

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

The regular meeting of the Town of Lysander Planning Board was held Thursday, November 13, 2025 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: Hugh Kimball, Acting Chairman; Steve Darcangelo and Matt Hunt

MEMBERS ABSENT: John Corey, Chairman and Doug Beachel

OTHERS PRESENT: Al Yager, Town Engineer; Dan Ventre; Norm Carroll; Chris Battaglia; Peter Hansen 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
Case No. 2025—009

Battaglia, Christopher & Meghan
9100 Fenner Road

The Public Hearing opened at 7:00 p.m.

Christopher Battaglia stated that he and his wife are the property owners and are in the process of building their home. We are just trying to subdivide the house and some land by keeping the remnant piece from being included in the mortgage. It is just separating the two fields.

Amended plans were submitted as there was a minor change made to the remnant piece making the remnant piece at more of a 90-degree angle off Lamson Road.

Al Yager stated that it is a degree and a couple seconds worth of angle change.

Mr. Kimball reiterated that you own 52 acres of land, currently with a home under construction, and you are subdividing the parcel into two lots, one 43 +/- acres and the other 9 +/- acres.

Mr. Battaglia concurred.

The Public Hearing closed at 7:02 p.m.

II. APPROVAL OF MINUTES

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

Matt Hunt stated that he wasn't here, but I did read the minutes and review the application, and I have no issues or questions.

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

RESOLVED, that the minutes of the October 9, 2025 Planning Board meeting be approved as submitted.

3 Ayes -- 0 Noes

III. OLD BUSINESS

1. Minor Subdivision
Case No. 2025—009

Battaglia, Christopher & Meghan
9100 Fenner Road

There is a letter on file prepared by Al Yager, Town Engineer, which will be read into the public record, in part:

I have completed my review of the Final Plat for the Battaglia, Fener Road Minor Subdivision, prepared by CNY Land Surveying, dated September 8, 2025. The plat as presented appears to meet all the Tonw of Lysander Code requirements. I would not be opposed to the Planning Board approving the Final Plat at this time.

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 November 13, 2025 that has been made part of the public record.

This application did not require referral to the Onondaga County Planning Board for their review or recommendation.

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 #2 -- Motion by Kimball, Second by Hunt

RESOLVED, that having reviewed the two lot Minor Subdivision application of **Christopher & Meghan Battaglia**, on a map dated September 8, 2025, revised November 9, 2025, prepared by Doug Reith, CNY Land Surveying, for property located at 9100 Fenner Road, 026.-01-03.1, Baldwinsville, New York is hereby approved.

3 Ayes -- 0 Noes:

RESOLUTION #3 -- Motion by Kimball, Second by Darcangelo

RESOLVED, that in granting a subdivision to **Christopher & Meghan Battaglia**, for property located at 9100 Fenner Road, Baldwinsville, New York, the Planning Board invokes its right to impose a fee of \$250.00 per lot for two (2) lots, in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

3 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.

Mr. Battaglia thanked the Board for their time.

IV. NEW BUSINESS

1. Minor Subdivision
Case No. 2025—011

Ventre, Dan
1205 Reeves Road

Dan Ventre owns approximately 10 acres of land on Reeves Road and would like to subdivide it into three lots; Lot 1 with 3 1/2 acres, his home and accessory structures; Lot 2 with 1.837 acres to allow the construction of a single family residence for his daughter and her family and Lot 3 with 4.756 acres that will remain undeveloped. Mr. Ventre will maintain ownership of the two 'end parcels.'

There are wetlands associated with the parcel. Mr. Ventre indicated that he is working with Ed Franz on the wetland delineation. They have been marked and they are waiting on NYS DEC to do their evaluation/determination.

Hugh Kimball stated that as it is shown right now it appears that Lot 3 is not developable.

Mr. Ventre concurred stating that it is the middle lot we are going to build out.

Al Yager, Town Engineer, stated...with that being said, the DEC has recently released a Draft General Permit for housing that reduces State regulated wetland buffer areas to 25 feet for a single and multi-family housing. This information comes from the Home Builders Association, and we are told that it is imminent and should be approved in the next couple of months.

Steve Darcangelop...reduced to 25?

Mr. Yager...yes, from 100 to 25.

Karen Rice, Clerk stated that that's two things going for you tonight, fossil fuel and this.

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

RESOLVED, that the Planning Board, having followed prescribed SEQR procedures and having received no comments to the contrary, hereby designates itself as **LEAD AGENCY** for the **DANIEL VENTRE**, 1205 Reeves Road, Baldwinsville, New York, Minor Subdivision application.

3 Ayes -- 0 Noes

The applicant has completed Part I, Project Information; Hugh Kimball, Acting 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 #5 -- Motion by Kimball, 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 **DANIEL VENTRE**, 1205 Reeves Road, Baldwinsville, New York, Minor Subdivision application, the Planning Board issues a **NEGATIVE DECLARATION**.

3 Ayes -- 0 Noes

VOTE:

There was some discussion regarding the status of the well and septic system.

Any approval would have to be conditioned upon review and approval from the Onondaga County Health Department. There appears to be more than adequate room for both with the required separations.

Mr. Yager stated that the lot line of the eastern property boundary is 335 feet long. I am assuming, being that they are 75 feet back from the road, that they would just put the septic system in the front of the house and the well in the back.

Mr. Kimball questioned if we would still need something from DEC regarding the wetlands.

Mr. Yager stated...maybe not now with a 25' setback; I don't know. Honestly, from a subdivision standpoint, I don't think you need anything. I think that applies when he gets a Building Permit more so than what he does for the subdivision. To be perfectly honest, I doubt that he gets a Determination letter out of the DEC before our next meeting just because they don't even like to walk properties after the leaves are off. So, he probably will not get his determination letter until the Spring, quite honestly.

RESOLUTION #6 -- Motion by Kimball, Second by Hunt

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of **DANIEL VENTRE**, Minor Subdivision of property located at 1205 Reeves Road, Baldwinsville, New York, Tax Map No. 029.-01-096 for a development of two (2) additional lots from a parcel of approximately 10 acres.

3 Ayes -- 0 Noes

Mr. Ventre thanked the Board for their time.

v. OTHER BUSINESS

1. Major Subdivision-Final Plat

Collington Pointe East
Copper River Phase 2, Section 2
3105 Patchett Road/Stoney Pond Way

There was some discussion regarding why some developers choose to receive Final Plat approval for a few lots at a time and others whole sections. One would think that having surveyors prepare and file multiple maps for a handful of lots rather than whole sections at a time would be more costly even with the tax savings.

Karen stated that it's only Highland Meadows that did that, and maybe Cabbage Patch. Some builders only complete a couple of houses a year where others are banging them out. They don't want to pay taxes on lots that may sit there.

Mr. Yager stated that now that Highland Meadows is done, and this one is done, at some point in time, we should urge the board to say, yeah, you've got to file a whole section at a time. It may take a Town Code amendment.

There was some discussion as to whether the Town can do that if Onondaga County allows it. Can the Town be more restrictive than the County in this instance?

Mr. Kimball questioned if there are any concerns with waiving the final Public Hearing and authorizing the Chairperson to sign the Final Plat for Collington Pointe East/Copper River?

3

Mr. Yager stated that there are no changes. It is literally just the same thing as the preliminary plan. It appears he has Lots 71, 72, 74, 75, 80 and 81 that still need to be filed in this Section.

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

RESOLVED, that the Planning Board authorizes the Chairman to review the Final Plat for the Collington Point East/Copper River Subdivision application for property located at Phase 2, Section 3, Lots 68, 69, 70, and 79, Stony Pond Way, Baldwinsville, New York, Part of Tax Map No. 073.1-01-40.3 and 73.1-06-19 and finding that all modifications and conditions have been met. The Board authorizes the Chairperson, Waive the Final Plat Public Hearing and sign the Final Plat.

3 Ayes -- 0 Noes

2. Review and approval of the 2026 Planning Board Meeting Schedule.

This item will be tabled until such time that we have a full Board.

vi. ADJOURN

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

RESOLVED, that the November 13, 2025 regular Planning Board meeting adjourn at 7:23 p.m.

3 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk
Planning Board