November 2, 2026

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TOWN CLERK
TOWN OF LYSANDER

Subject: Public Comment — Proposed Rezoning of 9086 Oswego Road

Dear Supervisor and Members of the Town Board,

Attached is our November 2, 2026, letter opposing the proposed zoning map amendment from Agricultural to General Business for 9086 Oswego Road, Tax Parcel No. 024.-01-49.1, concerning Maring Properties LLC / White Glove Dumpster Rentals.

Please distribute the letter to all Board members and include it in the public hearing record. We would appreciate confirmation of receipt.

Thank you for your time and consideration.

Sincerely,

Joel Schneider and Debra Lemay
9119 Oswego Road
Baldwinsville, NY 13027

Lysander Town Board
Town of Lysander
8220 Loop Road
Baldwinsville, NY 13027

RE: Opposition to Proposed Zoning Map Amendment (Agricultural to General Business)
Property Address: 9086 Oswego Road (State Route 48), Baldwinsville, NY 13027
Tax Parcel Number: 024.-01-49.1
Applicant: Maring Properties LLC / White Glove Dumpster Rentals

Dear Supervisor and Members of the Town Board,

We are writing as concerned residential neighbors to voice our strong opposition to the proposed zoning map amendment for 9086 Oswego Road (Tax Parcel No. 024.-01-49.1) from Agricultural to General Business. The applicant has operated an unpermitted commercial dumpster rental business from this parcel for over two years under the guise of establishing a "tree farm." This requested rezoning is not a forward-looking planning decision; it is a retroactive attempt to legalize persistent, non-compliant commercial operations that directly harm the surrounding residential neighborhood and the environment.

The applicant describes the proposed use as the "storage of dumpsters." Our concern is the activity associated with that storage: staging and maintaining an inventory of over 100 commercial roll-off containers and deploying a fleet of heavy trucks. In practice, these activities constitute the operation of a commercial dumpster rental yard, rather than storage alone.

We request that the Board evaluate the concerns below against the application materials, the Town's enforcement records, and the applicable zoning and environmental requirements. Where a concern requires technical or regulatory confirmation, we request a confirmation as part of the Board's review.

We urge the Town Board to deny this zoning change based on the following severe, ongoing impacts on our community and environment:

- **Intense Noise and Traffic Disturbances:** Large commercial trucks enter and exit the property continuously throughout the day. Loading, unloading, and dropping heavy steel roll-off dumpsters generate substantial, disruptive noise. Because this industrial activity occurs directly across the street from a residential home, the truck traffic and dumpster handling severely degrade the quiet enjoyment of our properties.
- **Lack of Dust Control and Roadway Tracking:** The site's long, completely unpaved driveway has no dust control infrastructure. Heavy truck traffic produces two distinct impacts: significant airborne dust clouds during dry periods, and extensive trails of mud, dirt, and debris regularly tracked onto State Route 48. The material deposited on this high-speed corridor creates a hazardous road slick and serious traffic safety concerns.
- **On-Site Fuel Storage and Environmental Hazards:** The applicant is actively refueling his commercial fleet on-site and stores bulk diesel fuel on the property. This unmonitored fueling operation poses an immediate contamination risk to the local water table, nearby residential water wells, and the adjacent state-regulated wetlands of the Three Rivers Wildlife Management Area.
- **Absence of Permanent Water and Septic Infrastructure:** This commercial operation currently operates with no potable water source or permanent septic system. The applicant is utilizing temporary "porta-potties" to accommodate daily employees, which is entirely unacceptable for a permanent, multi-acre commercial business entity under local building and sanitary codes.
- **Unsightly and Deficient Screening:** To obscure dumpsters and commercial vehicles from flanking residential lines, the applicant has constructed massive screening berms out of wood chips. These berms decompose rapidly, require constant maintenance, trap pests, and are highly unsightly. They represent a cheap, inadequate substitute for the permanent, professional evergreen or solid fencing buffers mandated by Town Code Chapter 320 for commercial uses adjacent to residential zones.
- **History of Deception and Disregard for Neighbors:** The applicant has shown a total lack of transparency and a blatant disregard for both the Town's regulations and his neighbors. For over two years, he actively misled Town code enforcement by claiming the property was a "tree farm" while building a massive, unpermitted commercial operation. An operator who hides his business footprint and ignores basic zoning compliance cannot be trusted to self-regulate under a General Business designation.

Furthermore, we have reason to believe the applicant is effectively utilizing this agricultural property as an illegal, unpermitted refuse transfer station. Heavy trucks are actively staging, dumping, sorting, and consolidating raw commercial waste, garbage, scrap metal, and construction debris directly on the site. This sorting activity is being conducted entirely on bare earth, as the property completely lacks the mandatory engineered concrete pads, paved surfaces, or leachate collection systems required for waste management facilities. Sorting loose debris and trash directly on permeable ground creates an immediate risk of hazardous chemicals, oils, and contaminants pooling into the soil and leaching into the local water table.

The Town of Lysander Comprehensive Plan is designed to protect rural agricultural districts and buffer residential neighborhoods from industrial encroachment. Rezoning this 30.86-acre parcel to General Business rewards deceptive zoning violations, introduces a severe safety risk to Route 48, and sets a dangerous precedent for unpermitted commercial development.

For these reasons, we respectfully request that the Lysander Town Board deny this zoning map amendment and enforce the immediate cessation of commercial dumpster operations at this site.

Please include this letter in the public hearing record for the proposed zoning map amendment concerning 9086 Oswego Road, Tax Parcel No. 024.-01-49.1.

Thank you for your time, leadership, and continued dedication to protecting our residential communities.

Sincerely,

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