

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Thursday, July 9, 2026 @ 7:00 p.m.

The regular meeting of the Town of Lyander Planning Board was held Thursday, July 9, 2026 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: John Corey, Chairman; Hugh Kimball; Doug Beachel and Matt Hunt

MEMBERS ABSENT: Steve Darcangelo

OTHERS PRESENT: Al Yager, Town Engineer; Peter Hansen; Julian Clark; Ed Blake; Kate Blake; Kathleen Grilli; Katie Schiano Clerk; Nancy Patchett; Robert Shanahan;

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

I. PUBLIC HEARING -- 7:00 p.m. (Continuation from June 11, 2026)

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| 1. Major Subdivision
Case No. 2026—001 | Landmark Challenger
Melvin Farms—Hayes Road |
| 2. Site Plan Review-Multi Family
Case No. 2023—008 | Longview @ Radisson
Longview Terrace/River Road |

The meeting began with discussion of the two public hearings that had been opened at a previous meeting for the Longview Apartments and Townhouses project. Chairman, John Corey noted that, based on conversations with the Town Engineer, the applicant had not yet submitted all of the engineering information and materials necessary for the Board to continue its review.

Because there was no new information available, the Board voted to adjourn both public hearings once again.

The public hearings were adjourned at 7:01 p.m.

PUBLIC HEARING – Opened at 7:02 p.m.

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| 1. Major Subdivision
Case No. 2026—004 | Longview Apartments/Townhouses
8850 River Road/Longview Terrace |
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The Board opened the public hearing for the proposed major subdivision of the Longview Apartments and Townhouses property.

Julian Clark of Plumley Engineering stated the board had discussed the proposal at the previous meeting and that the purpose of this meeting was to hold the required public hearing for the subdivision.

Mr. Clark explained that the applicant is requesting a subdivision of the larger apartment and townhouse development into three separate parcels:

- One lot containing the proposed townhouse development.
- One lot containing the proposed apartment development.
- One remnant parcel along the Seneca River that would clean up the existing property boundaries and incorporate an existing stormwater management basin that was constructed as part of the residential development.

Mr. Clark explained that separating the property into individual lots would allow the apartment and townhouse portions of the project to move forward independently while also organizing ownership of the remaining riverfront property.

John Corey, Chairman, questioned if the remnant piece would be conveyed to the Radisson Community Association.

Mr. Clark stated that the riverfront parcel was at one time intended to create that opportunity, however no decisions have been made at this time.

Public Comment

During the public hearing, a resident asked questions regarding the future ownership and potential conveyance of riverfront property associated with the development.

Mr. Clark reiterated that the current application was limited to the creation of the remnant parcel and that no decisions regarding future ownership had been made. The resident also raised concerns about existing private property arrangements and prior discussions with the developer.

Mr. Corey clarified that such matters were outside the Planning Board's jurisdiction and that the Board's review was limited to the subdivision application before it.

With no additional comments from the public, the public hearing closed at approximately 7:10 p.m.

II. APPROVAL OF MINUTES

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

RESOLVED that the minutes of June 11, 2026 Planning Board Meeting be accepted as submitted.

4 Ayes – 0 Noes

III. OLD BUSINESS

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| 1. Major Subdivision
Case No. 2026—001 | Landmark Challenger
Melvin Farms—Hayes Road |
| 2. Site Plan Review-Multi Family
Case No. 2023—008 | Longview @ Radisson
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The Public Hearings were adjourned and will be back on the August 13, 2026 Planning Board meeting agenda.

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| 3. Major Subdivision
Case No. 2026-004 | Longview Apartments/Townhouses
8850 River Road/Longview Terrace |
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There's a letter on file prepared by Al Yager, Town Engineer, that will be read into the public record, in part:

I have completed my review of the final plat for the Longview @ Radisson, Phase 3, Major Subdivision, prepared by Ianuzi-Romans Land Suveying, P.C., with a final revision date of June 5, 2026. It is my understanding that the subdivision is being requested to allow the review and development of the townhome lots to be completed independently of the apartment units and to consolidate the parcel that is to be dedicated to the Radisson Community Association. The plat as prepared appears to meet the Town of Lysander Code requirements. I would not be opposed to the Planning Board approving the final plat as presented.

(Note: Conveyance of the remnant piece to be determined)

FINDINGS:

An Environmental Assessment Review indicates there will be no significant or adverse impacts of the proposed Subdivision.

There is a letter on file prepared by Al Yager, Town Engineer dated 7/9/2026 that has been made part of the public record.

There is an updated letter on file prepared by Lynn Tanner, Radisson Community Association dated 7/9/2026, approving the use of the site. It was determined that a separate subdivision letter was not required.

This application was forwarded to the Onondaga County Planning Board, who have determined that the said referral will have no significant adverse intercommunity or county wide implications; with their comments being made part of the public record.

RESOLUTION # 2 Motion by Corey Second by Hunt

RESOLVED, that a Public Hearing having been held and there being no findings or grounds for decision contrary to the laws and regulations of the Town of Lysander, County of Onondaga or State of New York, Final Plat approval for a three (3) lot subdivision application by Robert Shanahan/Greentree Realty for property located at 8850 River Road Baldwinsville NY, Part of Lot No. 61, and Tax Map No. 082.-04-10.1 , as shown on a map dated April 30, 2026 and revised June 5, 2026, prepared by Ianuzi Romans, Licensed Land Surveyor is hereby approved with the following modifications and conditions:

- 1) All outstanding fees associated with this application, including expert fees if applicable,

4 Ayes – 0 Noes

State law states that the applicant shall file the final plat in the Onondaga County Clerk's office within sixty-two (62) days from the date of final approval or such approval shall expire. The applicant shall also file one copy of the final plat in the Lysander Clerk's office.

Mr. Clark confirmed that all subdivision matters had been addressed and thanked the Board for their time.

IV. NEW BUSINESS

1. Controlled Site Use
Case No. 2026-005

Landmark Challenger
Hayes/Cold Springs Road

The Board received an introductory presentation for Phase 2 of the Landmark Challenger (Melvin Farms) development.

Julian Clark, Plumley Engineering explained that Phase 1 involved development east of Hayes Road, while Phase 2 consists of Lots 1 and 3 located on the west side of Hayes Road.

He stated that the preliminary site plan mirrors the conceptual layout previously approved by the Town Board as part of the Letter of Intent and includes:

- Public streets constructed to Town standards.
- Public water service.
- Stormwater management facilities.
- The same residential density, building locations, and unit types previously approved.

Al Yager, Town Engineer, explained that the Controlled Site Use review process does not require a public hearing under the Town Code. Although the Planning Board has occasionally held public hearings for larger projects, this development has already been the subject of multiple public hearings during the incentive zoning process before the Town Board.

He recommended continuing with engineering and design review before determining whether another public hearing would provide any additional benefit, noting that site details often change as engineering progresses.

John Corey, Chairman, observed that the overall density and conceptual layout had already been established through previous approvals and stated that he did not anticipate changes significantly enough to require another public hearing.

Several Board members expressed agreement while also acknowledging that the Board would continue reviewing the project carefully as engineering plans were refined.

The applicant requested that the project be referred to the Onondaga County Planning Board so review could begin concurrently with the Town's engineering review. Staff confirmed that the required referral would be submitted.

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

RESOLVED that the July 9, 2026 regular Planning Board meeting adjourn at 7:23 p.m.

4 Ayes -- 0 Noes

Respectfully submitted,

Katie Schiano, Clerk
Planning Board