

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, October 9, 2025 @ 7:00 p.m.

The regular meeting of the Lysander Planning Board was held Thursday, October 9, 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 Steve Darcangelo

MEMBERS ABSENT: Matt Hunt

OTHERS PRESENT: Peter Hansen; PAC-B 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 the September 11, 2025 regular Planning Board meeting.

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

RESOLVED, that the September 11, 2025 regular Planning Board meeting be approved as submitted by the secretary.

4 Ayes -- 0 Noes

III. NEW BUSINESS

1. Minor Subdivision Battaglia, Christopher & Meghan
Case No. 2025—009 9100 Fenner Road

Christopher and Megahan Battaglia own approximately 52 acres of land at 9100 Fenner Road with their home currently under construction. The Battaglia's would like to subdivide the parcel into two lots. Lot 1 43 +/- acres with their proposed residence and Lot 2, 9 1/2 +/- acres.

There was some discussion regarding the configuration of the lot, and it was determined that it appears to follow a creek and hedgerow.

RESOLUTION #2 -- 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 the Christopher Battaglia, 9100 Fenner Road, Phoenix, 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 #3 -- Motion by Corey, Second by Beachel

RESOLVED, that having reviewed the SEQR regulations, determined this is an UNLISTED ACTION, and having reviewed the Short Environmental form, and finding no significant or adverse impacts resulting from the resulting from the Christopher Battaglia, 9100 Fenner Road, Phoenix, New York, Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

4 Ayes -- 0 Noes

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

RESOVLED, that a Public Hearing be held at a date and time designated by the secretary, on the application of Christopher Battaglia, for a subdivision of property located at 9100 Fenner Road, Baldwinsville, New York, Tax Map no. 026.-01-03.1, for a development of two (2) lots from a parcel of approximately 52 acres.

4 Ayes -- 0 Noes

IV. ADJOURN

RESOLUTION #5 -- Motion by Corey, Second by Kimball

RESOLVED, that the October 9, 2025 regular Planning Board meeting adjourn at 7:06 p.m.

4 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk
Planning Board