

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, November 13, 2025 @ 7:00 p.m.

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

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

II. APPROVAL OF MINUTES

Review and approval of the minutes of the October 9, 2025 regular Planning Board meeting.

III. OLD BUSINESS

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

IV. NEW BUSINESS

- | | |
|---|---------------------------------|
| 1. Minor Subdivision
Case No. 2025—011 | Ventre, Dan
1205 Reeves Road |
|---|---------------------------------|

V. OTHER BUSINESS

- | | |
|--|--|
| 1. Major Subdivision-Final Plat
Copper River Phase 2, Section 2 | Collington Pointe East
3105 Patchett Road/Stoney Pond Way |
| 2. Review and approval of the 2026 Planning Board Meeting Schedule | |

VI. ADJOURN

The next regular Planning Board meeting is scheduled for Thursday, December 11, 2025 at 7:00 p.m.

Battaglia
minor
subdivision

Application to the Planning Board

For: ☒ Subdivision of Land
☐ Number of Lots 2
☐ Controlled Site Use
☐ Site Plan Approval

Date: 9/8/2025
☐ Information Only
☐ Preliminary
☐ Final

Name of proposed development: C. and M. Battaglia Subdivision

Applicant:

Name Christopher Battaglia
Address 133 Hillcrest Rd.
Syracuse, NY 13219
Telephone: (315) 430-8072

Owner of record:

Name Christopher & Meghan Battaglia
Address 133 Hillcrest Rd.
Syracuse, NY 13219
Telephone: (315) 430-8072

Proof of ownership attached: Yes

Site Location:
9100 Fenner Rd.

Proposed use (s) of site:
Agricultural & residential

Current use & condition of site:
Agricultural (house residence
under construction)

Plans prepared by:

Name CNY Land Surveying LLC
Address 2075 Church Rd.
Baldwinsville, NY 13027
Telephone: (315) 635-4614

Ownership intentions:

Lot 1 to remain under current
ownership. Lot 2 to be sold.

Farm Lot No. Military Lot 46

Tax Map No. 026.-01-03.1

Current Zoning AG

Is site in an Agricultural Tax District? No

Area of land 51.33 acres.

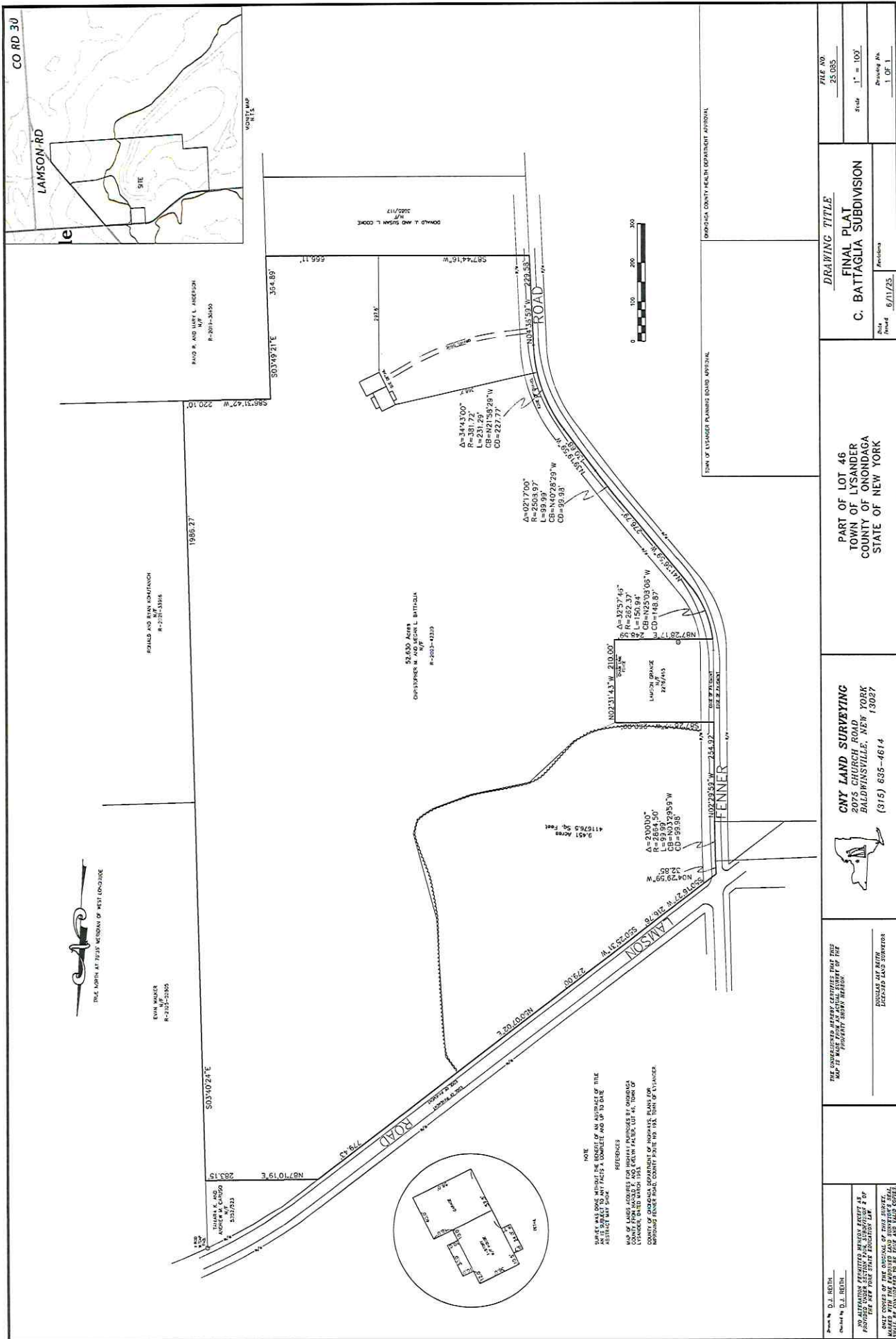
Plans for sewer and water connections
Septic & well

Character of surrounding:
Agricultural, residential

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Name of Owner or Representative

Signature



VENTRE
minor subdivision

Application to the Planning Board

For: ☒ Subdivision of Land
☐ Number of Lots 3
☐ Controlled Site Use
☐ Site Plan Approval

Date: 10/22/2025
☐ Information Only
☐ Preliminary
☐ Final

Name of proposed development: D. and S. Ventre Subdivision

Applicant:

Name Daniel Ventre

Address 1205 Reeves Rd.

Baldwinsville, NY 13027

Telephone: (315) 391-1398

Owner of record:

Name Daniel and Shawn Ventre

Address 1205 Reeves Rd.

Baldwinsville, NY 13027

Telephone: (315) 391-1398

Proof of ownership attached: Yes

Site Location:

1205 Reeves Rd.

Baldwinsville, NY 13027

Proposed use (s) of site:

Residential (2), wetland site (1)

Current use & condition of site:

Residential

Plans prepared by:

Name CNY Land Surveying LLC

Address 2075 Church Rd.

Baldwinsville, NY 13027

Telephone: (315) 635-4614

Ownership intentions:

Creating new residential lot

Farm Lot No. Military Lot 54

Tax Map No. 029.-01-9.0

Current Zoning R-1

Is site in an Agricultural Tax District? No

Area of land 10.054 acres.

Plans for sewer and water connections

Septic and well

Character of surrounding:

Agricultural, residential

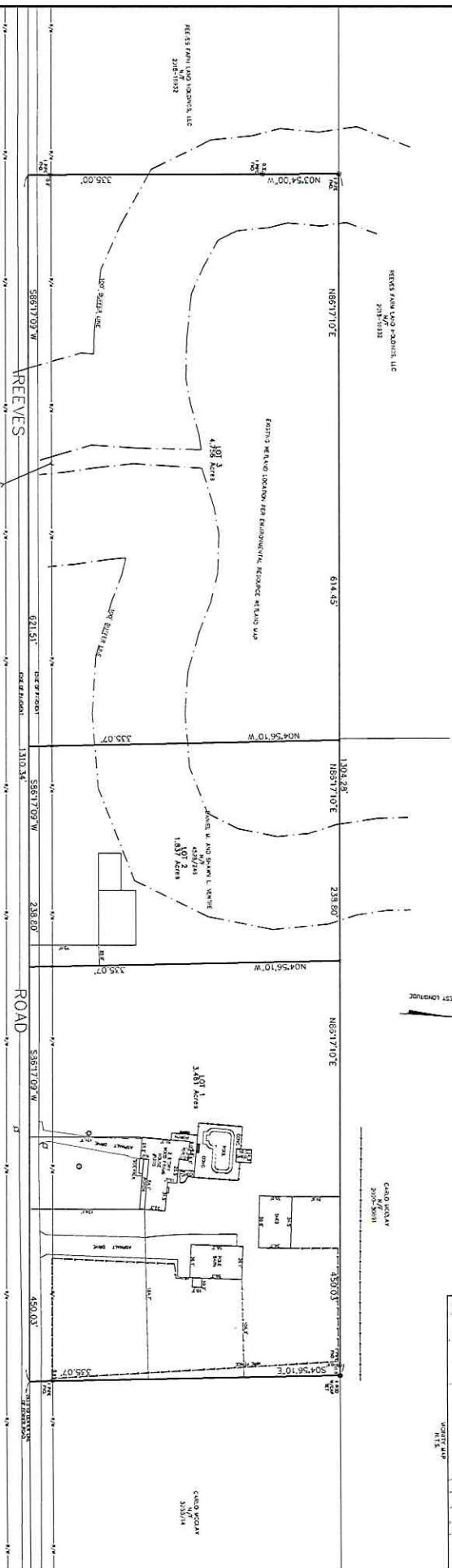
SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Douglas Jay Reith, L.S.

Name of Owner or Representative

Signature

Douglas Jay Reith



Drawn by <u>D.L. RETH</u> Check by <u>D.L. RETH</u>		NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED HEREIN, WITHOUT THE SIGNATURE & OF THE NEW YORK STATE ENGINEERING LAW	
ONLY COPIES OF THE ORIGINAL OF THIS SURVEY SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES			
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP WAS MADE BY AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.			
CNY LAND SURVEYING 2075 CHURCH ROAD BALDWINVILLE, NEW YORK 13027 (315) 635-4614		PART OF LOT 54 TOWN OF LYSANDER COUNTY OF ONONDAGA STATE OF NEW YORK	
DRAWING TITLE 712.00 25.119		FINAL PLAT D. AND S. VENIRE SUBDIVISION	
Scale 1" = 50'		Date 10/30/25	
Drawing No. 1 OF 1		Revision	

D. AND S. VENTURE SUBDIVISION FINAL PLAT DRAWING TITLE	SHEET NO. 25149
	DATE 10/29/25
DRAWING NO. 25149	SCALE 1" = 50'
DATE 10/29/25	DRAWING NO. 1 OF 1

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

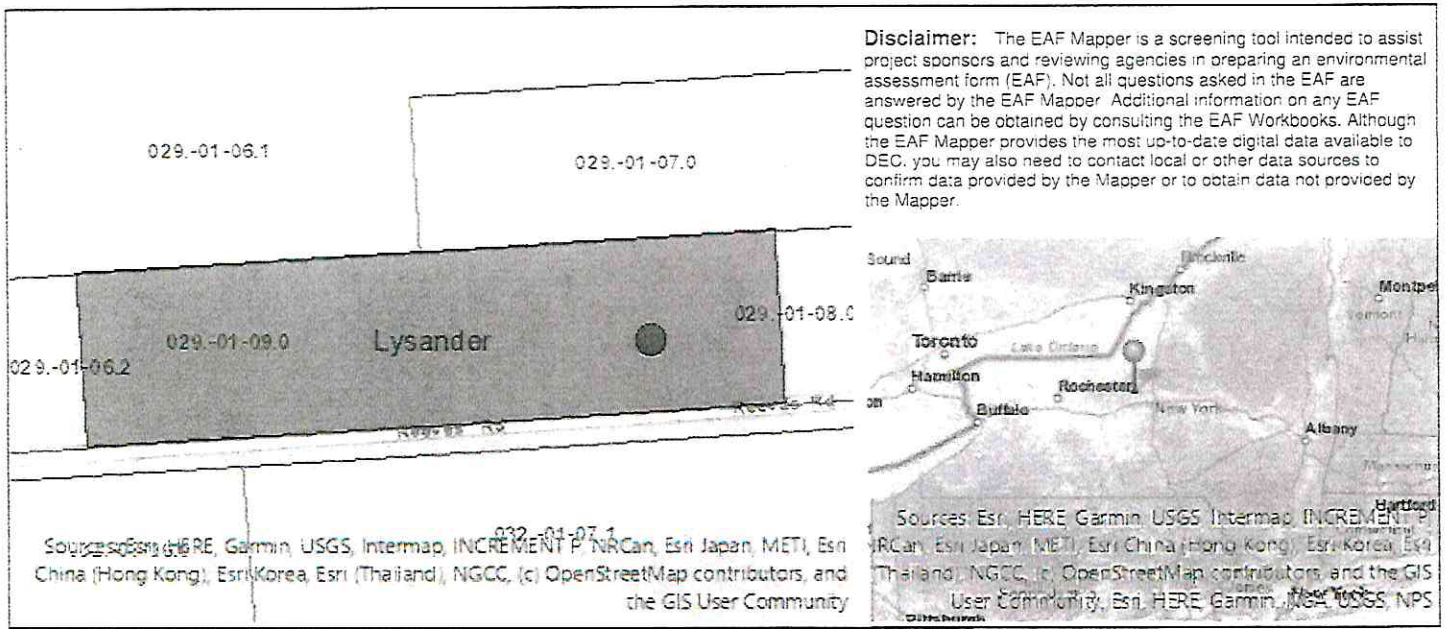
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: D. and S. Ventre Subdivision			
Project Location (describe, and attach a location map): 1205 Reeves Rd., Baldwinsville, NY 13027			
Brief Description of Proposed Action: Divide Tax Parcel # 029.-01-09 into (3) lots			
Name of Applicant or Sponsor: CNY Land Surveying LLC		Telephone: (315) 635-4614 E-Mail: cnysurv1@gmail.com	
Address: 2075 Church Rd.			
City/PO: Baldwinsville	State: NY	Zip Code: 13027	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Lysander, Onondaga County Health Department		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		10.054 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.054 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

		NO	YES	N/A
5. Is the proposed action.				
a. A permitted use under the zoning regulations?		☐	☒	☐
b. Consistent with the adopted comprehensive plan?		☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			NO	YES
		☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?			NO	YES
If Yes, identify: _____		☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			NO	YES
		☒	☐	
b. Are public transportation services available at or near the site of the proposed action?		☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?			NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		☒	☐	
10. Will the proposed action connect to an existing public/private water supply?			NO	YES
If No, describe method for providing potable water: _____ Private well _____		☒	☐	
11. Will the proposed action connect to existing wastewater utilities?			NO	YES
If No, describe method for providing wastewater treatment: _____ Private septic _____		☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?			NO	YES
		☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?			NO	YES
		☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Bald Eagle, Indiana Bat	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Douglas Jay Reith</u> Date: <u>10/22/25</u>		
Signature: <u><i>Douglas Jay Reith</i></u> Title: <u>Licensed Land Surveyor</u>		



Part 1 / Question 7 [Critical Environmental Area] No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No

Part 1 / Question 12b [Archeological Sites] No

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.

Part 1 / Question 15 [Threatened or Endangered Animal] Yes

Part 1 / Question 15 [Threatened or Endangered Animal - Name] Bald Eagle, Indiana Bat

Part 1 / Question 16 [100 Year Flood Plain] No

Part 1 / Question 20 [Remediation Site] No

TOWN OF LYSANDER
8220 Loop Rd
Baldwinsville, NY 13027

Planning Board
(315) 638-4819

AGRICULTURAL DATA STATEMENT

This statement is required by Section 283-a, New York State Town Law, for any proposed project that would occur (a) on property within an Agricultural District containing a farm operation, or (b) on property with boundaries within 500 feet of a farm operation located with an Agricultural District.

A. Name of applicant: Daniel Ventre
Mailing address: 1205 Reeves Rd. Baldwinsville, NY 13027

B. Description of the proposed project: Cut out two new lots from Tax Parcel# 029.-01-09

C. Project location: 1205 Reeves Rd., Baldwinsville, NY 13027

D. Tax Map number: 029.-01-09

E. Number of acres involved with project: 10.054

F. Is project with Agricultural District? Yes _____ No x
Is project within 500 feet of an Agricultural District? Yes x No _____

G. Is any portion of the project site currently being farmed?
Yes _____ If so, how much? _____ Acres
No x

H. Please identify name and address of who is farming the project site and/or any sites within 500 feet.

Reeves Farm Land Holdings, LLC 1100 Reeves Rd. Baldwinsville, NY 13027

I. Please indicate what the intentions are for use of the remainder of the project site:

Residential (2 lots) and wetlands (1)

J. Who will maintain the remainder of the property not being used for this development?

Current owner

K. Other Project Information. Please include information about the existing land cover of the site, any known impacts on existing storm water drainage (including field tiles), or other significant plant materials:

Wetland area has scrub briush and mature trees with small (dry) stream through Lot 3.

L. Please make a copy of the overall (original) parcel from the Towns' Tax Maps on file with the Town Assessor's Office. Identify the site of this application by placing an "X" on it. Include the tax map with this completed agricultural data statement.

M. Description of farm operation: _____

N/A - Reeves Property is truck farm

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**FARM NOTE**

Prospective residents should be aware that such farm operations may generate dust, odor, smoke, noise, vibration and other conditions which routinely result from agricultural activities.  
~~~~~

Douglas Jay Reith, L.S.

Name and Title of Person Competing Form

10/22/25

Date

FOR TOWN USE ONLY --- Has this Agricultural Data Statement been referred to the Onondaga

County Planning Agency? Yes _____ No _____

If yes, please give date of referral: _____

If yes, please give County Referral Number: _____

If no, please state reason: _____



Copper River Final Plot
Application to the Planning Board

For: ☒ Subdivision of Land
☐ Number of Lots 4
☐ Controlled Site Use
☐ Site Plan Approval

Date: October 31, 2025
☐ Information Only
☐ Preliminary
☒ Final

Name of proposed development: Copper River Phase 2, Section No. 3

Applicant:

Name Bella Casa Builders by Alberici Inc.

Address 8245 Loop Road
Baldwinsvill, NY 13027

Telephone: 315-451-4034

Owner of record:

Name Same as applicant

Address _____

Telephone: _____

Proof of ownership attached: ☒

Site Location:
3105 Patchett Road &
Stoney Pond Way

Proposed use (s) of site:

Residential

Current use & condition of site:

Residential

Plans prepared by:

Name Ianuzi & Romans Land Surveying, P.C.

Address 5251 Witz Drive
North Syracuse, NY 13212

Telephone: 315-457-7200

Ownership intentions:

Name _____

Address _____

Telephone: _____

Farm Lot No. 89

Tax Map No. 73.1-01-40.3 & 73.1-06-19

Current Zoning AR-40

Is site in an Agricultural Tax District? ☐ Yes

Area of land 1.96+/- acres.

Plans for sewer and water connections

Existing

Character of surrounding:

Residential

SEE REVERSE SIDE FOR ADDITONAL SUBMITTAL REQUIREMENTS!

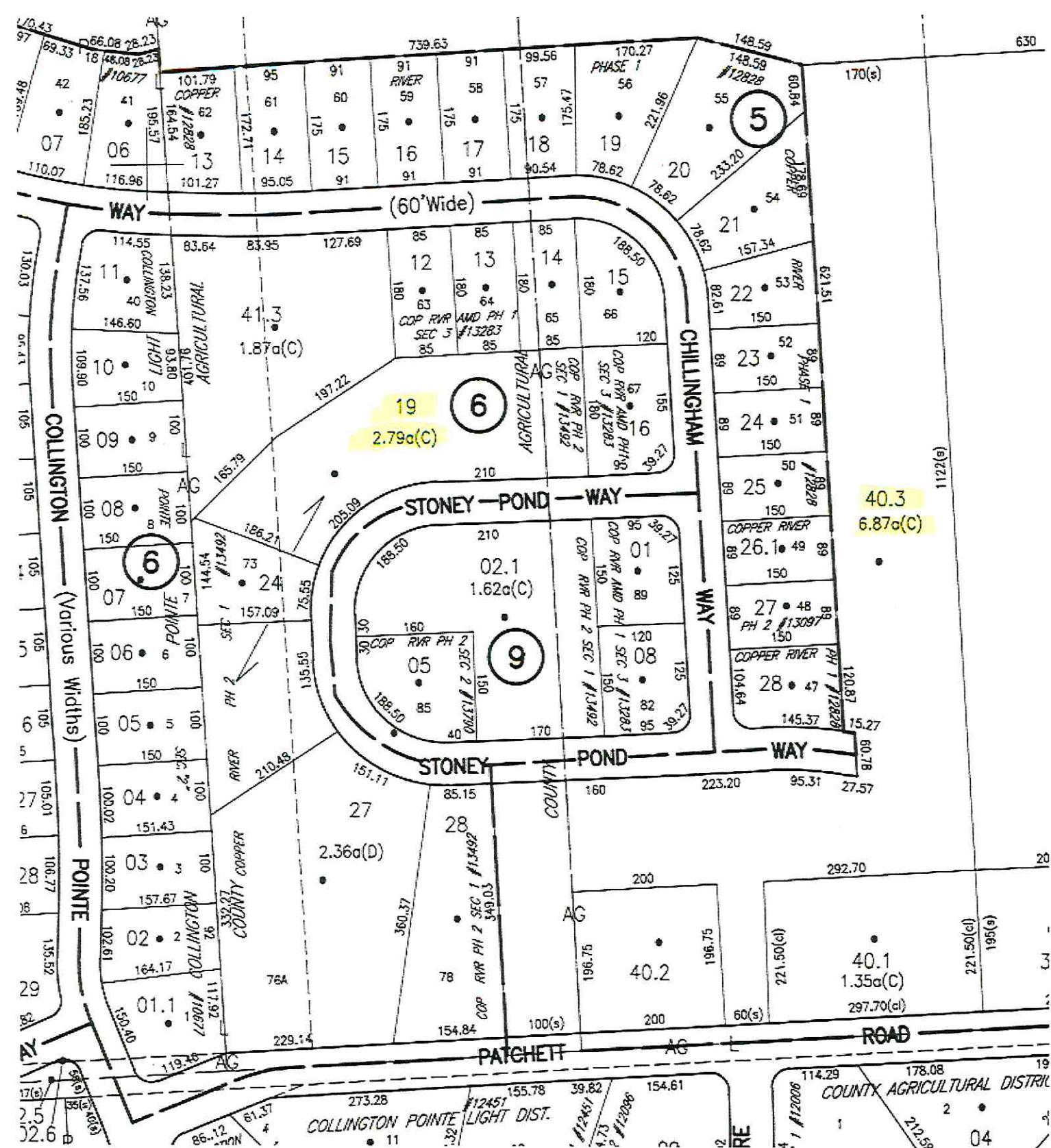
Bella Casa Builders by Alberici Inc.

Name of Owner or Representative

Eustachio Alberici

Eustachio Alberici (Oct 31, 2025 12:42:28 EDT)

Signature



Part of Tax Map Nos.
 #073.1-01-40.3
 #073.1-06-19
 Lots 68, 69, 70 & 79

TOWN OF LYSANDER
2026 PLANNING BOARD MEETING SCHEDULE
Time: 7:00 p.m. in Auditorium

January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026
October 8, 2026
November 12, 2026
December 10, 2026

Dates subject to change with appropriate notice. Deadline for application, plans and fees is 10 days prior to meeting date.

Proposed: October 22, 2025