

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, February 12, 2026 @ 7:00 p.m.

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the January 8, 2026 regular Planning Board meeting.

III. OLD BUSINESS

- | | |
|---|--|
| 1. Site Plan Review
Case No. 2023—008 | Longview @ Radisson
Longview Terrace/River Road |
| 2. Controlled Site Use
Case No. 2024—005 | Stumpbusters, Inc
9071-9073 Oswego Road |

IV. NEW BUSINESS

- | | |
|---|--|
| 1. Major Subdivision
Case No. 2026—001 | Landmark Challenger
Melvin Farms—Hayes Road |
|---|--|

V. ADJOURN

The next regular Planning Board meeting is scheduled for Thursday, March 12, 2026 at 7:00 p.m.

Longview Apts.

Date: MARCH 31, 2023

<u> </u>	Information Only
<u> X </u>	Preliminary
<u> </u>	Final

Applicant:

Address 8321 DECOY RUN
MANLIUS, NEW YORK 13104
EMAIL: RSHANAHAN@GMAIL.COM
Telephone: (315) 569-0739

WOODED, PHASE I (LONGVIEW SUBDIVISION)
ON THE SAME PROPERTY TO THE NORTH

RESIDENTIAL

SUBMITTAL REQUIREMENTS!

Jul F. Olin
Signature



PLUMLEY ENGINEERING
 1000 W. 10th Street, Suite 100
 Fairbury, NE 68007
 Telephone: (402) 538-5557
 Fax: (402) 538-5558
 www.plumleyeng.com

LONGVIEW APARTMENTS
 GREENTREE REALTY GROUP
 TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK

FINAL SITE PLAN

C201

PROJECT NO.: 2003118
 FILE NAME: C201A
 SCALE: 1" = 40'
 DATE: JUNE 2003
 DRAWN BY: MCK
 CHECKED BY: JFC

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 FILE NAME: C201A
 SCALE: 1" = 40'
 DATE: JUNE 2003
 DRAWN BY: MCK
 CHECKED BY: JFC

November 2003

Stump Busters

Application to the Planning Board

For: X Subdivision of Land
 Number of Lots
 Controlled Site Use
X Site Plan Approval

Date: September 3, 2024
 Information Only
X Preliminary
 Final

Name of proposed development: STUMPBUSTERS FACILITY

Applicant:

Name STUMPBUSTERS, INC.

Address 17 TAPPAN STREET

BALDWINSVILLE, NEW YORK 13027

Telephone: (315) 516-6604

Owner of record:

Name UPSTATE IMPORTS

Address 9073 OSWEGO ROAD

BALDWINSVILLE, NEW YORK 13027

Telephone: (315) 569-6466

Proof of ownership attached: X

Site Location:

9071-9073 OSWEGO ROAD

Proposed use (s) of site:

OFFICE AND SHOP

(EQUIPMENT STORAGE)

Current use & condition of site:

LOT 1 - CAR REPAIR

LOT 2 - VACANT

Plans prepared by:

Name PLUMLEY ENGINEERING, P.C.

Address 8232 LOOP ROAD

BALDWINSVILLE, NEW YORK 13027

Telephone: (315) 638-8587

Ownership intentions:

Name LOT 1 - OWNER RETAIN

Address LOT 2 - APPLICANT PURCHASES

Telephone:

Farm Lot No. PART OF SUBDIVISION LOT 6 / GREAT LOT 48

Tax Map No. 025-02-28.1

Current Zoning GB

Is site in an Agricultural Tax District? NO

Area of land acres.

Plans for sewer and water connections

PRIVATE WATER WELL

ONSITE WASTEWATER TREATMENT SYSTEM

Character of surrounding:

COMMERCIAL / RESIDENTIAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Dave Batchelor with Stumpbusters, Inc.

Name of Owner or Representative

[Signature]

Signature

Controlled
Site Use

Short Environmental Assessment Form

Part 1 - Project Information

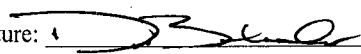
Instructions for Completing

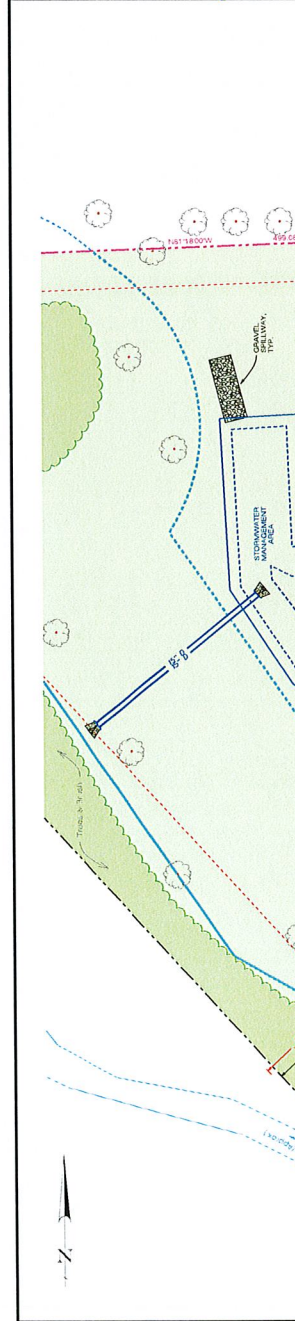
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: STUMPBUSTERS NEW SHOP/LOCATION				
Project Location (describe, and attach a location map): 9071-9073 OSWEGO RD.				
Brief Description of Proposed Action: SHOP FOR TRUCKS, EQUIPMENT, OFFICE				
Name of Applicant or Sponsor: STUMPBUSTERS		Telephone: 516-6604		
		E-Mail: BATCHELORDAVID15@LAHOO.COM		
Address: 17 TAPPAN ST.				
City/PO: BVILLE		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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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:			NO <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?			5	acres
b. Total acreage to be physically disturbed?			.99	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			5	acres
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <u>WELL & SEPTIC</u> _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe:	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>STUMPBUSTERS</u> Date: <u>5/22/24</u></p> <p>Signature: <u></u> Title: <u>OWNER</u></p>		



Location Map



Overall Site Plan

Parking Summary

	Required	Provided
Automobile Parking	6	9
Residential Parking	1	1

Notes

1. Number of automobile parking spaces required based on Town Code:
- | | |
|---------------|--|
| Office Area: | One (1) space per 300 Sq. ft. office floor area |
| | 1,600 Sq. ft. of office area = 5.3 Parking Spaces |
| Storage Area: | One (1) space per 4,000 Sq. ft. warehouse area |
| | 3,520 Sq. ft. of warehouse area = 0.8 Parking Spaces |
2. Number of Handicapped spaces required equals one (1), based upon New

Lighting Chart		Qty.
Symbol		
	17' Light Poles (Dark-Sky Ministry Compliant)	7
	Wall Lighting 8' Mounting Height (Dark-Sky Ministry Compliant)	8

Key

Twisting	Property Line	Number of Twisting Splices
-----		Underdeveloped Twisting w/ Irreversible Splicing
-----		Underground Electric / Telephone
-----		Light Pole / Wall Plug
-----		Swinging Stems w/ Sags
-----		From Main
-----		Gas Service
-----		Water Service w/ Sags
-----		Demarcation Point w/ Sags

TOWN OF LYSANDER ZONING ORDINANCE REVIEW
ZONED: GENERAL BUSINESS, GB
WITHIN MAJOR HIGHWAY OVERLAY ZONE

Required	Provided
1. Lot Size: 80,000 Sq. Ft.	1. Lot Size: 213,840 Sq. Ft. (B Annex)
2. Building Setbacks	2. Building Setbacks
A. Front Yard: 100' per CDZ Zone	A. Front Yard: 160'
B. Side Yard: 10' per CDZ Zone	B. Side Yard: 137' South, 62' West
C. Rear Yard: 20' per CDZ Zone	C. Rear Yard: 159'
3. Building Height: 50'	3. Building Height: 24'
4. Lot Width: 250'	4. Lot Width: 260'
5. Lot Coverage: 30%	5. Lot Coverage:

Building: 3,100 Sq. Ft. = 2.4%
 Parking: 1,400 Sq. Ft. = 1.1%
 Green: 15,270 Sq. Ft. = 7.1%
 Grass: 61.1%

ROUTE 48 FACILITY

STUMPBUSTERS, INC.

TOWN OF ELYSANDER ONONDAGA COUNTY NEW YORK

FINAL SITE PLAN

C201

LET NO

3

5

10

Pineley Golf

1

Notes

- ¹ Flacc Map Reference:
Yrnu Plai Allen Subduction Area: Part of Subduction Lot 6, Great Lot 48, Town of Yrnu,
County of Onondaga, State of New York; Prepared by GNT and Surveying, Label 071424; Project No. 24.007
- ² Based on a Wetland Determination by Humint Engineering on November 4, 2023, there are DEC and Federal
wetlands on the property.



PUNLEY ENGINEERING, P.C.
8332 LOOP ROAD
ALDWINSVILLE, NY 13027
TELEPHONE: (515) 696-9597
FAX: (515) 638-9740
WWW.PUNLEYENG.COM

PLUMLEY ENGINEERING

Melvin Farms
Application to the Planning Board

For: ☒ Subdivision of Land
☐ Number of Lots 45
☐ Controlled Site Use
☐ Site Plan Approval

Date: February 2, 2026
☐ Information Only
☒ Preliminary
☐ Final

Name of proposed development: Phase I (Lot 5) of Melvin Farms LOI

Applicant:

Name Landmark Challenger LLC
Address 621 Columbia St. Suite 4
Cohoes, New York 12047
Telephone: (518) 265-4444

Owner of record:

Name Landmark Challenger LLC
Address 621 Columbia St. Suite 4
Cohoes, New York 12047
Telephone: (518) 265-4444

Proof of ownership attached: ☒

Site Location:
East Side of Hayes Road
(South of Cold Springs Road)

Proposed use (s) of site:

Residential Lots

Current use & condition of site:

Vacant Farmland
Part of Melvin Farm LOI

Plans prepared by:

Name Plumley Engineering, P.C.
Address 8232 Loop Road
Baldwinsville, New York 13027
Telephone: (315) 638-8587

Ownership intentions:

Name Landmark Challenger LLC
Address 621 Columbia St. Suite 4
Cohoes, New York 12047
Telephone: (518) 265-4444

Farm Lot No. _____

Tax Map No. 64.00-3-02.4

Current Zoning Melvin Farms LOI

Is site in an Agricultural Tax District? No

Area of land +/- 14.1 acres.

Plans for sewer and water connections

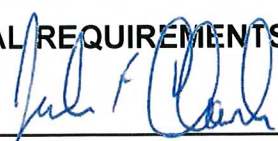
Connect to Public Sewer
Connect to Public Water (OCWA)

Character of surrounding:

Agricultural/Residential

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Julian Clark, w/Plumley Engineering
Name of Owner or Representative


Signature

