

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Thursday, June 11, 2026 @ 7:00 p.m.

The regular meeting of the Town of Lyander Planning Board was held Thursday, June 11, 2026 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 and Matt Hunt

MEMBERS ABSENT: Doug Beachel

OTHERS PRESENT: Al Yager, Town Engineer; Peter Hansen; Mike Wilkinson; Dan Regan; Josh Reynolds; Julian Clarke; Norm Carroll; Mary Unangst; Joe Unangst and Katie Schiano, Clerk

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

I. PUBLIC HEARING -- 7:00 p.m.

1. Major Subdivision	Landmark Challenger
Case No. 2026—001	Melvin Farms—Hayes Road

The Public Hearing opened at 7:00 p.m.

The meeting opened with the continued Public Hearing on the Landmark Challenger Major Subdivision, represented by Julian Clark, Plumley Engineering. No members of the public offered comments during the hearing, and no new updates were presented by the applicant or staff. The Board agreed to continue the matter and table it for further review at a future meeting.

The Public Hearing was adjourned at 7:02 p.m.

I. APPROVAL OF MINUTES

RESOLUTION # 1 -- Motion by Corey, Second by Hugh Kimball

RESOLVED that the minutes of the May 14, 2026, regular Planning Board meeting be approved as submitted.

4 Ayes – 0 Noes

II. OLD BUSINESS

1. Major Subdivision	Landmark Challenger
Case No. 2026—001	Melvin Farms—Hayes Road

The Public Hearing was adjourned and will be back on the July 9, 2026 Planning Board meeting agenda.

2. Site Plan Review-Multi Family	Longview @ Radisson
Case No. 2023—008	Longview Terrace/River Road

Longview @ Radisson will be tabled until July 9, 2026

3. Controlled Site Use	Reynolds, Joshua
Case No. 2026—0003	Angry Pig: 2935 Lamson Road

Joshua Reynolds discussed the previously approved parking variance, explaining that the reduced parking requirement better reflects the proposed use and anticipated occupancy than standard square-footage calculations.

There is a letter on file prepared by Al Yager, Town Engineer, dated June 11, 2026 that will be made part of the public record, in part:

The Town Engineer reviewed the site plan for the Angry Pig Controlled Site Use (Case No. 2026-0003) and found it to be consistent with the variances previously granted by the Zoning Board of Appeals and compliant with the Neighborhood Residential Business District zoning requirements. The engineer noted the following:

1. The proposed exterior lighting is not shown on the site plan. If exterior lighting is to be installed, a site lighting plan must be submitted. The Planning Board may make approval contingent upon receipt of the required lighting plan.
2. No exterior speakers are proposed. If the applicant wishes to install exterior speakers in the future, an additional Controlled Site Use application will be required for Planning Board review.
3. Overall, the engineer supports the project, with the recommendation that approval be conditioned upon submission of the required site lighting plan.

Parking requirements were discussed. The applicant noted that standard parking calculations did not fully reflect the intended use. The Board acknowledged a previously approved ZBA variance reducing the required parking, resulting in a requirement of 50 parking spaces as shown on the approved site plan.

The Site Plan prepared by Group One Design (revised May 26, 2026) was reviewed.

The applicant inquired about occasional outdoor activities, such as trivia nights. The Board clarified that such activities are permitted; however, permanent or amplified outdoor sound systems would require Planning Board approval.

Site access, drainage, and utility service were discussed. The Town Engineer confirmed that the existing sewer system has adequate capacity to serve the proposed use.

FINDINGS:

An Environmental Assessment Form indicates that the proposed action will not result in any significant adverse environmental impacts.

The Zoning Board of Appeals granted a use variance to allow a 338 square foot expansion of an existing structure, a 900 square foot pavilion and 1663 square foot future expansion of the existing bathroom and mechanical room, in accordance with Article X, Section 320-23, Paragraph D(1)

The Zoning Board of Appeals granted an Area Variance to allow a reduction in Parking Spaces from 84 to 50 in accordance with Article XX, Section 320-52, Paragraph A (Restaurant) and a reduction in Drive Aisle Widths, as needed, in accordance with Article II, Section 320-4 Paragraph B (Parking) of the Lysander Town Ordinance.

This application was forwarded to the Onondaga County Planning Board for their review and recommendation, which has been made part of the public record, in part:

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATIONS to the proposed action prior to local board approval of the proposed action:

- 1) The applicant and Town must coordinate with the Onondaga County Departments of Water Environment Protection (WEP) and Health (OCHD), regarding wastewater service to the site and ensure any necessary approvals are in place prior to local approval for any expansion of service. If the site requires a public sewer extension to connect, then the extension of public wastewater infrastructure must be approved by the WEP and OCHD prior to, or as a condition of, municipal approval.
- 2) The town and applicant are encouraged to consider potential noise and possible odor impacts of the proposal to host concerts on site and outdoor cooking and consider limits or buffers for benefit of nearby residential parcels.

This action is consistent with the Town's Comprehensive Plan.

This action is consistent with the Town's current Zoning Ordinances.

This action will cause no adverse effects on the public health, safety and welfare in the neighborhood or district.

RESOLUTION # 2 -- Motion by Corey, Second by Hunt

RESOLVED, that having reviewed the Controlled Site Use application of Joshua Reynolds/Angry Pig, in accordance with Article X section 320-23 Paragraph B(8) and Paragraph F Special Requirements For Business Uses, as defined on a map dated May 27, 2026, prepared by Group 1 Design and Group One Design, for property located at 2935 Lamson Road, Tax Map No. 022.-01-10.0 Phoenix, New York is hereby approved with the following conditions:

- 1) External lighting plan; and
- 2) Sewer hook-up be completed.

4 Ayes -- 0 Noes

Mr. Reynolds thanked the Board for their time.

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| 4. Controlled Site Use Amendment | 3354 Cold Springs Solar |
| Case No. 2023—005 | 3400 Cold Springs Road |

The applicant requested an amendment to the existing Controlled Site Use approval for the Cold Spring Solar project at 3400 Cold Springs Road to allow the placement of a 40-foot storage container on the site. The container will be used to store spare solar panels, racking components, and maintenance parts.

Board members asked whether any hazardous materials, batteries, or electrical equipment would be stored in the container. The applicant confirmed that no hazardous materials, batteries, or electrical equipment would be stored and that the structure would function solely as a storage building.

The Board discussed the size, height, and location of the proposed container. The applicant explained that it would be located near the center of the site to reduce visibility from neighboring properties, would measure approximately 20 feet by 40 feet, and would be lower in height than the surrounding solar arrays.

Board members noted that the container would have minimal visual impact because it would be surrounded by solar arrays. It was also acknowledged that, because the storage container is a permanent addition to the site, Planning Board approval through a site plan amendment is required.

The Board also complimented the applicant on the landscaping and overall maintenance of the site, noting that the property was well maintained.

FINDINGS:

An Environmental Assessment Form was previously reviewed and approved as a Type I Action, with a Negative Declaration on September 11, 2023.

This modification does not require review by the Onondaga County Planning Board.

This action is consistent with the Town's Comprehensive Plan.

This action is consistent with the Town's current Zoning Ordinances.

This action will cause no adverse effects on the public health, safety and welfare in the neighborhood or district.

RESOLUTION #3 -- Motion by Corey, Second by Kimball

RESOLVED, that having reviewed the Controlled Site Use/Site Plan application of Distributed Energy Infrastructure for a Controlled Site Use to allow the placement of a 40' x 6' x 8' storage container, in accordance with XXXIX, Solar Energy Systems, as defined on a Site Plan Package electronically submitted June 11, 2026, on property located at 3400 Cold Springs Road, Tax Map No. 064-03-02.1, Baldwinsville, New York, is hereby approved with the following conditions:

1. Payment of any outstanding fees prior to the issuance of a building permit.

4 Ayes - 0 Noes

III. NEW BUSINESS:

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| 1. Major Subdivision | Longview Apartments/Townhouses |
| Case No. 2026—004 | 8850 River Road/Longview Terrace |

Julian Clark, Plumley Engineering, represented Greentree Realty and presented the proposed Major Subdivision for the Longview Apartment Townhouses project. He explained that while the design of the apartment and townhouse development is still being finalized, the applicant is requesting that the subdivision process begin to create separate lots for the townhouse development, apartment development, and riverfront property. The subdivision would separate these parcels from the existing residential subdivision and provide flexibility for future ownership or development.

Board members discussed the proposed subdivision layout, including the creation of Lots 15, 16, and 17, and confirmed that the lots comply with subdivision requirements. It was explained that the subdivision simply establishes separate property lines and does not change the approved site layout or infrastructure.

The Board discussed previously identified project issues, including stormwater management, the SWPPP, lighting plan, fire department review, floodplain considerations, pedestrian access, snow storage, and water and sewer capacity. It was determined that these items remain part of the overall site plan review and are not affected by the proposed subdivision.

The Board also reviewed the subdivision maps, confirmed that the plans revised June 5, 2026, would be the official plans moving forward, and discussed revisions made to Lot 17 and the common area parcels.

Board members also discussed ownership and maintenance of the riverfront common area. Questions were raised regarding riverfront setbacks, floodplain regulations, maintenance responsibilities, and why the individual residential lots do not extend to the river. The applicant explained that the lot configuration complies with the Town's Riverfront Overlay District requirements and reflects the developer's decision to meet the zoning regulations without seeking variances. It was noted that the riverfront parcel is not intended to be a buildable lot and will continue to be maintained as part of the common property.

RESOLUTION #4 -- Motion by Corey, Second by Darcangelo

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 the Longview Apartments/Townhomes, 8850 River Road, Baldwinsville, New York Major Subdivision application.

4 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 # 5 -- 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 Longview Apartments, Major Subdivision application, the Planning Board issues a **NEGATIVE DECLARATION**.

4 Ayes -- 0 Noes

RESOLUTION #6 -- 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 Longview Apartments, for a subdivision of property located at 8850 River Rd. Baldwinsville NY, Tax Map No. 082.-04-10.1 for a development of three (3) Lots from a parcel of approximately 22+ acres, conditioned upon paying the appropriate fees.

4 Ayes – 0 Noes

IV. OTHER BUSINESS

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| 1. Minor Subdivision—Info Only | Regan, Daniel |
| Case No. TBD | 7805 Hicks Road |

Daniel Reagan appeared before the Planning Board to discuss a proposed Minor Subdivision of his property located at 7805 Hicks Road. Mr. Reagan explained that the property contains two residential structures on a single parcel. He lives in one home, while the second home is rented. His goal is to subdivide the property so each residence would be located on its own parcel.

The Board reviewed the conceptual subdivision and determined that, as proposed, the subdivision would create zoning issues because the new property line would not meet the required side yard setback. The proposed lot line would also separate an attached garage and barn from the principal residence, creating a zero-lot line condition and additional building code concerns.

Board members discussed the property's history, noting that the second residence predates current zoning regulations and exists as a grandfathered use within the AR-40 Zoning District. While acknowledging the unique circumstances, the Board advised that the proposal, as presented, would require relief from the Zoning Board of Appeals

Board members suggested revising the subdivision layout to relocate the proposed property line, provide the required fifteen-foot side yard setback, and establish a permanent access easement to maintain access to the existing garage and barn. They explained that an access

easement could allow the property to be divided into two conforming lots while avoiding a zoning variance.

The Board discussed the standards the ZBA would consider if a variance were requested, noting that the hardship could be viewed as self-created.

Board members encouraged the applicant to work with a licensed land surveyor to develop an alternative subdivision design.

Additional discussion clarified that an attorney would need to prepare an access easement so it could be recorded with the property deed. With the easement in place, the Planning Board would be reviewing a straightforward Minor Subdivision rather than a subdivision requiring zoning relief. Board members agreed this approach would be the better solution.

Mr. Reagan agreed to pursue the revised plan and thanked the Board for its guidance.

2. Recommendation to Town Board: CNY Crops
Agricultural to General Business Oswego & Lamson Roads

The Planning Board discussed a request from the Town Board to provide a recommendation on a proposed zoning change for property on Lamson Road from Agricultural to General Business.

Board members noted that there is currently no specific development plan for the property. While there had been discussion of possible future uses, such as a Dunkin' Donuts or shared office space, no formal proposal had been submitted.

John Corey, Chairman, stated that zoning changes should only be made when there is a clearly identified development plan or a town planning objective that justifies the change. He explained that changing zoning without a defined purpose could allow a wide range of commercial uses that may not reflect the Town's long-term planning goals.

Other Board members agreed, emphasizing that zoning decisions should be based on comprehensive planning rather than changing the zoning of a single parcel without a known use. They expressed concern that approving the request without a plan would leave too many unknown possibilities for future development.

A motion was made, seconded, and approved unanimously. The Planning Board formally recommended that the Town Board deny the zoning change request until a specific development proposal is presented.

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

WHEREAS the Town Board at its June 4th meeting requests that the Planning Board provide a recommendation regarding a proposed zone change for land on Oswego Road; and

WHEREAS zone changes are normally made to achieve a Town objective regarding the CLUP or to respond to a specific plan for property that warrants such a change; and

WHEREAS the Planning Board at its June 11th meeting reviewed and discussed the proposed zone change.

NOW, THEREFORE, BE IT RESOLVED, that after its review and discussion the Planning Board makes the following recommendation. The Town Board should "NOT" approve the requested zone change until such time as there is an identified plan for the land that requires/justifies such a change in zoning.

4 Ayes -- 0 Noes

3. Major Subdivision—Final Plat Bella Casa Builders by Alberici
Copper River/Collington Pointe East
Phase 2, Section 4, Lots 71 72 74 75 & 80

The Planning Board reviewed the Final Plat request for Bella Casa Builders, by Alberici Copper River Phase II, Section 4. The Board confirmed that there were no significant changes from the

previously approved preliminary plat and that the developer was simply preparing the remaining lots for sale.

During discussion, Board member Hugh Kimball expressed ongoing concerns about the unfinished road connection to Patchett Road. A board member concurred stating that the road should be completed because additional homes are being approved while the connection remains unfinished, creating potential traffic safety concerns.

Al Yager, Town Engineer, stated that he doesn't disagree, but the Planning Board previously approved the subdivision that allowed him to develop that 'horseshoe-shaped piece of Stoney Pond way without making the permanent final connection onto Patchett Road. The lots under consideration this evening were part of that original approval, so they are eligible to move forward.

Several suggestions were discussed, including:

- Installing or replacing "Construction Entrance Only" signs at both ends of the temporary access road.
- Considering additional warning signs or a stop sign to discourage public use.
- Ensuring the developer maintains appropriate signage.

The Board agreed that the Developer be contacted to have the construction entrance signs installed or replaced, if necessary, rather than making it a formal condition of approval.

Following discussion, the Chairman presented a resolution finding that:

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

RESOLVED, that the Planning Board having reviewed the Major Subdivision application of Bella Casa by Alberici, as defined on a map dated May 6, 2025 prepared by Ianuzi & Romans Land Surveying, for property located at 3105 Patchett Road and Stoney Pond Way Lots 71, 72, 74, 75 and 80, Tax Map No. 073.1-01-40.3 and 073.1-06-19, Baldwinsville, New York, and finding that all modifications and conditions have been met and that the Final Plat is consistent with the approved Preliminary Plat and that any differences found are not significant; the Board authorizes the Chairperson to waive the Final Plat Public Hearing and sign the Final Plat. Conditioned upon paying the appropriate fees.

4 Ayes – 0 Noes

RESOLUTION #9 -- Motion by Hunt, Second by Kimball

RESOLVED that the June 11, 2026 regular Planning Board meeting adjourned at 8:12 p.m.

4 Ayes -- 0 Noes

Respectfully submitted,

Katie Schiano, Clerk
Planning Board

