

August 13, 2026

Dina Falcone, Town of Lysander Clerk
Lysander Town Hall
8220 Loop Rd.
Baldwinsville, NY 13027

Dear Ms. Falcone,

Attached you will find the signed Director Materials, map, and legal notice for the Christopher & Meghan Dambach 15.44 Acres Residential 8208 Sixty Road land sale.

Please be advised that the ESD Directors approved the sale and authorized a public hearing on the proposed sale.

Please take notice that a virtual public hearing to consider the proposed sale, open to all persons, will be held remotely by the Corporation on Monday, September 14, 2026, from 2 p.m. to 3 p.m. utilizing the Zoom video communications and teleconferencing platform. Detailed instructions for participation in the virtual hearing can be viewed at <https://esd.ny.gov/esd-media-center/public-notice>. Additionally, the public is given an opportunity to comment on the proposed sale by submitting comments electronically to andrea.burdick@esd.ny.gov
Subject: Comment – 8208 Sixty Road by 5:30p.m. on Monday September 14, 2026,

If you have any questions, please do not hesitate to contact me at (315) 479-3208.

Thank you.

Sincerely,



Andrea Burdick
Project Manager, Radisson Development

Cc: Emily Essi, Onondaga County Clerk
Kevin Rode, Town of Lysander Supervisor
Maria C. Zumpano Withrow, Attorney for buyer
Christopher & Meghan Dambach, Buyers
Lynn Tanner Executive Director of RCA



Attach: ESD Director Materials, Map
Legal Notice



**Empire State
Development**

FOR CONSIDERATION

July 23, 2026

TO: Hope Knight

FROM: Daniel Kolinski

SUBJECT: Lysander (Onondaga County) – Radisson Community

REQUEST FOR: Authorization to Sell Land to Christopher & Meghan Dambach
Authorization to Hold Public Hearing Thereon; and Authorization to Take
Related Actions

I. Project Summary

Purchaser: Christopher & Meghan Dambach
108 Scottsdale Circle
Liverpool, NY 13088

Site: An approximately 15.44 acre parcel of Residential vacant land currently
owned by ESD known as 8208 Sixty Rd located in Baldwinsville New York,
Town of Lysander, Onondaga County, also known as Town of Lysander
Tax Parcel 057.-02-18.0. See Map at Attachment A.

Purchase Price: \$460,000.

ESD Obligation: Sale of Site only

ESD Funding: None

Appraisal: Fair market "as is" value is \$460,000
Colliers International Valuation & Advisory Services
Valuation Date May 28, 2026
See Appraisal at Attachment B

Construction
Contemplated: Construct one single family residence to serve as purchasers primary
home.

II. Background

The Radisson Community ("Radisson") is located on approximately 3,000 acres in the Town of Lysander, County of Onondaga, approximately 12 miles northwest of Syracuse. Approximately 200 acres of industrial land and 15.44 acres of Residential land in Radisson remains unsold and in ESD ownership. In August 2017, ESD issued a public Request for Proposals soliciting offers to purchase the Radisson industrial properties, including the Site. ESD received no response to that Request. ESD's main web site publicly indicate that Radisson parcels, which include the Site, are for sale. ESD staff has advertised this parcel in two local papers since September 2023. Further, ESD staff is in regular contact with area brokers to market these properties.

The proposed purchaser of the 15.44 acre site on Sixty Road in Radisson, Chris and Meghan Dambach, would like to construct a single-family home to be occupied by themselves and their 4 children. Their intent is to establish a long-term, owner-occupied home that aligns with the character, design standards, and community values of Radisson.

III. Proposal

Purchaser seeks to purchase the Property from ESD. The proposed offer is \$460,000. The fair market "as is" value as determined by independent appraisal performed on behalf of ESD is \$460,000.

IV. Public Authorities Law ("PAL") Compliance

In accordance with the PAL, an appraisal of the Property has been prepared. As set forth above, Colliers International Valuation & Advisory Services an independent appraiser based in Manlius, New York, appraised the fair market "as is" value at \$460,000.as of May 28, 2026 Such appraisal is retained in ESD records. Also, in accordance with the PAL, ESD has publicly advertised for bids for the Radisson properties. In August 2017, ESD issued a public Request for Proposals soliciting offers to purchase the Radisson industrial properties, including the Property. ESD received no response to the Request. ESD's main web site publicly indicate that Radisson parcels, which include the Site, are for sale. ESD staff has advertised this parcel in two local papers since September 2023. Further, ESD staff is in regular contact with area brokers to market these properties.

V. Environmental Review

The proposed sale and intended use of the property is consistent with Radisson's General Project Plan, as amended. The Radisson project has been subject to previous environmental reviews and approvals by the Directors. The proposed disposition of the site does not constitute an action beyond those actions already considered by the Directors pursuant to the State Environmental Quality Review Act. Therefore, no further environmental review is required in connection with this authorization.

VI. Non-Discrimination and Contractor & Supplier Diversity

Purchaser will agree to the following policy, which will appear in the Purchase and Sale Agreement and Deed: Purchaser, and every successor in interest to the Property, shall not

discriminate upon the basis of race, creed, color, sex or national origin, or any other basis prohibited by applicable law, in the sale, lease or rental or in the use or occupancy of the Property or any improvements erected or to be erected thereon or any part thereof. This covenant shall run with the land in perpetuity.

VII. Requested Actions

The Directors are requested to authorize ESD to enter into a Purchase and Sale Agreement with Purchaser pursuant to which ESD would sell the Property to Purchaser for a purchase price of \$460,000 upon the terms and conditions set forth in these materials, and to authorize a public hearing thereon.

VIII. Recommendation

Based on the foregoing, I recommend approval of the requested actions.

IX. Attachments

Resolutions

A - Map

B - Appraisal

July 23, 2026

Lysander (Onondaga County) – Radisson Community – Authorization to Sell Land to Chris and Meghan Dambach; Authorization to Hold Public Hearing Thereon; and Authorization to Take Related Actions

RESOLVED, that on the basis of the materials, a copy of which is hereby ordered to be filed with the records of the Corporation (the "Materials"), the Corporation is hereby authorized to sell and convey to Chris and Meghan Dambach, an approximately 15.44 acre parcel of vacant land owned by the Corporation and located within the Radisson Community as shown on the map presented to this meeting (the "Property"), substantially on the terms and conditions set forth in the Materials; and be it further

RESOLVED, that the Corporation hereby finds, pursuant to Section 6(1) of the New York State Urban Development Corporation Act of 1968, as amended (the "Act"), that such sale as proposed and approved herein is "in conformity with a plan or undertaking for the clearance, replanning, reconstruction or rehabilitation of substandard and insanitary areas" within the Town of Lysander and County of Onondaga; and be it further

RESOLVED, that the Corporation does hereby adopt, subject to the requirements of Section 16(2) of the Act, the proposed General Project Plan (the "Plan") for the Projects included in these materials, copies of which Plans shall be maintained with the records of the Corporation; and be it further

RESOLVED, that upon further written finding that no substantive negative testimony or comment has been received at the public hearings held on the Plan, such Plan shall be effective at the conclusion of such hearings, and that upon such written findings being made, staff is authorized to make a sale of land to the parties, for the purposes, and substantially on the terms and conditions, set forth in these materials, and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to take all such actions as are necessary or appropriate to schedule and hold public hearing as required by the UDC Act or other applicable law (which hearings may be held simultaneously); and be it further

RESOLVED, that the President and Chief Executive Officer or her designee(s) be, and each of them hereby is, authorized in the name and on behalf of the Corporation to execute and deliver, and affix the seal of the Corporation to, all such agreements, contracts, deeds, certificates and instruments and to take any such action as may be considered to be necessary or proper to effectuate the sale of the Property.

July 23, 2026

APPROVED

A handwritten signature in blue ink, appearing to read 'Hope Knight', is written over a horizontal line.

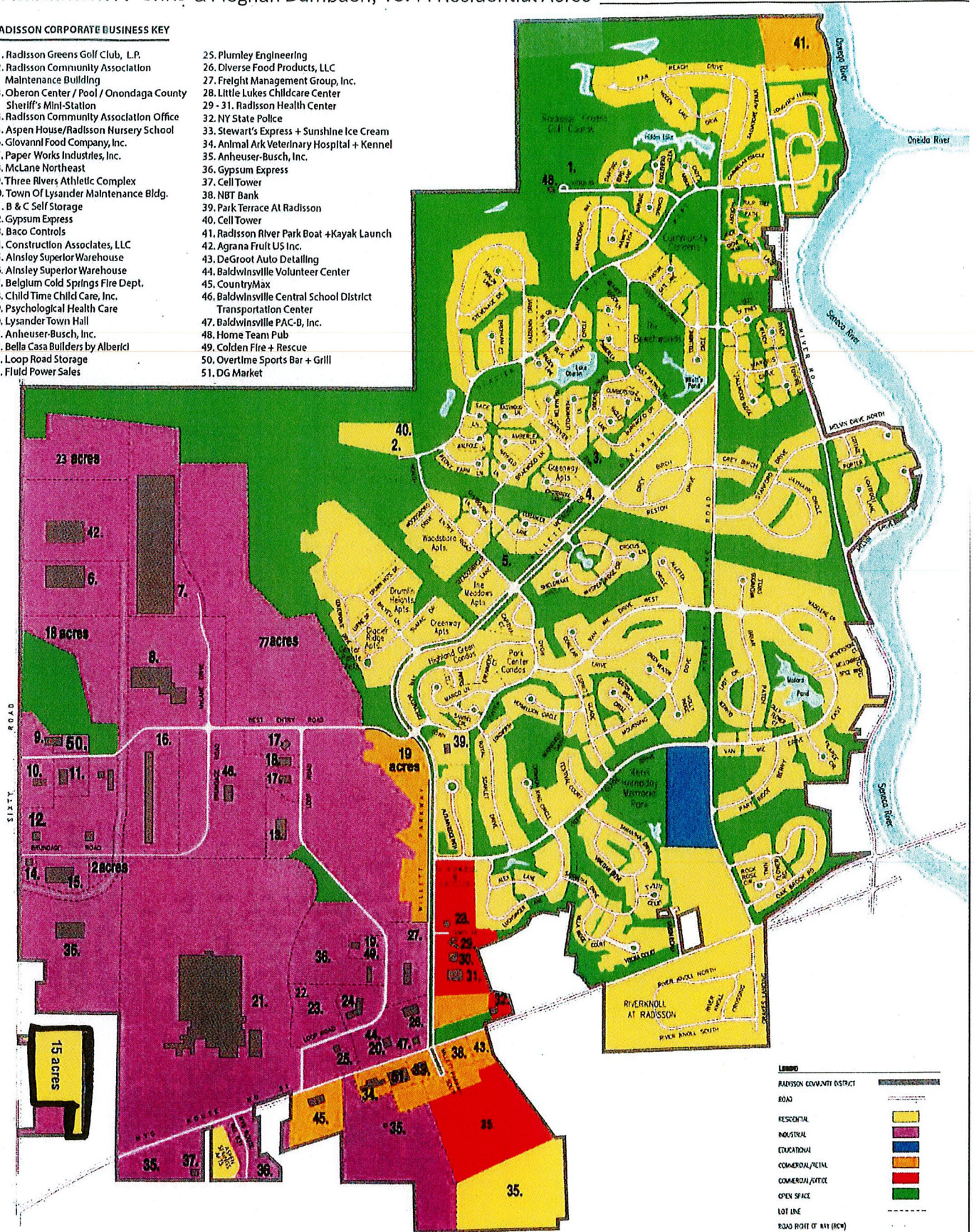
Hope Knight
President and Chief Executive
Officer

7/23/2026
(date)

Attachment A- Chris & Meghan Dambach, 15.44 Residential Acres

RADISSON CORPORATE BUSINESS KEY

1. Radisson Greens Golf Club, L.P.
2. Radisson Community Association Maintenance Building
3. Oberon Center / Pool / Onondaga County Sheriff's Mini-Station
4. Radisson Community Association Office
5. Aspen House/Radisson Nursery School
6. Giovanni Food Company, Inc.
7. Paper Works Industries, Inc.
8. McLane Northeast
9. Three Rivers Athletic Complex
10. Town Of Lysander Maintenance Bldg.
11. B & C Self Storage
12. Gypsum Express
13. Baco Controls
14. Construction Associates, LLC
15. Ainsley Superior Warehouse
16. Ainsley Superior Warehouse
17. Belgium Cold Springs Fire Dept.
18. Child Time Child Care, Inc.
19. Psychological Health Care
20. Lysander Town Hall
21. Anheuser-Busch, Inc.
22. Bella Casa Builders by Alberici
23. Loop Road Storage
24. Fluid Power Sales
25. Plumley Engineering
26. Diverse Food Products, LLC
27. Freight Management Group, Inc.
28. Little Lukes Childcare Center
- 29-31. Radisson Health Center
32. NY State Police
33. Stewart's Express + Sunshine Ice Cream
34. Animal Ark Veterinary Hospital + Kennel
35. Anheuser-Busch, Inc.
36. Gypsum Express
37. Cell Tower
38. NBT Bank
39. Park Terrace At Radisson
40. Cell Tower
41. Radisson River Park Boat +Kayak Launch
42. Agrana Fruit US Inc.
43. DeGroot Auto Detailing
44. Baldwinsville Volunteer Center
45. CountryMax
46. Baldwinsville Central School District Transportation Center
47. Baldwinsville PAC-B, Inc.
48. Home Team Pub
49. Colden Fire + Rescue
50. Overtime Sports Bar + Grill
51. DG Market



RADISSON COMMUNITY

EXISTING CONDITIONS AND LAND USE PLAN

REVISED: FEB 2026

LEGAL NOTICE

PLEASE TAKE NOTICE that the New York State Urban Development Corporation, doing business as Empire State Development (“ESD” or the “Corporation”), pursuant to Section 16(2) of the New York State Urban Development Corporation Act (Chapter 174, Section 1, Laws of 1968, as amended) (the “Act”), has adopted a General Project Plan (the “Plan”) with respect to the land sale listed below. Copies of the Plan(s) are available without charge to any person who shall make a request.

The Corporation will file such Plan(s) in the office of the County Clerk of each Project location. A copy of the Plan is also on file at the principal office of the Corporation, 655 Third Avenue, New York, New York 10017, and is available for inspection by request. Send email requests to: Landgprojectcomments@esd.ny.gov Subject: Plan 8208 Sixty Road. Information regarding the Project is also provided below with the project listing.

PLEASE TAKE FURTHER NOTICE, that a virtual public hearing to consider the Plan(s), open to all persons, will be held remotely by the Corporation on **Monday, September 14, 2026, from 2:00pm to 3:00pm** utilizing the Zoom video communications and teleconferencing platform. Detailed instructions for participation in the virtual hearing can be viewed at <https://esd.ny.gov/esd-media-center/public-notice>. Additionally, the public is given an opportunity to comment on the Project(s) by submitting comments electronically to andrea.burdick@esd.ny.gov Subject: Comment -8208 Sixty Road by 5:30pm on **Monday, September 14, 2026**.

ESD proposes to sell land to Christopher & Meghan Dambach. An approximately 15.44-acre parcel of vacant residential land known as 8208 Sixty Road within the Radisson Community located in Baldwinsville, N.Y., Town of Lysander, Onondaga County. The property is Town of Lysander Tax Parcel 057.-02-18.0. Purchasers seek to construct a single-family home to be occupied by themselves and their 4 children. Their intent is to establish a long-term, owner-occupied home that aligns with the character, design standards, and community values of Radisson. The proposed sale price is \$460,000. the fair market “as is” value as determined by independent appraisal performed on behalf of ESD.

DATED: September 14, 2026
New York, New York

New York State Urban Development Corporation
By: Deborah Royce, Corporate Secretary