land for Public Use if the parcel was developed for residential use.
- Commercial solar development shall not be allowed on forested land and tree removal for solar development shall be limited to the greatest extent possible. All trees removed for a commercial solar development shall be replaced through additional planting of trees on land adjacent to the solar development.
- All commercial solar utility interconnect equipment shall be installed underground or in ground mounted cabinets with vegetative screening. Multiple pole mounted pieces of

equipment shall be limited to no more than two (2) new poles being allowed for the utility interconnect.

Add Language to Major Subdivisions Section 270.11 and Incentive Zoning Section 320.80.B.4.b:

- Life Cycle Analysis for Major Subdivisions of Town roadways included in any project shall be provided at the current highway tax rate using maintenance costs and practices established by the Town Engineer and Highway Superintendent.

Add the following section to Chapter 270 Article VI Required Improvements 270-27 & 270-28:

270-27:

Streetlights for all public streets shall be installed as shown on the subdivision plans approved by the Planning Board. Streetlights at a minimum will be required at all street intersections. All streetlights installed by the developer shall conform to the then-current streetlighting specifications of the Town of Lysander.

270-28:

The applicant shall either construct all sanitary sewers, waterlines, drainage facilities, streets, streetlights and turn them over to the Town at no cost or expense for operation and maintenance or may request the Town to install the improvements and make a cash payment to the Town prior to construction in an amount to be determined by the Town Board.

Add the following language to Major Subdivisions Section 270-14.B.5:

- All lots shall be proved to comply with all driveway requirements included in Lysander Town Code Section A337 Street Specifications Article VII.

Add the following language to A337-27 Residential Driveways:

- All new driveways shall require permit applications and a sketch clearly locating and dimensioning the proposed driveway including the following information:
  - Location of existing utility connections for the lot
  - Location of any existing drainage infrastructure fronting the lot
  - A general grading plan demonstrating that the driveway will have less than a 10% slope between the edge of road and the garage or provide a flat landing area in front of the garage a minimum of 20' in length that has a slope of 4% or less. In no instance will driveways with grades greater than 15% be permitted.

REVISED: March 3, 2025