

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Thursday, August 13, 2026 @ 7:00 p.m.

The regular meeting of the Town of Lyander Planning Board was held Thursday, August 13, 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; Bob Shanahan; Josh Reynolds; Julian Clarke; Norm Carroll; 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 meeting was called to order. The first public hearing was for Landmark Challenger Development Major Subdivision. The Board noted that sufficient information had still not been provided to proceed, the matter was adjourned at 7:02 p.m.

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

The second Public Hearing was for Site Plan review for the Longview Multi-family Residential Development. The Town Engineer wished to discuss several concerns with the Developer under Old Business, the Public Hearing was adjourned at 7:03 p.m. so the Board could return to the matter later in the agenda.

II. APPROVAL OF MINUTES

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

RESOLVED that the minutes of the July 9, 2026, regular Planning Board meeting be approved as submitted.

4 Ayes – 0 Noes

III. OLD BUSINESS

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

Landmark Challenger Development was tabled.

Longview Multi-Family Residential Site Plan

The Board reviewed the developer's preliminary plans for Longview. Discussion focused on the pedestrian connection to the boat launch area. The Board reiterated its desire for a crosswalk and walking path that would provide a safe connection from the development toward the boat launch. The Board discussed keeping the walking path along the south/east side of the roadway, utilizing the widened shoulder, and providing a connection across the roadway and into the apartment area.

The Board discussed whether additional interior pedestrian connections were necessary. The consensus was to provide a logical crosswalk and path connection, including a route that would bring pedestrians beyond areas where vehicles may queue at the development entrance. Striping and signage were also discussed. It was noted that previous crosswalk striping had raised jurisdictional concerns and that coordination with the appropriate highway authority may be necessary.

Landscaping was also discussed. The Board requested additional trees and plantings around the buildings, walkways, parking areas, and entrances to soften the amount of pavement and improve the overall appearance. Screening trees previously discussed should also be incorporated where appropriate. The Board requested a more detailed landscaping/planting plan, while noting that the intent was not to create excessive vegetation but to provide appropriate landscaping comparable to other approved developments.

The Board discussed possible grading and retaining-wall conditions and reiterated that the primary outstanding design items were the pedestrian crosswalk/path and additional landscaping.

The Board then discussed long-term ownership and maintenance of the 14 townhouse lots and the private roadway. Concerns were raised regarding snowplowing, maintenance costs, and the potential imbalance between the townhouse owners and the larger apartment component. The possibility of separate homeowners' associations was discussed as a potentially more equitable arrangement. It was noted that the townhouse parcels are intended to be fee-simple lots, with other common lands maintained through an HOA.

The developer confirmed that the Fire Department had reviewed the plans and requested larger turning radii and building lockboxes. The apartment buildings are proposed as three-story, sprinklered structures.

Exterior lighting was discussed, including pole height and minimizing light spill into surrounding residential areas. The Board indicated that lower residential-scale lighting, approximately 14 feet where appropriate, would help reduce light pollution. Lighting at roadway intersections and the need to show required Town/Radisson lighting on the plans were also discussed. The developer was asked to provide appropriate lighting details on the plans.

This item will be tabled until the next Planning Board meeting.

Landmark Challenger Controlled Site Use was tabled.

Controlled Site Use - Outdoor Speakers (Joshua Reynolds / Angry Pig)

The Board reviewed an updated Site Plan submitted by Joshua Reynolds. The revised plan removed the previous note prohibiting exterior speakers and included information regarding the proposed entertainment use and hours of operation.

The Board discussed the proposed use of exterior speakers during the business hours of operation, including trivia, music, bingo, announcements, company events, and similar activities. The applicant explained that limiting speaker use to narrow evening hours could create problems for daytime or weekend events. The Board discussed the distinction between these activities and concerts.

The Board also reviewed proposed pavilion lighting and exterior lighting. The applicant confirmed that the pavilion lights would be located underneath the pavilion ceiling and that no additional parking lot lighting was proposed. The Board indicated that the pavilion lighting was acceptable.

The Board agreed that the revised Site Plan should carry a final revision date of August 13, 2026, so it can be clearly distinguished from the previously approved plan.

FINDINGS:

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

There is a letter on file from Al Yager, Town Engineer, dated June 11, 2026 that has been made part of the public record.

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 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/Site Plan application of Joshua Reynolds/Angry Pig, in accordance with Article X section 320-23 Paragraph F(2) and Paragraph F (3) Special Requirements For Business Uses, as defined on a map dated May 27, 2026, no revision date noted, prepared by Sheila Weed Architect and Vanscape 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) Any outstanding fees be paid, and
- 2) Hours of operation to cover anything that may be done, such as trivia, music bingo, or the one-man band/acoustic operations between the hours of 11:30 a.m. – 9 p.m.

4 Ayes -- 0 Noes

IV. OTHER BUSINESS

1. Recommendation to Town Board
Zone Change

Duger, Leo R Jr.
8075 Plainville Road

The Board considered a request from the Town Board for a recommendation on a proposed zoning change for 8075 Plainville Rd. The Town Engineer explained that the applicant had previously obtained a building permit to construct a commercial building on a larger parcel. A portion of the parcel was already within the NRBD zoning district, but the area where the larger commercial structure was constructed was not.

The applicant is seeking an extension of the NRBD zoning district to encompass the commercial retail/online sales building. The Town Engineer explained concerns with creating a split-zoned approximately 17-acre parcel. Under the Town Code, a future applicant could potentially seek to extend the less restrictive zoning farther into the parcel through the Zoning Board of Appeals.

The Board discussed recommending that the Town Board support the requested NRBD zoning change only if the applicant first subdivides the portion containing the commercial building from the remainder of the approximately 17-acre agricultural parcel. The proposed NRBD portion is approximately one acre. This would leave the balance of the property agriculturally zoned and help prevent unintended future commercial expansion across the entire parcel.

The applicant will also need to obtain a Use Variance from the Zoning Board of Appeals because the commercial building exceeds 3,000 square feet. The subdivision application and ZBA Use Variance process may proceed concurrently, with the required Public Hearings.

The Chairman stated that the Board will work with the secretary and engineer and will draft up a resolution, stating that the Planning Board hereby supports granting the proposed Zone Change, with conditions.

The following Resolution was formalized on August 18, 2026:

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

WHEREAS the Town Board at its July 16th meeting requests that the Planning Board provide a recommendation regarding a proposed zone change for land on Plainville 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 August 13th meeting reviewed and discussed the proposed zone change.

WHEREAS the Planning Board acknowledges that the in-person and online retail use of the structure included in the requested zone change area is not an allowed use under the current agricultural zoning.

WHEREAS the requested zone change would result in a parcel with split zoning. Lysander Town Code Section 320-8 states that “the uses and regulations of the less restrictive portion of the lot may be extended into the more restrictive portion only upon special permit and approval of the Board of Appeals.”

WHEREAS the building located on the portion of the parcel included in the zone change request exceeds 3,000sf which would require a use variance being granted by the Board of Appeals.

NOW, THEREFORE, BE IT RESOLVED, that after its review and discussion the Planning Board makes the following recommendation. The Planning Board “would support approval” of the requested zone change request contingent on the applicant subdividing the portion of the parcel requested for the zone change to avoid the above referenced split zoning condition and the Board of Appeals granting the Use Variance required for the commercial use building exceeding 3,000sf in the Neighborhood Residential Business District.

4 Ayes -- 0 Noes

V. ADJOURN

RESOLUTION #4 -- Motion by _____, Second by _____

RESOLVED that the August 13, 2026 regular Planning Board meeting adjourned at 8:10 p.m.

4 Ayes -- 0 Noes