

TOWN OF LYSANDER
PLANNING BOARD MEETING
Thursday, December 11, 2025 @ 7:00 p.m.
8220 Loop Road
Baldwinsville, NY 13027

The regular meeting of the Town of Lysander Planning Board was held Thursday, December 11, 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;
Steve Darcangelo and Matt Hunt

OTHERS PRESENT: Al Yager, Town Engineer, Amelia McLean-Robertson,
Planning Board Attorney; David Dan; Matt Rodman;
Nelson Rodman; Mary Unangst; Joe Unangst; Geoff
Hillenbrand, Plumley Engineering; Paul Cappuccilli 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	Ventre, Daniel
Case No. 2025—011	1205 Reeves Road

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

Dan Ventre, 1205 Reeves Road, owns approximately 10 ½ acres on Reeves Road that contains his home and outbuildings. He would like to subdivide two residential additional building lots; Lot 2 with 1.837 acres for a family member to build their home and Lot 3 4.756 acres that is encumbered by wetlands and no development plans.

There being no comments, questions or concerns, the Public Hearing closed at 7:01 p.m.

II. APPROVAL OF MINUTES

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

RESOLVED, that the minutes of the November 13, 2025 regular Planning Board meeting be approved as submitted.

5 Ayes -- 0 Noes

III. OLD BUSINESS

1. Minor Subdivision	Ventre, Daniel
Case No. 2025—011	1205 Reeves Road

There is a letter on file prepared by Al Yager, Town Engineer, that will be made part of the public record, in part:

I have completed my review of the final plat for the Daniel Ventre, 1205 Reeves Road Minor Subdivision prepared by CNY land survey dated October 30, 2025. The plat as presented appears to meet all of the Town 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 December 11, 2025, that has been made part of the public record.

This action did not require referral to the Onondaga County Planning Board for their review and 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 Corey, Second by Beachel

RESOLVED, that having reviewed the Minor Subdivision application, as defined on a map dated October 30, 2025, prepared by Doug Reith, CNY Land Surveying, Licensed Land Surveyor, associated with the application of Daniel Ventre, for property located at 1205 Reeves Road, Tax Map No. 029.-01-09.0, Baldwinsville, New York is hereby approved.

5 Ayes -- 0 Noes

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

RESOLVED, that in granting a subdivision to Daniel Ventre, for property located at 1205 Reeves Road, Baldwinsville, New York, the Planning Board invokes its right to impose a fee of \$250.00 per lot for two (2), in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

5 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.

2. Site Plan Review
Case No. 2025—008

Longview @ Radisson
Longview Terrace/River Road

Geoff Hillenbrand, Plumley Engineering, represented the applicant giving a summary of what the Board looked at before. 12 10-unit apartments and 21 townhouse units. That has not changed since the last time you saw it. My understanding is that you started to go through the Part two of the SEQR last time you saw this, and we were waiting on wetland's decisions. So, we got a response back from Army Corps. We are still going to be working under the Nationwide Permit that was submitted from the previous, and they are okay with the...there's actually less wetlands disturbance under this format than was previous.

John Corey, Chairman, reiterated...basically you have your permit then, correct...and that was the only thing missing from our previous evaluation.

Mr. Hillenbrand concurred, stating that is how he recalls it.

Mr. Corey stated that this can be on for our next monthly meeting for us to do the SEQR. I would ask Amelia to prepare a Resolution so we can proceed on that basis.

Mr. Hillenbrand thanked the Board for their time.

IV. OTHER BUSINESS

1. Info Only—Major Subdivision

Cappucelli, Paul/Camex Realty
9311 er Road

Paul Cappucelli stated that he is the owner of the property that is listed as Camex Realty LLC, located at the corner of Lamson and River Roads. It consists of approximately 93 acres. 300 acres was purchased initially and over the years parcels were sold off.

Mr. Cappucelli stated that initially he wanted to discuss subdividing off ten (10) five (5) acre road front lots and sell the remnant piece to the same person who purchased the other parcels over

the years who had expressed an interest in it; but then I got a call from Al (Town Engineer) who indicated that the Town may be targeting that land for possible rezoning classification to meet some of the other needs of the Town, whether it be industrial or higher density residential, etc... Given that, I am later in my years, I did not want to get drawn back into doing a big subdivision. I would just as soon break up those parcels and get them sold off; but I've been taking a look at the possibility of doing that and wanted to just basically have an informal discussion about what I'm thinking based on what Al had shared with me on where this may go. Possibly an Incentive Zoning Overlay District could be put there, which would provide for a little higher density with smaller lots. We just finished a 23-lot subdivision in the Village of Marcellus, New York, and we have just two lots left there. But it is getting harder and harder to sell big lots, and big homes to people. And while you can do it, a big segment of the population is just priced out of the market today. Whether it is up at the retirement age or the downsizing age or even the first-time buyer, they are both just having a hard time buying homes. So, when Al presented that, he had mentioned that we need to get back to housing, like after World War II, which kind of struck a note with me, because my Dad, after the War, built quite a few. He bought homes through National Homes out of Indiana, put over 1,500 to 2,000 homes throughout Baldwinsville and Seneca Knolls, developed all Seneca Knolls, built the first privately owned sewage treatment plant, and then built the second one in New York State, got legislation changed so he could do that in order to build these subdivisions, and they were all VA loans, Veterans Administration loan homes. They were small ranches. Back about 30 years ago, they were looking pretty blighted, but I drove through a couple of Seneca Knolls neighborhoods in the last two years, and they've all been brought back to life and have been renovated, and people are finding ways to make them nice and livable, and it's encouraging. So, we need another surge with a twist, the smaller 14, 13, 1500, 1800 square foot homes. So, in my travels, we did a 48-lot subdivision in Camillus back in 2014, we finished it. And mostly Ryan Homes in there, we had a few other smaller builders. But right next to that subdivision, we had an adjoining Rd. to a subdivision that Mickey Falcone did from Pioneer called Annesgrove. And it was an Andres Duaney design. Andres Duaney is an urban planner out of Miami, very well renowned with small houses, small lots, with green space and a lot of walking area and things like that. And I always admired that subdivision and how it was laid out. And I am thinking of possibly doing something like that here. It may even be a land lease type community where we would lease the lots and sell the homes and so on, which is also a concept. But something that would be first class. I have some ideas...I have not met with the engineer yet, but this is a clean slate. This is the land (indicating on plan)...so this is the 93 acres at River and Lamson Roads. So, I did a little playing with it, what we are thinking, what I wanted to propose here. As I said before, I thought we were going to just do five acre lots here, like five of them here and then five of them here. And then I was going to sell the remaining of this to the gentleman that owns all of this. So, what I decided to do is maybe draw a line here and just square this off and still sell this portion, which has, I think, a little wetland, to the adjacent property owner, Corey Figueiredo and that can stay forever while Corey owns this land. I do not know if you can see it, but I proposed a road coming in here that would be a big park area of green space; with homes, 50 - 60-foot-wide lots, all fronting, no garages on these. The garages would be rear loaded. So, you would only have houses with front porches looking over the park all up through here. And then we would have five cul-de-sacs coming down here and have same type of homes going this way. So, you would have a road here coming to the park, all this would lead to the park. And then you would have homes on the park and then homes on these streets going down this way. It comes out to about 160 or 170 homes. And I understand the reason for this is Onondaga County is going to extend the sewers north.

Al Yager, Town Engineer, stated that that is one of the things that we have been talking with the County about. extending the Onondaga County Consolidated Sewer District north to the Lamson Road boundary for a couple reasons. Right now, the pump station in West Phoenix pumps across the river to the Village of Phoenix Treatment Plant, which is under a Consent Order. They do not have any capacity in it right now. And that pump station is in need of an overhaul. So that pump station, rather than pumping across the river, which has its own issues, would pump south down River Road to the Fairways North pump station and then into the Radisson River Road pump station.

Mr. Yager continued stating that there are a couple of ways you can do a community like this. You could do a community like this with grinder pumps at each home, or you could do a larger pump station that connects into the force main that would be constructed for the West Phoenix development. This is all a work in progress. The County has offered the Town a grant to update the Comprehensive Land Use Plan and look at zoning. This is an area that, let's face it, the elephant in the room here is Micron. The commute from this area to Micron is very easy in that once you go across the river and get into West Phoenix, you can go south and then across to... Verplank Road and it is really going to take you right into the back entrance of... Micron. So, it is an area from a housing standpoint that is easy to justify a higher density once you extend the County Consolidated Sewer District.

John Corey, Chairman, stated that this would require rezoning with Mr. Yager stating , it would, yes. He would have to go to the Town Board first, obviously, for Zone Change, or as part of a rezone with a Comprehensive Land Use Plan update. The lots that he is proposing really are similar in size and sometimes even larger than the existing lots in the West Phoenix neighborhood, which are all very tiny, small home lots. Like Paul just said, a lot of them are post-World War II style, ranches, split levels, that type of housing. But kind of like Indian Springs, those lots are a little bit bigger, but that is the type of housing that I kind of think we need as a community. Don't get me wrong, the McMansions are beautiful and they look nice, but it's somewhat wasteful. And it excludes a very large portion of the housing market that...let's face it, the portion of the population that can afford to buy a \$750,000 house is very small. We've run out of space in Radisson. Radisson has a lot of smaller lots like this that have been very successful, and those home values have appreciated, even in the older sections of Radisson now to a point that the reality of it is they're no longer starter homes for people, but forever homes.

Mr. Corey stated that it appears that there's a lot of things that have to happen before...

Mr. Yager...absolutely. I think Mr. Cappucelli is just kind of looking to see if the Board feels it's a good concept.

Mr. Cappucelli concurred stating that he thought since there is going to be a Comprehensive redo of the zoning in which this was kind of a targeted area, maybe I can initiate the process and put in for the zone change ahead of that in anticipation that it was going to be done anyhow.

Mr. Yager concurred.

Mr. Cappucelli continued stating that he'd like to at least get that ball rolling, and while that ball's rolling, we can, as long as the Board's in agreement with this type of concept, I won't feel like I'm spinning my wheels or wasting money by getting some of this done while the rezone is going through.

Mr. Yager stated that most of it would fall on the Town Board.

Mr. Corey concurred, stating that once the zoning is set up and you meet the new zoning regulations, you know, this board would certainly entertain it.

Mr. Corey stated that he was a little nervous when a CLUP update was brought up since we just did it two years ago.

Mr. Yager stated that there are some things that'll have to be part of that...one of the things that we really want to look at in a Comp Plan update is the parks piece of it and, you know, further to define where we want to put a park on the Cold Springs Peninsula and some things like that.

Hugh Kimball questioned if there was a wet area up in that higher left corner?

Mr. Cappucelli stated that he believes there's a culvert crossing up there, Lamson Road, where some of that wetland drains to, but it's a very narrow piece. It's not horribly wide.

Mr. Kimball asked if it's part of something larger though, that joins you.

Mr. Cappucelli stated that he does not believe so and thinks there's a culvert up, it's not a mapped wetland, but there's a culvert crossing that goes under; but I don't know where that goes. This was once part of a 300-acre parcel.

Discussion continued regarding affordable housing, especially now that Radisson is built out, there really isn't anything like that type of housing. Annesgrove is a similar concept that has done well in Camillus. Further, Ryan McMahon, County Executive, is trying to get the areas around here to have more affordable housing too. The extension of the County Sewer would have to take place.

Mr. Yager stated that we'd have to work out how that actually ties in, whether a pump station or can we make it work with gravity over the existing pump station. They have to do the analysis on the wet well size there. There is a lot of engineering involved that goes with such a project before it becomes a reality. .

Mr. Cappucelli stated that they developed Westshire right next to Annesgrove and they put in a lift station' to handle the Westshire Subdivision.

John Corey, Chairman, stated that he has no issues and believes it is a good concept; there is just a lot that will need to be done before we as a Planning Board can move on it.

Mr. Cappucelli concurred stated that he is used to this...it has been 50 years. So, we will start with the Town Board and maybe Karen can point me in the right direction on getting an application for a zone change, I guess, right?

Karen Rice, Clerk concurred, stating that it should not be a problem because prior to the Incentive Zoning, we had the TDR (Transfer of Development Rights) and this and this property was mapped for the transfer of development rights for higher density.

Mr. Yager concurred, adding that you are in a good spot for something like that, especially with Micron. The commute to Micron is not going to add any additional traffic to Route 31. You know, when you look at it that. Not that all the traffic will be heading to Micron. Traffic on Lamson right there can get heavy at times, but that is manageable.

Steve Darcangelo questioned where the waste would go now, as he believes there is capacity issues with the Baldwinsville/Seneca Knolls Sewage Treatment Plant.

Mr. Yager stated that they have BOD capacity issues and that is mainly related to industrial discharge permits for the Radisson Corporate Park. Residential waste is very low BOD loading. From a capacity issue, they are at 60% of the allowed BOD loading by design.

Mr. Darcangelo reiterated that the BOD is at 60%, but what is their hydraulic loading?

Mr. Yager stated that their hydraulic loading is like 30%. Even during wet weather periods, they are nowhere near their hydraulic loading standpoint. The constraint on that plan is BOD.

Mr. Darcangelo questioned if the County has discussed upgrades.

Mr. Yager stated that they did. They just made a big upgrade. The Baldwinsville/Seneca Knolls plant is the sister plant, essentially the same initial design and load rating as the Oak Orchard Treatment Plant. Oak Orchard, a few years ago, they did a design study, and they got the DEC to increase the design VOD load (Volumetric Organic Load) on that plant by 70%. And they did not make any improvements; they just did a reanalysis of the components of the plant. and DEC increased the design loading limit for VOD. So, they can do the same thing for Baldwinsville/Seneca Knolls without significant plant capacity upgrades.

There being nothing further Mr. Cappucelli thanked the Board for their time.

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

John Corey, Chairman, stated that everyone has been provided with a copy of the proposed 2026 Planning Board Meeting Schedule. It is the same as years passed, the second Thursday of each month at 7:00 p.m.

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

RESOLVED, that the Town of Lysander 2026 Planning Board Meeting Schedule be approved as submitted.

5 Ayes -- 0 Noes

V. ADJOURN

Mr. Corey stated that that concludes our formal agenda for tonight. Before we dismiss, I would just like to make a few comments. I want to personally thank Steve, Hugh, Doug, and Matt for all the work they have done on this Board this past year. Made my life a lot simpler. I especially want to thank Al and Amelia, and a special kudo to Karen, who is the only one that keeps this ship running. I want to wish all of you a very blessed and Merry Christmas with all the best for next year.

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

RESOLVED, that the December 11, 2025 regular Planning Board meeting adjourn at 7:30 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk
Planning Board