

A Town Board Meeting was held on August 21, 2025, at Lysander Town Hall, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT:
Kevin Rode, Supervisor
Jeffrey Kudarauskas, Councilor
Robert Geraci, Councilor
Peter Moore, Councilor

MEMBERS ABSENT: None.

Supervisor Rode called the meeting to order at 6:30 PM with a pledge to the Flag.

OTHERS PRESENT: Town Clerk, Dina Falcone, Al Yager, Town Engineer, David Herkola, Town Attorney, and several guests and residents.

ADOPTION OF AUGUST 7, 2025 MEETING MINUTES

RES#138/2025

Motion made by Councilor Geraci seconded by Councilor Moore to adopt the August 7, 2025 Town Board meeting minutes.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

**MOTION TO RE-OPEN THE PUBLIC HEARING
REGARDING MELVIN FARMS LETTER OF INTENT**

RES#139/2025

Motion made by Councilor Kudarauskas seconded by Councilor Geraci to re-open the public hearing regarding the Melvin Farms Letter of Intent at 6:32 PM.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

Mario D’Arrigo spoke for the developer and noted that the project is intended to balance new development with long-standing infrastructure needs. He stated that the use of incentive zoning makes the project feasible while also addressing public benefits such as sewer expansion, environmental protection, and cost-sharing with existing residents.

Town Engineer Al Yager provided an overview of the sewer and infrastructure considerations. He reiterated that the proposal includes 537 new housing units in addition to 146 existing units that make up Phase 1 of the project. If the Town were to construct sewer infrastructure for only the 146 existing units, the estimated annual debt service per unit would be approximately \$2,800 for 30 years, which he described as unsustainable. Moving forward with the full project would reduce the estimated cost to about \$227 per unit per year. He also stated that the project would address the sewer needs of Palmer Elementary School. Without this connection, the community would face the expense of a new septic system for the school, estimated at around \$2 million.

Alternative sewer connection options, such as extending service to Timber Banks, were studied, but according to Mr. Yager, those options would have served only a limited number of residents at a cost of about \$2,000 per unit annually, which exceeded New York State thresholds and would be financially burdensome. He emphasized that extending sewer to the Cold Springs Peninsula has been part of the Town’s long-range plan since 1968. Due to development patterns and rising construction costs, completing this work without new development is financially unattainable for existing residents. He stated that the use of incentive zoning is intended to allow higher residential density than normally permitted in the AR-40 zoning district in order to help offset infrastructure costs.

Supervisor Rode reminded attendees that the public hearing for this project was originally opened in May 2023, and has remained open through multiple adjournments as the Town Board received and reviewed additional information. He noted that all reports and documents related to the project, including traffic studies and environmental analyses, have been posted on the Town's website under "Notices." He acknowledged that some documents are lengthy and more practical to access online than in print.

Supervisor Rode stated that the most recent revisions suggested by the Town Board have been added to the website. The recent revisions to the project have added protections and benefits rather than taking anything away. The bonding agreement for the sewer infrastructure was increased to \$4 million, ensuring that if the developer cannot fulfill their obligations, the Town would have the funds necessary to complete the system. This project falls within an incentive zoning area, first established in 2015 and revised in 2016, and is consistent with the Town's Comprehensive Land Use Plan, created in 2017 and updated in 2023. The project has already undergone review by the Planning Board, County Planning Board, and Zoning Board.

Supervisor Rode addressed questions about related development on the site, noting that a solar farm currently under construction was approved before the Town enacted its 2023 moratorium on solar and battery storage projects. He noted that the moratorium remains in effect until September 20, 2025, and may be extended. A traffic study, completed in 2023 for a larger 588-unit plan, has since been updated to reflect roughly 10% fewer units, resulting in only minor differences in projected traffic impacts. The New York State Department of Transportation has also required left-turn lanes on Route 370 at Hayes Road as part of traffic improvements tied to the project.

A resident questioned why sewer cost estimates had increased from \$1.68 million to \$4 million. Mr. Yager explained that the original estimate did not include contingencies and assumed non-prevailing wage rates, while the new figure ensures the Town is fully covered if it must step in. Concerns were also raised about what would happen if the developer were to build only part of the project and then go out of business. It was clarified that debt service is tied to all approved units, not just those constructed, and that if taxes went unpaid, Onondaga County would make the Town whole and place the property into tax auction if necessary. Because the bond would fund key infrastructure like the pump station and force main, the Town would retain a significant debt-free asset even in the event of default.

Another resident encouraged the Town to conduct additional due diligence on the developer, such as reviewing past projects and financial statements to better understand potential risks. Questions also arose about Palmer Elementary School's septic system, which was described as "failing." The Supervisor explained that this information came directly from the school district, which has confirmed the system must be replaced soon.

It was explained that projected sewer costs remain within the State Comptroller's affordability threshold of approximately \$600 per unit, which includes both County treatment charges and debt service. It was also reiterated that the increased bond requirement was intended as a safeguard, protecting residents and ensuring that the necessary infrastructure is completed regardless of the developer's financial position.

Questions were clarified about how sewer debt service would be applied: Each apartment or housing unit is counted as one equivalent dwelling unit, meaning that every unit within a multifamily building contributes separately to the sewer debt service charge. Mr. Yager explained that for example, a four-unit townhouse building would be assessed four separate units of debt service, and the 140 senior apartments included in the plan would each be responsible for one unit.

A resident noted that the project has evolved since 2015, when the initial proposal of 472 single-family homes in an AR-40 zoning district was not approved due to density concerns. The current proposal reflects adjustments in unit types and numbers. The resident expressed particular concern about financial impacts, noting that while some neighborhoods such as Holly Hill already have sewer districts, the broader community could face increased costs.

Additional concerns from residents focused on traffic patterns. While a new traffic signal has been proposed to handle increased volume, residents noted that some drivers may seek to bypass it by using Hayes Road, which already presents challenges. The scale of the project (537 units, including a significant number of senior apartments) was also highlighted, with questions raised about the total number of future residents and the resulting strain on local roads and services.

A resident questioned the project's financial benefits to the Town. By estimating tax revenue from single-family homes, he suggested that actual revenues may fall short of expectations, especially when balanced against higher density and the demands placed on municipal services.

In addition to these points, members of the public voiced concerns primarily related to safety, tax benefits, fire protection, and emergency services associated with the development.

**MOTION TO CLOSE THE PUBLIC HEARING
REGARDING MELVIN FARMS LETTER OF INTENT**

RES#140/2025

Hearing all comments, motion made by Councilor Geraci seconded by Councilor Kudarauskas to close the public hearing regarding the Melvin Farms Letter of Intent at 7:59 PM.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

**MOTION TO OPEN THE PUBLIC HEARING
PROPOSED LYSANDER CODE CHANGES**

RES#141/2025

Motion made by Councilor Moore seconded by Councilor Kudarauskas to open the public hearing regarding the proposed Lysander Code changes at 8:08 PM.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

**MOTION TO CLOSE THE PUBLIC HEARING
REGARDING PROPOSED LYSANDER CODE CHANGES**

RES#142/2025

Hearing no comments, motion made by Councilor Kudarauskas seconded by Councilor Moore to close the public hearing regarding the proposed Lysander Code changes at 8:09 PM.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

There were no Citizens Comments. The Town Board members thanked the public for attending and chose to move on to the agenda.

Supervisor’s Comments

Supervisor Rode spoke regarding the following:

- Tax bills will be mailed out on August 29th. Tax collection will begin on September 2nd. There is a drop box in the front of the building. He asked residents to please check the box on the tax bill if a receipt is needed. For additional details regarding tax receiving, visit the website under “Tax Receiver.”
- Pop Warner will be hosting a scrimmage on Saturday at the Park and on Sunday they will play from 9:00 AM to 7:00 PM.

Agenda Items

MOTION TO ACCEPT THE RESIGNATION OF ANYKA CERMINARO

RES#143/2025

Motion made by Councilor Geraci seconded by Councilor Kudarauskas to accept the resignation of Anyka Cerminaro as Recreation Leader effective Friday, August 22, 2025.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

MOTION TO APPOINT CARTER SMITH AS RECREATION LEADER

RES#144/2025

Motion made by Councilor Moore seconded by Councilor Geraci to appoint Carter Smith as Recreation Leader effective Monday, August 25, 2025.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

MOTION TO APPROVE THE SPECIAL EVENT LICENSE FOR ANNAL’S ANGELS 5K

RES#145/2025

Motion made by Councilor Geraci seconded by Councilor Kudarauskas to approve the Special Event License for the Annal's Angels 5K on August 30.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

ADJOURNMENT

Motion made by Councilor Kudarauskas seconded by Councilor Geraci to adjourn the Town Board meeting at 8:15 PM.

Supervisor Rode	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye				

All ayes, motion carried.

This is a true and complete recording
of the action taken at this meeting.

Dina Falcone, Town Clerk