

TOWN OF LYSANDER - ZONE CHANGE APPLICATION

Municipality Information

Municipality: Lysander

Application Number: 1

Date Received: 8/21/2026

APPLICANT INFORMATION

Applicant Name: Brett A Maring

Mailing Address: 8897 Dinglehole Rd
Baldwinsville NY 13027

Phone Number: 315-440-4033

Email Address: WhiteGlove315@gmail.com

Applicant Is:

☐ Property Owner

☐ Contract Purchaser

☒ Authorized Agent

☐ Other: _____

PROPERTY OWNER INFORMATION (If different from Applicant)

Owner Name: Maring Properties LLC

Mailing Address: 8897 Dinglehole Rd
Baldwinsville NY 13027

Phone Number: 315-440-4033

Email Address: whiteglove315@gmail.com

PROPERTY INFORMATION

Property Address: 9086 Oswego Rd
Baldwinsville NY 13027

Tax Parcel Number(s): 024.-01-49.1

Total Acreage: 30.86

Current Zoning District: A

Requested Zoning District: GB

Current Use of Property:

Storage

Proposed Use of Property:

Storage/ Office/ Warehouse

SURROUNDING LAND USES

Direction	Existing Land Use	Existing Zoning
North	_____	<u>A</u>
South	_____	<u>A</u>
East	_____	<u>A</u>
West	_____	<u>GB</u>

REASON FOR REQUEST

Please describe the reason for the requested zone change and how the request is consistent with the municipality's Comprehensive Plan and surrounding area.

_____ The requested change to General Business is for a defined office and storage use of property and is not speculative rezoning. The proposed use consists of storage of company vehicles and equipment. The 30.86 acre site provides substantial area for setbacks, screening and buffering. A new access point is proposed, subject to applicable approvals, and would be designed and located to minimize impacts on neighboring properties. The property's location on the Rt 48 corridor and proposed controlled site design are intended to provide and orderly business use while addressing the comprehensive plan's objectives regarding highway access, surrounding properties and appropriate commercial development.

UTILITIES AND ACCESS

Public Water Available: ☐ Yes ☐ No

Public Sewer Available: ☐ Yes ☒ No

Road Frontage/Access Description:

600+ Ft of frontage on NYS Rt 48 (Oswego Rd). A new Driveway/Access point is proposed, subject to applicable approvals, to provide safe site access and minimize traffic impacts on neighboring properties.

REQUIRED SUBMITTALS

☐ Completed Application Form

☒ Application Fee NONE

☐ Survey/Map of Property

☐ Site Plan or Concept Plan

☐ Legal Description/Deed

☐ SEQR Documentation (if applicable)

☐ Authorization Letter (if agent applying)

☐ Other: _____

APPLICANT CERTIFICATION

I hereby certify that the information contained in this application and all accompanying materials is true and accurate to the best of my knowledge.

Applicant Signature: Brett A. Mason

Date: 8/31/26

OFFICE USE ONLY

Date Application Deemed Complete: _____

Planning Board Referral Date: _____

County Referral Required: ☐ Yes ☐ No

Public Hearing Date: _____

Town Board Action: _____

☐ Approved

☐ Denied

Date of Decision: _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

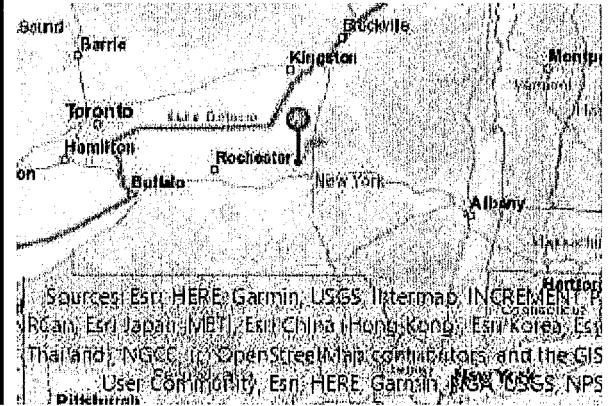
Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Maring Properties LLC							
Name of Action or Project: 9086 Oswego Rd Zone Change - General Business							
Project Location (describe, and attach a location map): 9086 Oswego Rd Baldwinsville NY 13027: Tax Parcel No. 024.-01-49.1							
Brief Description of Proposed Action: Proposed zoning map amendment from the existing zoning district to General Business (GB) for the 30.86-acre parcel. The contemplated use consists of business office operations and storage of company vehicles and equipment. A new driveway/access point may be constructed, subject to applicable approvals, to improve site access and minimize impacts to neighboring properties. Appropriate setbacks, screening, and buffering are proposed							
Name of Applicant or Sponsor: Maring Properties LLC		Telephone: 315-440-4033					
		E-Mail: WhiteGlove315@gmail.com					
Address: 8897 Dinglehole Rd							
City/PO: Baldwinsville		State: NY	Zip Code: 13027				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Zone Change Approval; NYSDOT Highway Access			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action?		<u>30.86</u> acres					
b. Total acreage to be physically disturbed?		<u>Less than</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>30.86</u> acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)							
☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify):							
☐ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☒	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☒ Agricultural/grasslands ☒ Early mid-successional ☒ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: Stormwater runoff From proposed driveway will be managed on site in accordance with applicable stormwater requirements. No discharge to adjoining properties is proposed.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community?	NO	YES
	☒	☐
	☒	☐
If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Brett A Maring</u> Date: <u>8/25/2026</u>		
Signature: _____ Title: <u>President</u>		

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Sources: Esri, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri Thailand, NGCC, OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

WARRANTY DEED

THIS INDENTURE, made the 3rd day of June, 2024

between

Mary Zaborowski, surviving tenant by the entirety of Henry S. Zaborowski, Jr., who died a resident of Onondaga County on February 19, 2020, of 8188 Blue Ridge Circle, Baldwinsville, NY 13027;

grantor, and

Marling Properites, LLC, a New York Limited Liability Company with an address of 8897 Dinglehole Road, Baldwinsville, NY 13027;

grantee,

WITNESSETH, that the grantor, in consideration of one dollar, lawful money of the United States, and other consideration paid by the grantee, does hereby grant and release unto the grantee, the heirs or successors and assigns of the grantee forever,

See Attached Schedule "A", attached and made a part hereof.

SUBJECT to easements, covenants, restrictions, and agreements, if any, of record.

BEING the same premises conveyed to the grantor by Warranty Deed dated July 13, 2009 and recorded in the Onondaga County Clerk's Office on July 28, 2009 in Book 5094 at Page 381.

TOGETHER with all right, title and interest, if any, of the grantor in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever.

AND the grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the grantor covenants as follows:

FIRST. That said grantor is seized of the said premises in fee simple, and has good right to convey the same;

SECOND. That the grantee shall quietly enjoy the said premises;

THIRD. That the grantor will forever warrant title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

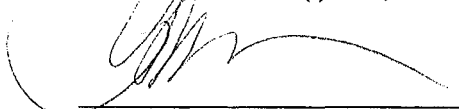
IN WITNESS WHEREOF, the grantor has duly executed this deed the day and year first above written.


Mary Zaborowski

STATE OF NEW YORK)
) ss.:
COUNTY OF ONONDAGA)

On the 3rd day of June, in the year 2024, before me, the undersigned, personally appeared **Mary Zaborowski**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

PATRICK E. MARTIN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 4865814
Qualified in Onondaga County
Commission Expires July 21, 2026


Notary Public

File Number: 2024-00018849 Seq: 2

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lysander, County of Onondaga and State of New York, being part of Military Lot 49, bounded and described as follows: Beginning at a point in the easterly line of New York State Route 48 (Oswego Road) at the intersection of said line with the northeasterly line of Con-Rail (formerly D.L. & W Railroad); thence northerly along said easterly line of New York State Route 48, a distance of 600± feet to a point; thence easterly a distance of 1227± feet to a point; thence southerly a distance of 1,185± feet to a point; thence westerly a distance of 895± feet to a point on the northeasterly line of Con-Rail; thence northwesterly along the said northeasterly line of Con-Rail a distance of 655± feet to a point and place of beginning.

The above described premises being more modernly bounded and described on a survey made by Stephen Sehnert, LLS, dated January 9, 2024 as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lysander, County of Onondaga and State of New York and being part of Lot 49 in said Town, and being more particularly bounded and described as follows:

Beginning at an iron rod with a yellow cap marked SEHNERT SURVEY set at the intersection of the east line of New York State Route No. 48 with the northeasterly line of lands of CSXT (formerly the D.L. & W Railroad); thence N 07° 19' 34" E, along the east line of said highway, a distance of 540.00 feet; thence N 09° 48' 59" E, along said highway line, a distance of 62.00 feet to an iron rod with a yellow cap marked SEHNERT SURVEY set on the north line of a parcel of land described in a deed to David C. and Margaret M. Sampson recorded in the Onondaga County Clerk's Office in Book of Deeds 4937 at Page 145; thence S 81° 56' 15" E, along the north line of said parcel, a distance of 1,242.15 feet to an iron rod with a yellow cap marked SEHNERT SURVEY set on the west line of lands of the People of the State of New York known as the Three Rivers Game Management Area; thence S 07° 50' 00" W, along said west line, a distance of 1,185.00 feet to a Bathey Marker at a corner of said state land; thence N 81° 26' 00" W, along the north line of said state land, a distance of 916.25 feet to a concrete monument on the northeasterly line of said railroad lands; thence N 21° 27' 38" W, along said railroad, a distance of 660.80 feet to the point of beginning. Containing 31.48 acres of land.

(For reference only: Tax Map No.: 024.-01-49.1)



NYS ROUTE No. 48



GRAPHIC SCALE
1" = 100'

REVISED 8/18/2025 TO ADD CERTIFICATIONS
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Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 2209, sub-division 2, of the New York State Education Law.

Subject to any statement of facts as accurate and up to date abstract of title may show.

Valid only when marked in RED ink with the land surveyor's original seal and signature.

Building location surveys do not include placement of any property corner markers.

Offsets shown measured from property lines to foundation walls of buildings unless otherwise indicated.

Certifications indicated herein shall run only to those who rely on this map for the specific transaction for which this survey is prepared and to the accuracy of the leading institution. Certifications are not transferable for subsequent transactions.

To: Greater Syracuse Business Development Corporation,
its successors and/or assigns and U.S. Small
Business Administration, its successors and or assigns

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN
ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.

LICENSED LAND SURVEYOR 010018

LOCATION SURVEY

PART OF LOT 49

TOWN OF LYSANDER
ONONDAGA COUNTY, NEW YORK

JEFFREY J. SCHULTE
LAND SURVEYING & MAPPING PLLC
Marcellus, New York
(315) 378-8660

DATE:	JUNE 17, 2025
SCALE:	1" = 100'
BOOK:	255/59 SS
FILE:	2484.3 SS REV2

MOSIER
3376/11

MARING PROPERTIES, LLC
2024-018849

31.48 ACRES

RIGHT-OF-WAY
CNG TRANSMISSION CORP.
3525/76

P.S.N.Y.
THREE RIVERS
GAME MANAGEMENT AREA

P.S.N.Y.
THREE RIVERS
GAME MANAGEMENT AREA

BATHY MARKER
7/24/2009

916.25' MEAS. 885° DEED
N81°26'00"W

CONCRETE MONUMENT
W/ IRON ROD
7/24/2009

650.00' MEAS. 655° DEED
N72°23'35"W
RAILROAD
(FORMERLY D.L. & N. RAILROAD)

650.00' MEAS. 655° DEED
N72°23'35"W

IRON ROD WITH A YELLOW CAP
7/24/2009

IRON ROD WITH A YELLOW CAP
7/24/2009

IRON ROD WITH A YELLOW CAP
7/24/2009

IRON ROD WITH A YELLOW CAP
7/24/2009

IRON ROD WITH A YELLOW CAP
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7/24/2009