

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, August 14, 2025 @ 7:00 p.m.

The regular meeting of the Lysander Planning Board was held Thursday, August 14, 2025 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: John Corey, Chairman; Hugh Kimball; Doug Beachel and Matt Hunt

MEMBERS ABSENT: Steve Darcangelo

OTHERS PRESENT: Amelia McLean Robertson, Planning Board Attorney; Christian Dorn; Brittany Dorn; Archie Wixson; Doug Reith, CNY Surveying; Ryan Hagerman; Steve Schweitzer; Theresa Carbone; Pete Hansen; Josh Allen and Karen Rice, Clerk

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

I. PUBLIC HEARING -- 7:00 p.m.

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

Doug Reith, CNY Land Surveying, represented the applicant stating that they would like to subdivide two 2-acre residential building lots from approximately 83 acres. The lots will have access off Dog Harbor Road. The remnant piece will remain under agriculture.

Mr. Reith stated that there are wetlands associated with the parcel (indicating on map), but we are far enough away. I do not think it is going to affect anything. That is pretty much it. Pretty simple.

There being no comments from the audience, the Public Hearing closed at 7:02 p.m.

II. APPROVAL OF MINUTES

Review and approval of the June 12, 2025 and July 10, 2025 Planning Board meeting minutes.

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

RESOLVED, that the minutes of the June 12, 2025 Planning Board meeting be approved as submitted.

4 Ayes -- 0 Noes

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

RESOLVED, that the minutes of the July 10, 2025 Planning Board meeting be approved as submitted.

4 Ayes -- 0 Noes

III. OLD BUSINESS

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

There is a letter on file from Al Yager, Town Engineer, that will be read into the record, in part:

I have completed my review of the final plat for the Allen Plainville Road Minor Subdivision, prepared by CNY Land Surveying, dated June 12, 2025. The plans as presented appears to meet all the Town of Lysander Code Requirements. I would not be opposed to the Planning Board approving the final plat as presented.

FINDINGS:

An Environmental Assessment form indicates that the proposed action will not result in any significant adverse environmental impacts.

There is a letter on file from Al Yager, Town Engineer, dated August 14, 2025, that has been made part of the public record.

The application did not meet the criteria for referral to the Onondaga County Planning Board.

This action is consistent with the Town's Comprehensive Plan.

This action is consistent with the Town's current Zoning Ordinances.

This action will cause no adverse effects on the public health, safety and welfare in the neighborhood or district.

RESOLUTION #3 -- Moton by Corey, Second by Kimball

RESOVLED, that having reviewed the Minor Subdivision application, as defined on a map dated June 12, 2025, prepared by CNY Land Surveying, Licensed Land Surveyor, associated with the application of Fred Allen, for property located at 8521 Plainville Road, Tax Map No. 028.-01-04.1, Baldwinsville, New York.

4 Ayes -- 0 Noes

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

RESOVLED, that in granting a subdivision to Fred Allen, for property located at 8521 Plainville Road, Baldwinsville, New (York, the Planning Board invokes its right to impose a fee of \$250 per lot for two (2) lots, in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

4 Ayes -- 0 Noes

State Law States that the applicant shall file the final plat in the Onondaga County Clerk's office within sixty-two (62) days from the date of final approval or such approval shall expire. The applicant shall also file one copy of the final plat in the Lysander Clerk's office.

IV. NEW BUSINESS

1. Minor Subdivision
Case No. 2025—008

Hagerman, Ryan
1055 Kibby Road

Ryan Hagerman stated that he and his wife Abigail would like to subdivide approximately 3 acres of land from her mother's 13-acre parcel on Kibby Road to allow the construction of a single-family residence. There is a letter on file from Corinne Williams giving Mr. Hagerman permission to speak on her behalf.

Mr. Hagerman indicated that CNY Land Surveying has done the survey. There are wetlands associated with the parcel, and they are in the process of getting a wetland delineation of those wetlands as they do encroach into the property, but the home will be set back accordingly from the wetland buffer.

RESOLUTION #5 -- Motion 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 Ryan Hagerman, 1055 Kibby Road, Fulton, New York Minor Subdivision application.

4 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 #6 -- 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 Ryan Hagerman, 1055 Kibby Road, Fulton, New York, Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

4 Ayes -- 0 Noes

RESOLUTION #7 -- Motion by Corey, Second by Kimball

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of Ryan Hagerman, for a subdivision of property located at 1055 Kibby Road, Fulton, New York, Tax Map No. 016.-03-02.1, for a development of two (2) lots from a parcel of approximately 13 acres.

4 Ayes -- 0 Noes

Mr. Hagerman thanked the Board for their time.

2. Minor Subdivision
Case No. 2025—009

Nichols, Elaine
7755 Tater Road

Doug Reith, CNY Land Surveying, indicated that the applicant would like to table this action as they are considering a new location for the residential building lot.

V. OTHER BUSINESS

1. Recommendation to ZBA
Appeal Decision of CEO

Dorn, Christian & Brittany
7412 Plainville Road

John Corey, Chairman, stated that the Board has been asked to provide an opinion and recommendation to the ZBA regarding an appeal that has been made. This pertains to the desire to build a single-family residence on a lot that already has a single-family residence on it. That is clearly not consistent with our Code. Only one single family residence is allowed on one building lot. I would at this time ask the other Board members if they would like to express any

concerns. For myself, the recommendation I would support making is we recommend to the ZBA that they do not grant a waiver that is being requested as such granting would create such a precedent that there would be turmoil. I am just not in favor of it period. Anyone else wish to comment.

Hugh Kimball stated that the rule put out by the Town Board is clear and has been in the Code for years. Any exception that would be granted would tend to lean to more and more exceptions, so no, we recommend that they not approve it. It would be just a bad precedence.

Matt Hunt stated that he agrees with Mr. Corey and Mr. Kimball.

Archie Wixson asked if the appellant could speak on their own behalf.

Mr. Corey stated that this is not a Public Hearing. I know what you want to talk about, and I get that, but that is your conversation in front of the ZBA. They are the people that rule on this. All we have been asked to do is offer an opinion and that opinion is not based on what you might or might not do with your plans. It is based on how it stacks up against the Code that we are required to enforce; so that is all we are dealing with.

Mr. Wixson thanked the Chairman and asked if it will go to the Zoning Board of Appeals after this part of the process.

Mr. Corey concurred, stating that it will go before the ZBA next month. You will have the opportunity to say whatever you want. We do not want this, okay, thank you.

Doug Beachel...I was just going to say I agree with your opinions.

RESOLUTION #8 -- Motion by Corey, Second by Kimball

RESOLVED, that pursuant to Article XXIII, Section 320-66, Procedures for Appeals and Applications, Paragraph C pertaining to the Appeal of the Code Enforcement Officer's decision to deny the Building Permit application of Christian and Brittany Dorn to allow the construction of a second single-family residence on property located at 7412 Plainville Road, Memphis, New York the Planning Board makes the following Advisory Opinion on said application.

NOW THEREFORE, the Planning Board hereby makes a recommendation regarding the request of the Appeal to overturn the Code Enforcement Officer's Decision that the request for the exception of the law should not be approved.

4 Ayes -- 0 Noes

2. Major Subdivision—Final Plat Highland Meadows/Lysander Preserve
Lots 38, 40, 41, 42 & 53 Giddings Trail

John Corey, Chairman, stated that he talked with Al Yager, Town Engineer, who could not be here tonight. He assured me that there have been no significant changes from the Preliminary Plat that is on this Plat. I requested that he send me a letter tomorrow confirming that; but I myself, I am prepared to move forward with this. Any concerns?

Hugh Kimball stated that he just has a question for Karen that I hope she can answer, what is the Side Yard Setback.

Karen Rice, Clerk, stated that since it is in the Incentive Zoning District they are allowed 7'.

Mr. Kimball...so between houses they are allowed 14', right, okay, that explains that. It is mighty tight because some of the houses are wider than some of the houses that have been put in previously.

Karen added that it would normally be 10' in an R 12.5 District but they gave them some relief.

Mr. Corey stated that it is a perception thing...you see the smaller homes on the lot, and you have the space...(unclear).

RESOLUTION #9 -- Motion by Corey, Second by Beachel

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the five (5) lot subdivision application of Highland Meadows Development< LLC, for property located at Highland Meadows, Phase 3K, Lots 38, 40, 41, 42 & 53 Giddings Trail, part of Farm Lots 78 & 79, Part of Tax Map Number 049.2-03-06.4 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.

4 Ayes -- 0 Noes

VI. ADJOURN

RESOLUTION #10 -- Motion by Corey, Second by Beachel

RESOVLED, that the August 14, 2025 regular Planning Board meeting adjourn at 7:23 p.m.

Respectfully submitted,

Karen Rice, Clerk
Planning Board