

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Thursday, September 10, 2026 @ 7:00 p.m.

The regular meeting of the Town of Lyander Planning Board was held September 10, 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; Bob Shanahan; Sara Cervino; Julian Clarke; Jim Hunter; Margaret Butler; Zach Butler; Mary Unangst; Joe Unangst; David Dann; Denise Dann and Katie Schiano, Clerk

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

I. PUBLIC HEARING -- 7:00 p.m. (Continuation of August 13, 2026)

1. Major Subdivision Case No. 2026—001	Landmark Challenger Melvin Farms—Hayes Road
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The meeting was called to order. The first public hearing was for Landmark Challenger Development Major Subdivision opened at 7:00 p.m. The Board noted that sufficient information had still not been provided to proceed, the matter was adjourned at 7:01 p.m.

2. Site Plan Review-Multi Family Case No. 2023—008	Longview @ Radisson Longview Terrace/River Road
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The public hearing opened at 7:01 p.m. The Board discussed the status of the Longview application. Julian Clarke-Plumley Engineering indicated that several outstanding items identified in the review letter were being addressed.

The Board agreed to adjourn the public hearing for the evening. The public hearing was adjourned at 7:02p.m. Notice will be sent to residents advising that the following October 8, 2026 meeting is intended to be the final public hearing. Once the public hearing is closed, the applicable 62-day period for the Planning Board to act on the application will begin.

II. APPROVAL OF MINUTES

Review and approval of the minutes of the August 13, 2026 regular Planning Board meeting.

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

RESOLVED that the minutes of the August 13, 2026, regular Planning Board meeting be approved as submitted.

4 Ayes – 1 Abstain (Darcangelo Absent)

III. OLD BUSINESS

1. Major Subdivision Case No. 2026—001	Landmark Challenger Melvin Farms, Hayes Road
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This matter was tabled.

2. Site Plan Review-Multi Family Case No. 2023—008	Longview @ Radisson Longview Terrace/River Road
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The Board discussed the need for an open or green space area within the development. It was suggested that the area previously intended for a building could potentially be designated as open space and possibly include an amenity such as a children's playground. The applicant agreed to consider the suggestion and discuss it further with Radisson.

The Board also discussed the status of the SWPPP. It was explained that a revision to the existing SWPPP had been submitted. Because the project had previously been approved under an earlier permit, the project may continue to meet the requirements applicable under that permit rather than the current

permit requirements. The submitted water-quality calculations were reported to be accurate and applicable. Outstanding engineering comments, including a retaining-wall item, were also discussed.

The matter will return to the Board after the remaining comments and outstanding items have been addressed.

3. Controlled Site Use
Case No. 2026-005

Landmark Challenger
Melvin Farms, Phase 2, Lots 1 & 3

This matter was tabled.

VI. NEW BUSINESS

1. Minor Subdivision
Case No. 2026—007

Coulter, Edward
769 Sprague Road

On behalf of Edward Coulter Sara Cervino presented a proposed minor subdivision involving a 1.84-acre parcel with approximately 200 feet of frontage and 400 feet of depth. The proposed lot is similar in size and configuration to a previously approved lot along Sprague Road.

The applicant advised that the required survey revisions had been completed to show the proposed driveway location, sight distance, and speed limit. The proposed access location had been reviewed by DOT, and a letter regarding eligibility for a future driveway permit was anticipated. Septic design work was also underway.

The Board discussed the configuration of the property and noted that additional future subdivisions along the road frontage could potentially create concerns regarding lot configuration and frontage-to-depth requirements. The applicant indicated that the proposed lot would be the final additional 200-foot frontage lot.

RESOLUTION #2 Motion by Corey, Second by Hunt

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 Edward Coulter, 769 Sprague Road, Memphis, New York Minor Subdivision application.

VOTE: 4 Ayes 0 Noes

RESOLUTION #3 Motion by Corey, Second by Kimball

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 Edward Coulter 769 Sprague Road, Memphis, New York, Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

VOTE: 4 Ayes 0 Noes

RESOLUTION #4 Motion by Corey, Second by Hunt

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of Edward Coulter, for a subdivision of property located at 769 Sprague Road, Memphis, New York, Tax Map No. 043.-01-07.1, for a development of two (2) lots from a parcel of approximately 26 acres.

VOTE: 4 Ayes 0 Noes

V. OTHER BUSINESS

1. Recommendation to Town Board
Zone Change: Agricultural to General Business

Maring, Brett/Maring Properties
9086 Oswego Road

The Town Board requested a Planning Board recommendation concerning a proposed zone change from Agricultural to General Business.

The property is located on the east side of Route 48 and is approximately 30.86 acres. Agricultural zoning exists immediately to the north and south, while several properties across Route 48 are located within the General Business District.

The applicant currently operates a dumpster service and proposes to locate the business office in the existing barn, dispatch trucks from the property, and store empty dumpsters on the site.

The Board reviewed uses permitted within the General Business District and discussed whether the proposed dumpster operation would require a Special Use Permit. The Board also discussed the potential environmental effects of storing dumpsters, including runoff and possible contamination, as well as the ability to regulate the number and size of dumpsters and their movement onto and off the property.

The applicant explained that only empty dumpsters would be stored on the property. Dumpsters containing material would be taken directly to appropriate disposal facilities, and the business is not licensed to handle hazardous materials.

Several Board members expressed concern about recommending a broad zone change without adequate controls over the current and future use of the property. It was explained that conditions could be imposed through Controlled Site Use review and, where applicable, a Special Use Permit issued by the ZBA. The Planning Board would also conduct controlled site review of the proposed operation.

The Board discussed the long-term implications of rezoning the entire parcel, including the fact that residential uses would not be permitted under General Business zoning. The applicant stated that there was no intention to subdivide or sell the property and discussed a possible future Christmas tree farm use.

The Board generally agreed that it could potentially support the requested zone change if appropriate conditions and limitations were established. The matter was tabled to allow a proposed resolution containing those conditions to be drafted and circulated to Board members for review. The Board intends to reconsider the recommendation at the following meeting.

VI. INFORMATION ONLY

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| 1. Controlled Site Use | Butler, Zachary |
| Case No. TBD | 2464 Lamson Road |

The Board reviewed a proposal involving an agriculturally zoned parcel of approximately 45 acres adjoining the Three Rivers Wildlife Management Area.

The property owner explained that they have a large extended family and would like to establish several small temporary or movable structures on the property for private family recreational use. They also intend to construct a barn associated with their agricultural activities.

It was explained that a second permanent residential structure would not be permitted on the property. However, "private recreational campsites" are identified as a potential use in the Agricultural District subject to Controlled Site Use review and a Special Use Permit. The Town Code does not specifically define a private recreational campsite.

The proposed structures could include a yurt, small cabin/shed-type structure, or tent-type structure. The structures would not be placed on permanent foundations and would be located well back from the road in a wooded portion of the property.

The owners confirmed that the campsite would be strictly for family use and would not be rented, advertised, listed through Airbnb, or otherwise operated commercially.

Before the owners incurred the expense of preparing surveys and detailed plans, they requested feedback as to whether the Planning Board considered the proposal an allowable use that could proceed through the formal review process.

The Board generally agreed that the proposed private recreational campsite could be considered, provided that it remains noncommercial and for private family use. The applicants will still be required to complete the appropriate ZBA and Controlled Site Use review processes.

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| 2. Major Subdivision | Timber Banks |
| Case No. 2006-009 | Phase 4, Section II |

The Board reviewed a Preliminary Plan for the remaining approximately 157 lots within the Timber Bank's development.

The developer intends to develop this portion of the project under a separate HOA. During review of the HOA offering plan, the New York State Attorney General's Office identified that the proposed lot configuration did not match the previously approved Preliminary Plat.

The property is located within a PUD district, which allows flexibility in the size and configuration of lots provided that the development remains consistent with the uses and density permitted under the General Project Plan. The proposed plan does not seek to increase the overall number of lots previously authorized. Instead, it modifies the size and configuration of the remaining lots.

It was explained that the original Preliminary Plat included a greater number of larger, low-density lots of approximately one acre or more. Market demand for that style of lot has decreased since the project began. The revised configuration would also result in less roadway frontage and potentially fewer roads and utilities for the Town to maintain.

The Board discussed SEQR review and determined that a Short Environmental Assessment Form would be appropriate because the requested amendment changes the lot configuration but does not increase the previously approved overall density.

Considerable discussion occurred regarding proposed access to Patchett Road. Board members recalled earlier representations that regular residential traffic from Timber Banks would not use Patchett Road.

It was clarified that the proposed Patchett Road connection is intended as a gated emergency-access point rather than an entrance for regular residential traffic. Current fire-code requirements were discussed, including the requirement for an additional ingress/egress point when more than 30 single-family units are served by a single access point. Wetlands on the site also limit potential locations for secondary access.

Because the emergency connection would be a Town road, the gate may require an automatic opening system to accommodate emergency vehicles and Town highway/plowing operations.

The project engineer was reported to be close to completing the final design. The Board determined that additional information should be reviewed before completing SEQR or proceeding with the public hearing.

RESOLUTION #5 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 Timber Banks Phase 4 Section II, Major Subdivision Amendment application.

VOTE: 4 Ayes 0 Noes

This matter was tabled pending additional information and further review.

VII . ADJOURN

RESOLUTION #6 -- Motion by Corey, Second by Darcangelo

RESOLVED, that the September 10, 2026 regular Planning Board meeting adjourn at 8:05 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Katie Schiano, Clerk