

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, July 10, 2025 @ 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, July 10, 2025, 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;
Doug Beachel and Matt Hunt

OTHERS PRESENT: Al Yager, Town Engineer; Doug Reith, CNY Land
Surveying and Karen Rice, Clerk

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

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of June 12, 2025, regular Planning Board meeting will be tabled.

III. NEW BUSINESS

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| 1. Minor Subdivision | Allen, Fred |
| Case No. 2025—006 | 8521 Plainville Road |

Doug Reith, CNY Land Surveying, represented the applicant stating that Mr. Allen owns approximately 82 acres on both Plainville, Dog Harbor Road and Swamp Road. Lot 1, 2.661 acres was previously subdivided out in 2011. Mr. Allen would like to subdivide two additional residential building lots out on Dog Harbor Road. Each lot will be 2 acres in size with 200' of road frontage.

Mr. Reith stated that wetlands and the appropriate buffers have been shown on the plan. New York State Department of Environmental Conservation has jurisdiction over them. Neither of the lots being created will impact those wetlands as they are quite a distance. The remnant piece will remain under Agriculture.

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

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 Fred Allen, 8521 Plainville Road, Baldwinsville, New York, Minor Subdivision application.

5 Ayes -- 0 Noes

The applicant has completed Part I, Project Information; John Corey, Chairman, reviewed Part Two—Environmental Assessment, with the board.

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? No
2. Will the proposed action result in a change in the use or intensity of use of land? No
3. Will the proposed action impair the character or quality of the existing community? No
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? N/A
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? No
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? No
7. Will the proposed action impact existing:
 - a. public / private water supplies? No

- b. public / private wastewater treatment utilities? No
- 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? No
- 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)? No
- 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? No
- 11. Will the proposed action create a hazard to environmental resources or human health? No

RESOLUTION #2 -- Motion by Corey, Second by Hunt

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 Fred Allen, 8521 Plainville Road, Baldwinsville, New York, Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

5 Ayes -- 0 Noes

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

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of Fred Allen, for a subdivision of property located at 8521 Plainville Road, Baldwinsville, New York, Tax Map No. 026\8.-01-04.1, for the development of two residential building lots and subdividing out an existing home with 2.66 acres from a parcel of approximately 83 acres. The remnant piece will remain under agriculture.

5 Ayes -- 0 Noes

Mr. Reith thanked the Board for their time.

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| 2. Minor Subdivision
Case No. 2025—007 | Pierce, Sandra
1484 Lamson Road |
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Doug Reith, CNY Land Surveying, represented the applicant stating that Mrs. Pierce owns approximately 42 acres on Lamson and Ease Mud Lake Road and would like to subdivide 2 acres from Tax Map Parcel No. 026.-01-10.1 and combine the remainder with Tax Map Parcel No. 026.-01-13. Again, there are wetlands associated with the parcel and have been shown. This subdivision will have no impact on those wetlands.

Al Yager, Town Engineer, stated that it appears the applicant just wants to subdivide an existing home with two acres on Lamson Road from the overall parcel and add additional lands to an existing lot on East Mud Lake Road. That being said, he believes this can be accomplished by a Division of Land/Movement of a Lot Line.

It was determined that Mr. Reith will prepare the appropriate new Legal Descriptions for all lots involved and submit them to the Clerk to be forwarded to the Planning Board Attorney for her review and recommendation.

Mr. Reith concurred and thanked the Board for the time.

IV. OTHER BUSINESS

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| 1. Final Plat Approval | White Tail Woods, Section C-2
River Road/Long Bow Way |
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Al Yager, Town Engineer, stated that he has reviewed the Final Plat for Section C-2 of the White Tail Woods Major Subdivision and finds that the developer has adjusted the road right-of-way's and shifted bearings and distances that amounts to an 8" change and he feels that that modification is insignificant and that the Chairman is in a position to sign the Final Plat.

RESOLUTION #4 -- Motion by Corey, Second by Kimball

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the Fifteen (15) lot subdivision application of JDK Development for property located at White Tail Woods, Longbow Way, Baldwinsville, New York, Part of Farm Lot No.95 and Part of Tax Map Numbers 071.1-04-16.1 and 071.1-04-18.1 and finding that all modifications and conditions have been met; and that the Final Plat is consistent with the approved Preliminary Plat and that any differences found are not significant; the Board authorizes the Chairperson to waive the Final Plat Public Hearing and sign the Final Plat.

5 Ayes -- 0 Noes

V. ADJOURN

RESOLUTION #4 -- Motion by Corey, Second by Darcangelo

RESOLVED, that the July 10, 2025, regular Planning Board meeting adjourn at 7:20 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk
Planning Board