

TOWN OF LYSANDER  
PLANNING BOARD MEETING  
8220 Loop Road  
Thursday, December 11, 2025 @ 7:00 p.m.

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

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

II. APPROVAL OF MINUTES

Review and approval of the minutes of the November 13, 2025 regular Planning Board meeting.

III. OLD BUSINESS

- |   |  |
|---|--|
| 1. Minor Subdivision<br>Case No. 2025—011 | Ventre, Dan<br>1205 Reeves Road                    |
| 2. Site Plan Review<br>Case No. 2023—008  | Longview @ Radisson<br>Longview Terrace/River Road |

IV. OTHER BUSINESS

- |  |  |
|--|--|
| 1. Info Only—Major Subdivision                                     | Cappucelli, Paul/Camex Realty<br>9311 River Road |
| 2. Review and approval of the 2026 Planning Board Meeting Schedule |  |

V. ADJOURN

The next regular Planning Board meeting is scheduled for Thursday, January 8, 2026 at 7:00 p.m.

TOWN OF LYSANDER  
PLANNING BOARD  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Lysander Planning Board will hold a Public Hearing at 7:00 p.m., on Thursday, December 11, 2025 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of Daniel Ventre for Final Subdivision Approval for a Minor Subdivision on property located at 1205 Reeves Road, Tax Map No. 029.-01-09.0, Baldwinsville, New York.

The applicant's proposal is to subdivide two residential building lots from a parcel of approximately 10 ½ acres to allow the construction of a single-family residence. There are no plans for the remnant piece currently. Maps of the proposed subdivision are on file at the Town Building.

At such time all persons interested in said application will be given an opportunity to be heard by the Planning Board.

Dated: November 25, 2025

John Corey, Chairman  
Lysander Planning Board

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!

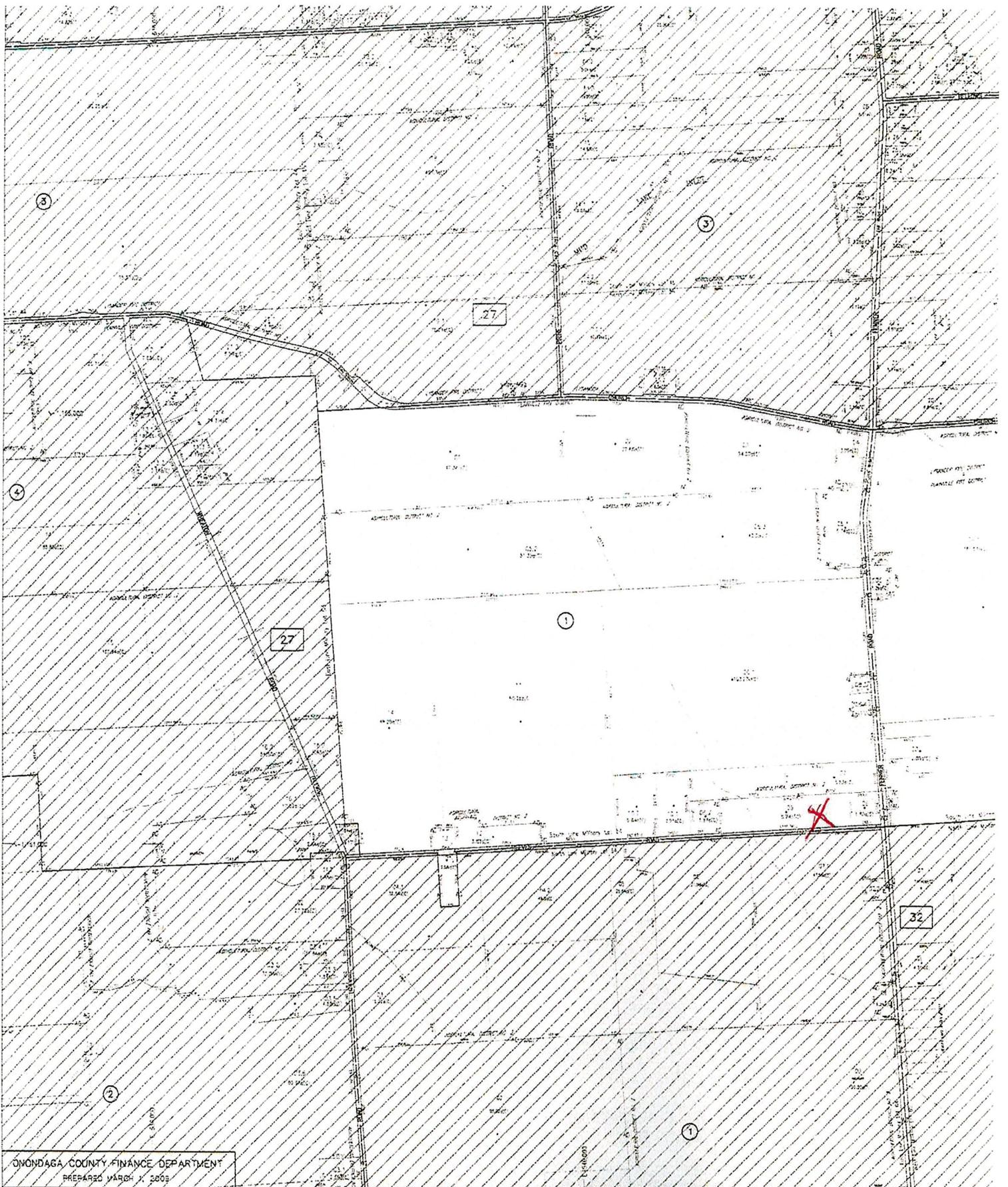
Douglas Jay Reith, L.S.

Name of Owner or Representative

Douglas Jay Reith  
Signature

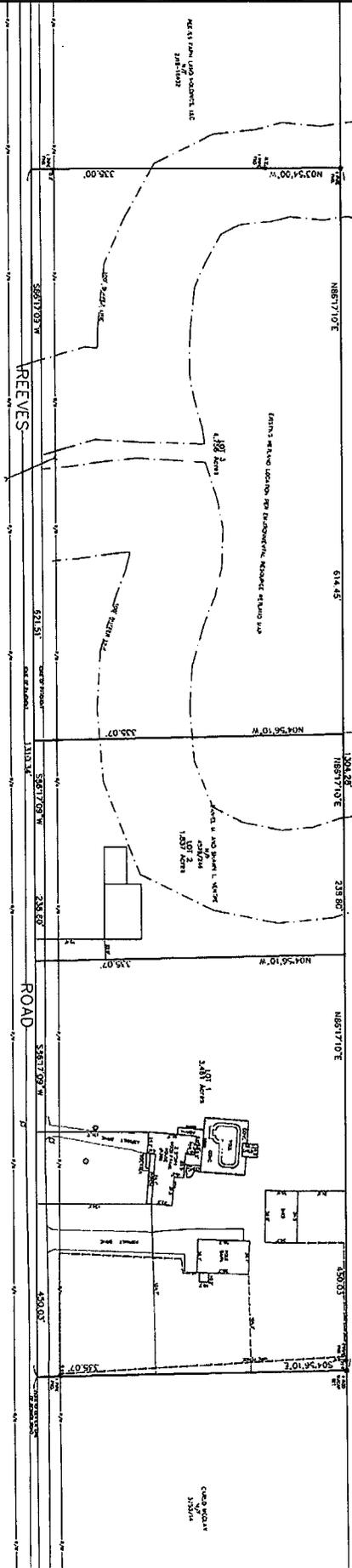
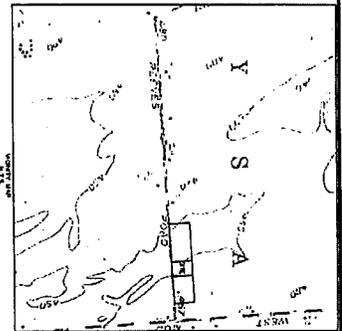






ONONDAGA COUNTY FINANCE DEPARTMENT  
 PREPARED MARCH 1, 2003

SPECIAL DISTRICT INFORMATION		LEGEND					
OWNER	SEAL OR SIGNATURE	AGRICULTURAL DISTRICT LINE	AD	TANK DISTRICT LINE	5	UNIFORM DISTRICT LINE	UNIFORM
DEED	PLAT NUMBER	AMULVADE DISTRICT LINE	A	PETROL DISTRICT LINE	6	SEWER DISTRICT LINE	SEWER
MAP	DATE	ONONDAGA DISTRICT LINE	O	SANITARY DISTRICT LINE	SD	BOARD OF HEALTH	BOARD
WATER	DATE	TRAIL DISTRICT LINE	T	CONDO DISTRICT LINE	CD	ROADS OF TOWN	ROAD
ADDITIONAL	LOCALITY DISTRICT	WEDMAN DISTRICT LINE	W	BEACH DISTRICT LINE	B	ST. LAW	ST. LAW
		WORTHING DISTRICT LINE	W	WATER DISTRICT LINE	W	PAVING ROAD	PAVING



NOTES

1. THIS SURVEY WAS MADE FROM THE CORNER OF THE OLD TOWN OF LISANDER PLANNED BOARDS APPROX. 1880 AND THE CORNER OF THE OLD TOWN OF LISANDER PLANNED BOARDS APPROX. 1880.

2. THE DISTANCE FROM THE CORNER OF THE OLD TOWN OF LISANDER PLANNED BOARDS APPROX. 1880 TO THE CORNER OF THE OLD TOWN OF LISANDER PLANNED BOARDS APPROX. 1880 IS 358.17 FEET.

3. THE DISTANCE FROM THE CORNER OF THE OLD TOWN OF LISANDER PLANNED BOARDS APPROX. 1880 TO THE CORNER OF THE OLD TOWN OF LISANDER PLANNED BOARDS APPROX. 1880 IS 358.17 FEET.

4. THE DISTANCE FROM THE CORNER OF THE OLD TOWN OF LISANDER PLANNED BOARDS APPROX. 1880 TO THE CORNER OF THE OLD TOWN OF LISANDER PLANNED BOARDS APPROX. 1880 IS 358.17 FEET.

5. THE DISTANCE FROM THE CORNER OF THE OLD TOWN OF LISANDER PLANNED BOARDS APPROX. 1880 TO THE CORNER OF THE OLD TOWN OF LISANDER PLANNED BOARDS APPROX. 1880 IS 358.17 FEET.



<p>THE PROFESSIONAL LAND SURVEYORS' AND ENGINEERS' BOARD OF THE STATE OF NEW YORK</p> <p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>John J. J. J. J.</i></p> <p>2075 CHURCH ROAD BALDWINVILLE, NEW YORK 13027 (315) 635-4614</p>	<p>THE STATE OF NEW YORK</p> <p>DEPARTMENT OF TAXATION AND FINANCE</p> <p>OFFICE OF THE STATE TAX ASSISTANT</p> <p>STATE TAX ASSISTANT</p>	<p>2075 CHURCH ROAD BALDWINVILLE, NEW YORK 13027 (315) 635-4614</p>	<p>PART OF LOT 54 TOWN OF LISANDER COUNTY OF ONONDAGA STATE OF NEW YORK</p>	<p>DRAWING TITLE</p> <p>FINAL PLAT D. AND S. VENTRE SUBDIVISION</p> <p>Date: 10/23/23</p>	<p>FILE NO.</p> <p>23-18</p> <p>1" = 50'</p> <p>7/10/23</p>
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*Longview*  
*Radisson*

**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS BUFFALO DISTRICT  
478 MAIN STREET  
BUFFALO, NY 14202-3278

November 17, 2025

Regulatory Branch

SUBJECT: Transmittal Department of the Army No. LRB-2011-01347, Nationwide Permit No. 29 as Published in the Federal Register, Volume 86, No. 8 on Jan. 13, 2021, and No. 245 on Dec. 27, 2021, New York State Department of Environmental Conservation No. NYSDEC #7-3136-00327/00001.

Greentree Realty Capital, LLC  
3708 Woodbine Street  
Chevy Chase, Maryland 20815  
Attn: Robert Shanahan

Dear Robert Shanahan:

This pertains to your application for a Department of the Army permit to construct 17 three-story residential facilities containing 10 apartment units each by placing fill in 0.43 acres of two PFO wetlands. Disturbance areas have been separated as Disturbances A-G. Disturbances A, D, E, F, and G are located within Wetland A and Disturbances B and C are located within Wetland B. Wetland fill consists of 0.073 acres of fill at Disturbance D, 0.174 acres of fill at Disturbance F, and 0.019 acres of fill at Disturbance G. Wetland disturbances to Disturbance A, B, and C have already been completed as part of the original 2014 permit authorized under LRB-2011-01347. Completed work has consisted of 0.146 acres of Wetland A, and 0.013 acres of Wetland B. The total completed work was 0.16 acres of fill. The total fill proposed under this permit would be 0.266 acres. This work is located at Longview Terrace, in the Town of Lysander, Onondaga County, New York.

I have evaluated the impacts associated with your proposal, and have concluded that they are authorized by the enclosed Nationwide Permit (NWP) provided that the attached conditions are satisfied.

Verification of the applicability of this NWP is valid until March 14, 2026, unless the NWP is modified, suspended, revoked, or the activity complies with any subsequent permit modification. Please note in accordance with 33 CFR part 330.6(b), that if you commence or are under contract to commence an activity in reliance of the permit prior to the date this NWP expires, is suspended or revoked, or is modified such that the activity no longer complies with

Regulatory Branch

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the terms and conditions, you have twelve months from the date of permit modification, expiration, or revocation to complete the activity under the present terms and conditions of the permit, unless the permit has been subject to the provisions of discretionary authority.

It is your responsibility to remain informed of changes to the NWP program. A public notice announcing any changes will be issued when they occur and will be available for viewing at our website: <http://www.lrb.usace.army.mil/Missions/Regulatory.aspx>. Finally, note that if your activity is not undertaken within the defined period or the project specifications have changed, you must immediately notify this office to determine the need for further approval or reverification.

Your initiation of work as authorized by the enclosed NWP acknowledges your acceptance of the general and special conditions contained therein. This affirmation is limited to the attached NWP and associated WQC, and does not obviate the need to obtain any other project specific Federal, state, or local authorization. Specifically, you may need to obtain Article 15 (Protection of Water), Article 24 (Freshwater Wetland), and/or Article 34 (Coastal Erosion Management) authorization from the New York State DEC.

In addition to the general conditions attached to the NWP, your attention is directed to the following Special Conditions which are also appended at the end of the NWP:

Special Condition 1: The permittee must notify the Regulatory Branch, in writing, at least one day prior to the date the activities authorized in Waters of the United States, including wetlands, are scheduled to begin. Notification shall either be by: 1) e-mail sent to [LRB.Regulatory.PermitCompliance@usace.army.mil](mailto:LRB.Regulatory.PermitCompliance@usace.army.mil); or 2) mailed to the following address: Regulatory Branch, U.S. Army Corps of Engineers, Buffalo District, 478 Main Street, Buffalo, New York 14202.

Special Condition 2: In the event that the removal of the 10 acres of trees proposed to be cut will occur between April 1 and October 30, of any year, an emergence survey is required to determine the potential use of the trees by the Indiana bat, and Northern long-eared bat. The emergence survey shall be conducted in accordance with Appendix E of the 2024 Range-wide Indiana Bat Summer Survey Guidelines (attached). If no bats were observed emerging from the potential roost tree(s) then the surveyed tree(s) from which no bat(s) emerged may be felled immediately. If safety concerns dictate that a tree cannot be felled immediately (i.e., during the night), then the tree(s) should be felled as soon as possible after sunrise on the following day. If a tree is not felled during the daytime immediately following an emergence survey, then the survey has to be repeated, since bats may switch roosts on a nightly basis. Immediately after the tree is felled, a visual inspection of the downed tree must be completed to ensure that no bats were present, injured, or killed. If bats are discovered during the inspection of the felled tree, the U.S. Fish and Wildlife Service (USFWS) Field Office and Autumn Osgood, U.S. Army Corps of

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Engineers (USACE), [autumn.t.osgood@usace.army.mil](mailto:autumn.t.osgood@usace.army.mil), must be contacted immediately. If one or more bats (regardless of species, because species identification cannot reliably be made during visual emergence counts alone) are observed emerging from the roost during the emergence survey, then TREES shall not be felled, and the USACE must be contacted the next working day for further guidance. The USFWS Bat Emergence Survey Datasheet(s) shall be submitted to the USFWS, [fw5es\\_nyfo@fws.gov](mailto:fw5es_nyfo@fws.gov), and Autumn Osgood at [autumn.t.osgood@usace.army.mil](mailto:autumn.t.osgood@usace.army.mil) within 24 hours of the survey.

Special Condition 3: To ensure compliance with Section 106 of the National Historic Preservation Act, the permittee shall comply with the Human Remains Discovery Protocol (Appendix B), and the Protocol shall be included on all appropriate construction drawings as required in the New York State Office of Parks, Recreation and Historic Properties letter dated September 6, 2007, letter.

Special Condition 4: The permittee must install orange safety fencing around the perimeter of the development area to prevent any inadvertent disturbance to the adjacent wetlands or their wetland buffers by construction operations and equipment. The fencing must be placed in uplands, be maintained throughout the duration of the project, and must be removed immediately after construction has been completed.

Special Condition 5: The permittee must provide a copy of the (validated) permit to all contractors, subcontractors, and/or workers performing the work associated with the permit authorization and ensure they have knowledge of the terms and conditions of the permit, including all General and Special Conditions. Prior to commencing work associated with this permit authorization, a copy of the permit and drawings must be visibly posted at the construction site.

Special Condition 6: The permittee must notify the Regulatory Branch, in writing, at least one week prior to the date the activities authorized in Waters of the United States, including wetlands, are scheduled to begin. Notification shall either be by: 1) e-mail sent to [LRB.Regulatory.PermitCompliance@usace.army.mil](mailto:LRB.Regulatory.PermitCompliance@usace.army.mil); or 2) mailed to the following address: Regulatory Branch, U.S. Army Corps of Engineers, Buffalo District, 478 Main Street, Buffalo, New York 14202.

I have evaluated your submitted wetland delineation map and have determined that the wetland and water boundaries shown on the map accurately represent on-site conditions. Please note that this is a Preliminary Jurisdictional Determination (JD) and does not officially confer or decline DA jurisdiction on any of the on-site waters. This letter verifies the location of waters on the site only. Further, this delineation/determination has been conducted only to identify the limits of waters that may be subject to Corps Clean Water Act or Rivers and Harbors Act jurisdiction. This delineation/determination may not be valid for the wetland conservation

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provisions of the Food Security Act of 1985, as amended. If you or your tenant are United States Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resource Conservation Service prior to starting work.

In accordance with Regulatory Guidance Letter 05-02, "Preliminary JDs are not definitive determinations of the presence or absence of areas within regulatory jurisdiction and do not have expirations dates." However, wetlands and waters are dynamic systems whose boundaries change over time. For this reason, I strongly recommend that, if the proposed work is not completed within five years of the date of this letter, the boundaries of waters of the United States be re-evaluated by a qualified wetland biologist. This will ensure that any changes are appropriately identified, and you do not inadvertently incur a violation of Federal law while constructing your project or working on your project site.

Pursuant to Regulatory Guidance Letter 16-01, any permit application made in reliance on this preliminary JD will be evaluated as though all wetlands or waters on the site are regulated by the Corps. If you require a definitive response regarding DA jurisdiction for any or all of the waters identified on the submitted drawings, you may request an approved JD from this office.

I have enclosed the Preliminary JD Form with this letter. The form and attached table identify the extent of waters on the site and specific terms and conditions of the Preliminary JD. Please sign and return a copy of this form to my attention. If you do not respond within 15 days, we will presume concurrence and no additional follow up is necessary prior to finalizing an action.

Questions pertaining to this matter should be directed to me at (315) 427-3062 by writing to the following address: U.S. Army Corps of Engineers Regulatory Branch 7413 County House Road, Auburn, NY 13021 or by e-mail at: [autumn.t.osgood@usace.army.mil](mailto:autumn.t.osgood@usace.army.mil).

Sincerely,

*Autumn Osgood*

Autumn Osgood  
Biologist

Enclosures

Enclosure 1: Plans and Map

Enclosure 2: NWP 29 Conditions

Enclosure 3: PJD Form

Enclosure 4: ESA Survey Guidelines

COMPLETION FORM / COMPLIANCE CERTIFICATION

Each permittee who receives a Nationwide Permit (NWP) verification letter from the Corps must provide a signed certification documenting completion of the authorized activity and any compensatory mitigation.

APPLICANT:	POINT OF CONTACT:	File No.: LRB-2011-01347
Greentree Realty Capital, LLC	Matt Martin	File Closed: November 17,
3708 Woodbine Street	Plumley Engineering	2025
Chevy Chase, Maryland 20815	8232 Loop Road,	NWP No.: 29
Attn: Robert Shanahan	Baldwinsville, NY 13027	

**Upon completion of the activity authorized by this permit and any required compensatory mitigation sign this certification and return it to the address listed below within 30 days of project completion.**

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit, you are subject to permit suspension, modification, revocation, and/or assessment of administrative penalties.

The permittee shall certify the completion of the authorized work and mitigation:

- a. The authorized work was done in accordance with the NWP authorization, including any general, regional, or activity specific conditions.
- b. The implementation of any required compensatory mitigation was completed in accordance with the permit conditions. If credits from a mitigation bank or in-lieu fee program are used to satisfy the compensatory mitigation requirements, this certification must include the documentation required by 33 CFR 332.3(1)(3) to confirm that the permittee secured the appropriate number and resource type of credits.

\_\_\_\_\_

Date

Permittee Telephone Number: \_\_\_\_\_

Project location: Longview Terrace, Lysander, NY.

Project Description: construct 17 three-story residential facilities containing 10 apartment units each by placing fill in 0.43 acres of PFO wetlands

Authorized Impacts (Waters of the U.S. Impacted by Project): 0.43 acres of wetland fill in total, 0.266 acres of wetland fill under this permit.

Waterway and/or Project Setting:

Return completed form to: [LRB.Regulatory.PermitCompliance@usace.army.mil](mailto:LRB.Regulatory.PermitCompliance@usace.army.mil) (Preferred)

**Or Mail to: Compliance Coordinator  
Regulatory Branch  
U.S. Army Corps of Engineers  
478 Main St  
Buffalo, NY 14202**

U.S. Army Corps of Engineers (USACE)  
**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND  
 REQUEST FOR APPEAL**

*Form Approved -  
 OMB No. 0710-0003  
 Expires 2027-10-31*

For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act; the proponent agency is CECW-COR.

**DATA REQUIRED BY THE PRIVACY ACT OF 1974**

**Authority** The authorities for requesting this information are Sections 9, 10, 13, and 14, Rivers and Harbors Act of March 3, 1899; Section 404, Clean Water Act; and Section 103 Marine Protection Research and Sanctuaries Act of 1972.

**Principal Purpose** This information serves as notification to affected parties regarding the USACE administrative appeal options and process, as well as to facilitate requests for appeal of USACE decisions with which they disagree.

**Routine Uses** Routine uses will include: (a) To serve as notification to affected parties of the Corps administrative appeal options and process and to facilitate requests for appeal of Corps decisions with which they disagree. (b) Records may be referred to the Department of Justice for possible criminal prosecution. (c) Records may be referred to other Federal, State, and local agencies for evaluation and enforcement purposes.

**Disclosure** Disclosure of this information is voluntary on your part. However, failure of individual to provide requested information could result in inability to determine all pertinent information regarding a Department of the Army permit matter.

**The Agency Disclosure Notice (ADN)**

The Public reporting burden for this collection of information, 0710-0003, is estimated to average 1 hour per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at [whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil](mailto:whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil). Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

**PURPOSE:** This form is used to facilitate the initiation of the administrative appeals process. The appeals process allows an affected party to pursue an administrative appeal of certain Corps of Engineers decisions with which they disagree.

Upon release, this form will also be available on the Corps website <https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/>

Applicant: Greentree Realty Capital, LLC, Robert Shanahan	File Number: LRB-2011-01347	Date: 11/17/2025
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Documents Attached ( <i>select all that apply</i> ):	Form Reference Section:
<input type="checkbox"/> INITIAL PROFFERED PERMIT ( <i>Standard Permit or Letter of Permission</i> )	A
<input type="checkbox"/> PROFFERED PERMIT ( <i>Standard Permit or Letter of Permission</i> )	B
<input type="checkbox"/> PERMIT DENIAL WITHOUT PREJUDICE	C
<input type="checkbox"/> PERMIT DENIAL WITH PREJUDICE	D
<input type="checkbox"/> APPROVED JURISDICTIONAL DETERMINATION	E
<input checked="" type="checkbox"/> PRELIMINARY JURISDICTIONAL DETERMINATION	F

**SECTION I**

The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/appeals/> or Corps regulations at 33 CFR Part 331.

**A: INITIAL PROFFERED PERMIT:** *You may accept or object to the permit*

**ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

**OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT: *You may accept or appeal the permit***

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C. PERMIT DENIAL WITHOUT PREJUDICE: *Not appealable***

You received a permit denial without prejudice because a required Federal, state, and/or local authorization and/or certification has been denied for activities which also require a Department of the Army permit before final action has been taken on the Army permit application. The permit denial without prejudice is not appealable. There is no prejudice to the right of the applicant to reinstate processing of the Army permit application if subsequent approval is received from the appropriate Federal, state, and/or local agency on a previously denied authorization and/or certification.

**D: PERMIT DENIAL WITH PREJUDICE: *You may appeal the permit denial***

You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**E: APPROVED JURISDICTIONAL DETERMINATION: *You may accept or appeal the approved JD or provide new information for reconsideration***

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- **RECONSIDERATION:** You may request that the district engineer reconsider the approved JD by submitting new information or data to the district engineer within 60 days of the date of this notice. The district will determine whether the information submitted qualifies as new information or data that justifies reconsideration of the approved JD. A reconsideration request does not initiate the appeal process. You may submit a request for appeal to the division engineer to preserve your appeal rights while the district is determining whether the submitted information qualifies for a reconsideration.

**F: PRELIMINARY JURISDICTIONAL DETERMINATION: *Not appealable***

You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision you may contact:	If you have questions regarding the appeal process, or to submit your request for appeal, you may contact:
Name: Autumn Osgood	Name: Suzanne Chubb, Regulatory Program Manager
Street Address, City, State: USACE, Buffalo District 7413 County House Road Auburn, New York 13021	Street Address, City, State: USACE, Great Lakes & Ohio River Division 550 Main Street, Room 10780, CELRD-PD-O Cincinnati, Ohio 45202-3222
Phone: (315) 427-3062	Phone: (513) 218-1243
Email: autumn.t.osgood@usace.army.mil	Email: suzanne.l.chubb@usace.army.mil

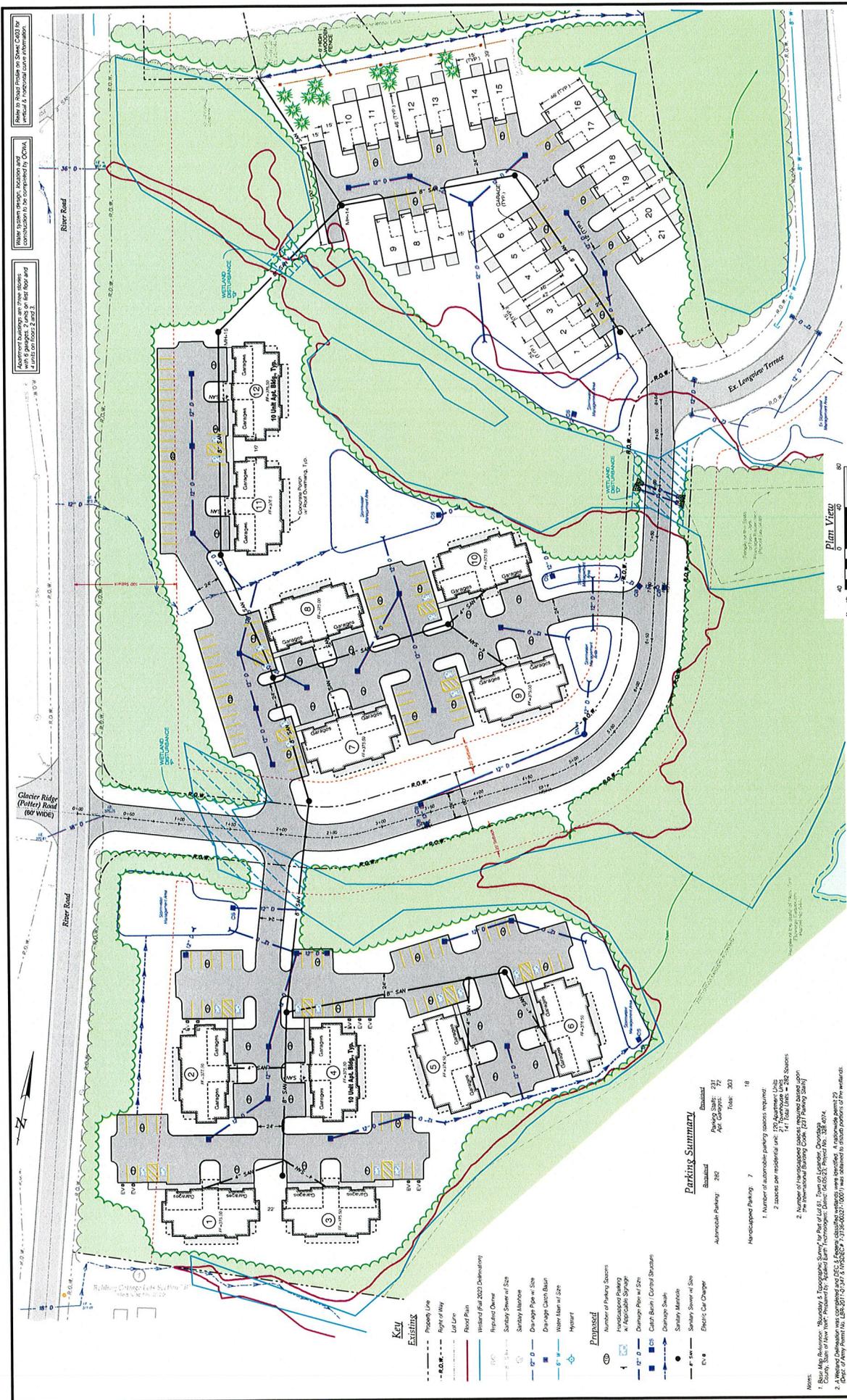
**SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

REASONS FOR APPEAL OR OBJECTIONS: *(Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. Use additional pages as necessary. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)*

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation and will have the opportunity to participate in all site investigations.

Email address of appellant and/or agent	Telephone number
Signature of appellant or agent	Date



Refer to Road Profile on Sheet C203 for vertical & horizontal curve information.

Water system design, locations and contribution to be completed by DPW.

Apartment buildings are three stories with 6 garages, 2 units per floor and units are 1,000 sq ft ±.

1. Easement for water, sewer, gas, and electric utility lines to be shown on the site plan.

2. A Wetland Delineation was completed and DDC & Fagan classified wetlands were located. A nationwide permit (NWP) for discharge of fill material into navigable waters was obtained from the U.S. Army Corps of Engineers (USACE) on 11/04/2018. Portions of the site are within the 100 year flood plain.

3. General Notes: 20230118

### Key

- Existing**
- - - Property Line
  - - - Right of Way
  - - - Lot Line
  - - - Flood Plain
  - - - Wetland (per 2023 Delineation)
  - - - Riparian Owner
  - - - Sanitary Sewer in Site
  - - - Sanitary Station
  - - - Drainage Pipe w/ Slope
  - - - Drainage Catch Basin
  - - - Water Main w/ Slope
  - - - Hydrant

### Proposed

- 1. Interdisciplinary Parking w/ Applicable Signage
- 2. Drainage Pipe w/ Slope
- 3. Catch Basin / Control Structure
- 4. Drainage Swale
- 5. Sanitary Manhole
- 6. Sanitary Sewer in Site
- 7. Electric Car Charger

### Parking Summary

Automobile Parking	Handicapped Parking	Total
280	7	287
141	7	148
<b>Total</b>	<b>14</b>	<b>303</b>

1. Number of automobile parking spaces required: 280 spaces per residential unit, 141 Total Units = 280 Spaces

2. Number of handicapped spaces required: 7 per 100 automobile parking spaces

3. Easement for water, sewer, gas, and electric utility lines to be shown on the site plan.

4. A Wetland Delineation was completed and DDC & Fagan classified wetlands were located. A nationwide permit (NWP) for discharge of fill material into navigable waters was obtained from the U.S. Army Corps of Engineers (USACE) on 11/04/2018. Portions of the site are within the 100 year flood plain.

5. General Notes: 20230118

PROJECT NO.: 20230118  
 FILE NAME: C201A  
 SCALE: 1" = 40'  
 DESIGNED BY: JFC  
 DRAWN BY: JFC  
 CHECKED BY: JFC

DWG. TITLE: **FINAL SITE PLAN**

PROJECT: **LONGVIEW APARTMENTS**  
 CLIENT: **GREENTREE REALTY GROUP**  
 LOCATION: **TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK**

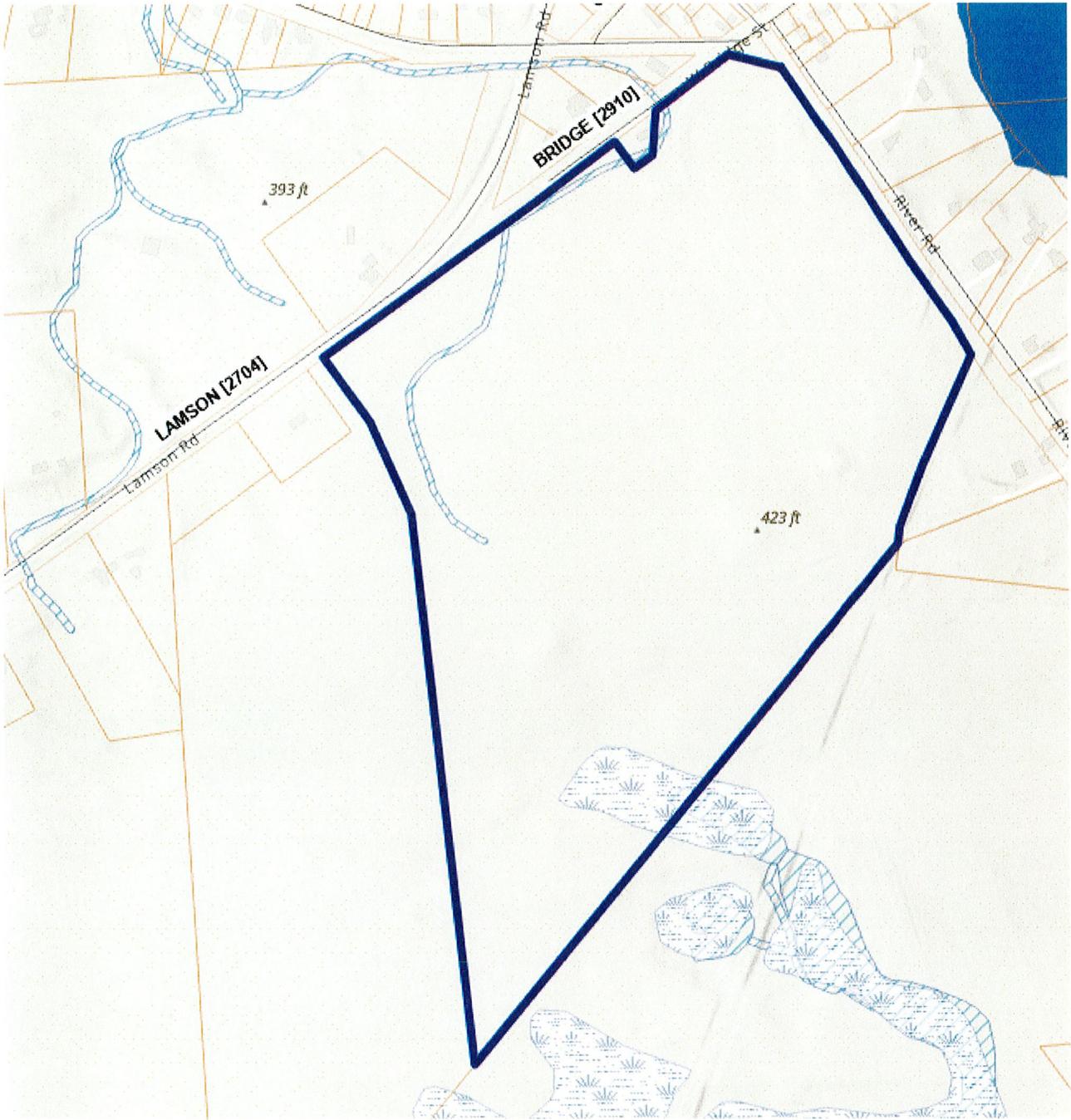
DATE: \_\_\_\_\_ BY: \_\_\_\_\_

APPROVED: \_\_\_\_\_

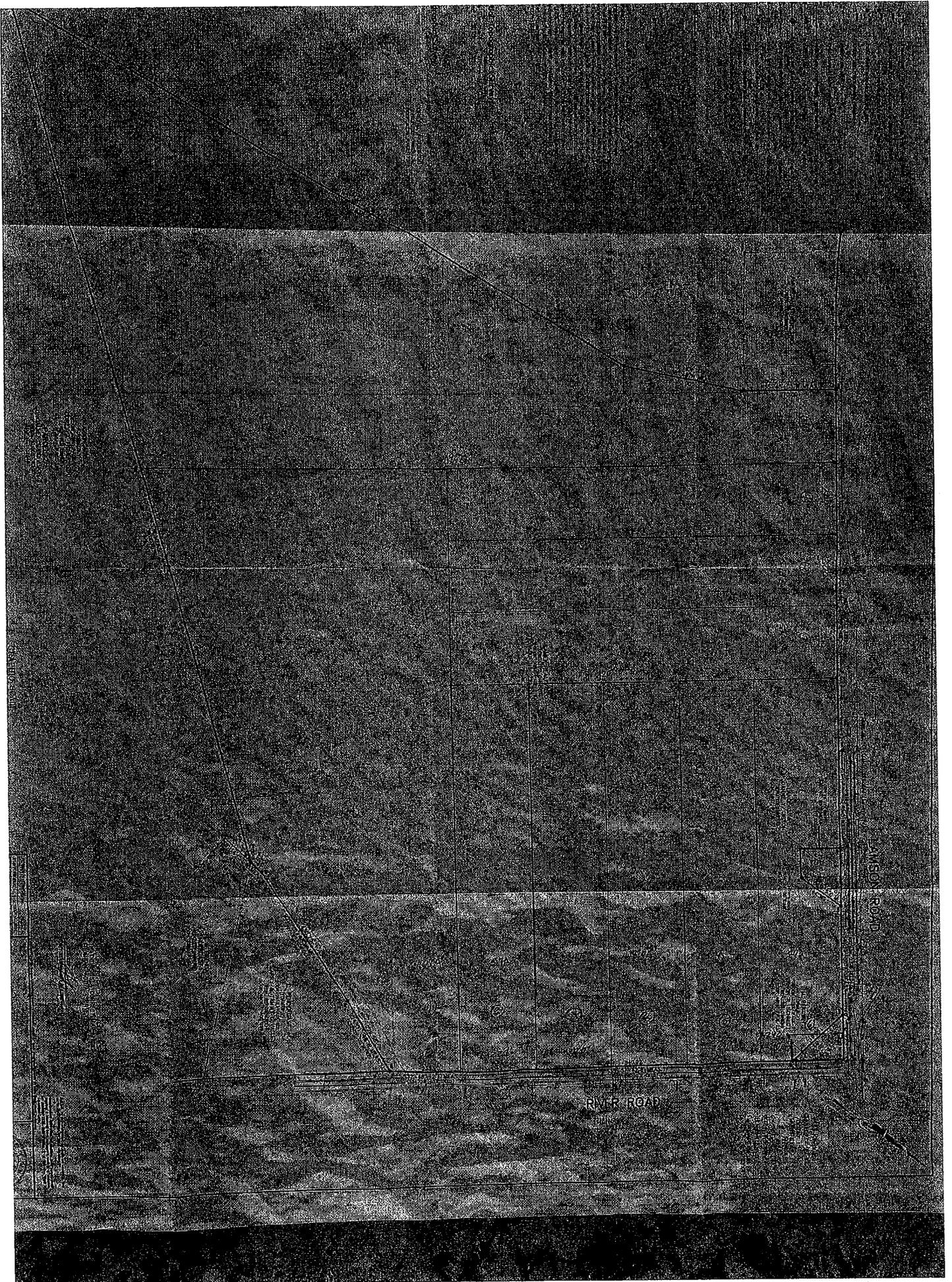
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**PLUMLEY ENGINEERING**  
*Green and Environmental Engineering*

SHHEET NO.: **C201**  
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LAMSON EARTH  
RIVER & LAMSON RDS.



10± Lot Estate Lot Subdivision

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