

**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
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V. ADJOURN

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

Longview Apts.

Application to the Planning Board

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

Date: MARCH 31, 2023
 Information Only
 Preliminary
 Final

Name of proposed development: LONGVIEW APARTMENTS

Applicant:

Name ROBERT SHANAHAN
(W/GREENTREE REALTY CAPITAL, LLC)

Address 8321 DECOY RUN

MANLIUS, NEW YORK 13104

EMAIL: RSHANAHAN@GMAIL.COM

Telephone: (315) 569-0739

Owner of record:

Name SAME

Address _____

Telephone: _____

Proof of ownership attached:

Site Location:

8850 RIVER ROAD; SOUTHEAST CORNER OF
RIVER ROAD AND LONGVIEW TERRACE
INTERSECTION

Proposed use (s) of site:

RESIDENTIAL (APARTMENTS)

Current use & condition of site:

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

Plans prepared by:

Name PLUMLEY ENGINEERING, P.C. /
RAMSGARD ARCHITECTS

Address 8232 LOOP ROAD /
61 EAST GENESEE STREET
BALDWINSVILLE, NEW YORK 13027 /
SKANEATELES, NEW YORK 13152

Telephone: (315) 638-8587 / (315) 685-0263

Ownership intentions:

Name SAME

Address _____

Telephone: _____

Farm Lot No. _____

Tax Map No. 082.-04-10.0

Current Zoning PUD

Is site in an Agricultural Tax District? NO

Area of land ± 22.7 acres.

Plans for sewer and water connections

PUBLIC

Character of surrounding:

RESIDENTIAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

JULIAN F. CLARK, P.E.

Name of Owner or Representative

Signature



Waverly 3635

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 ONEWAY RD.

Brief Description of Proposed Action:

SHOP FOR TRUCKS, EQUIPMENT, OFFICE

Name of Applicant or Sponsor:

Telephone: 516-6604

STUMPBUSTERS

E-Mail: BACHELORDAVID15@YAHOO.COM

Address:

17 TAPPAN ST.

City/PO:

B'VILLE

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.

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:

3. a. Total acreage of the site of the proposed action?

b. Total acreage to be physically disturbed?

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

5 acres

.99 acres

0003

5 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)

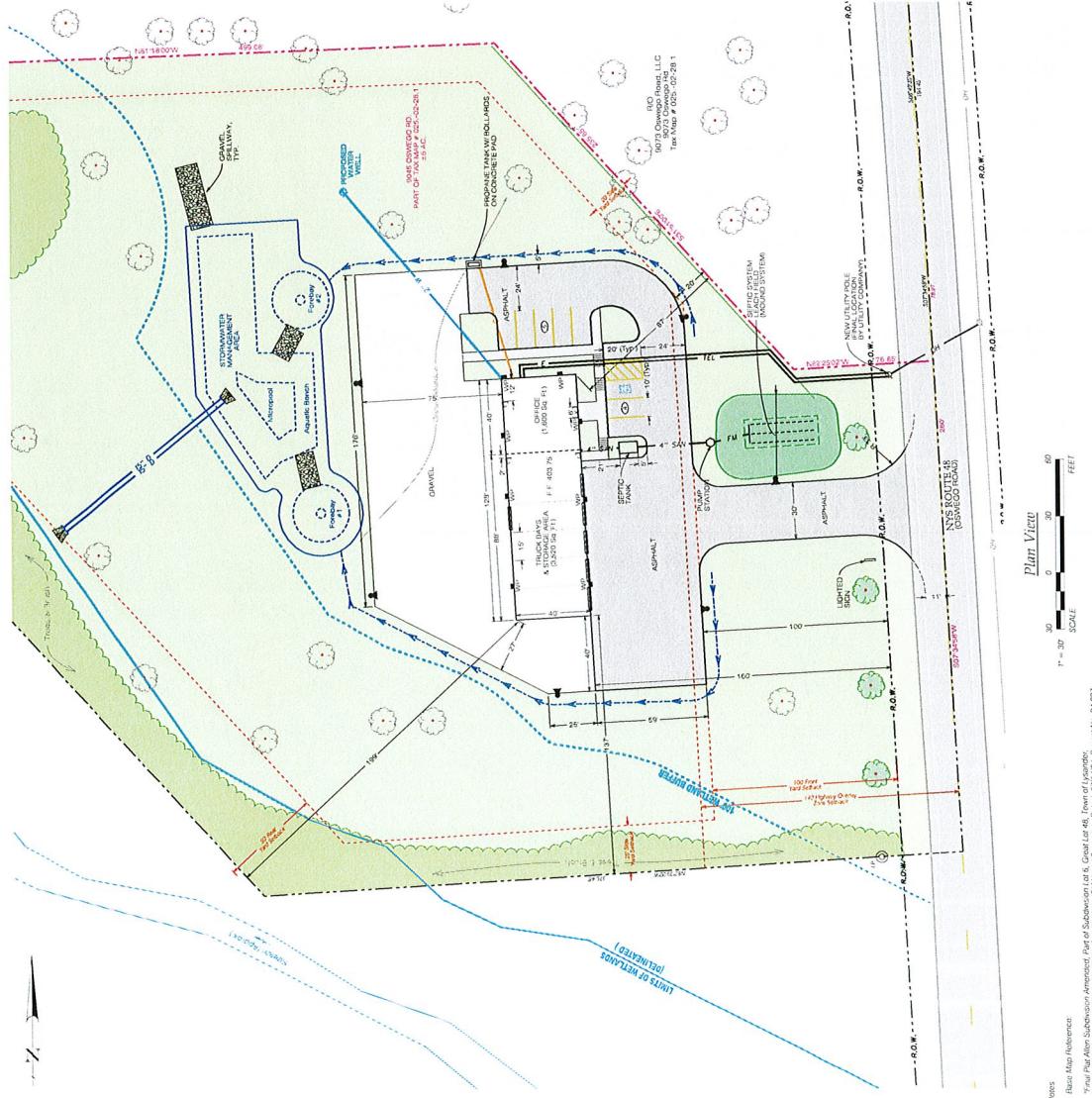
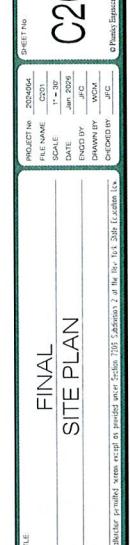
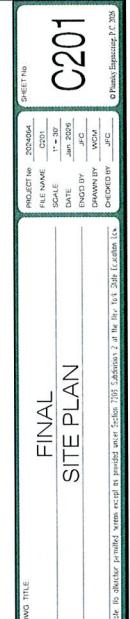
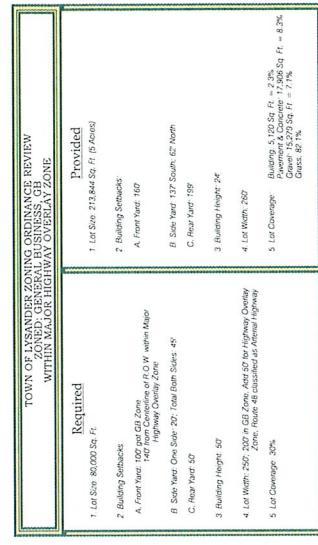
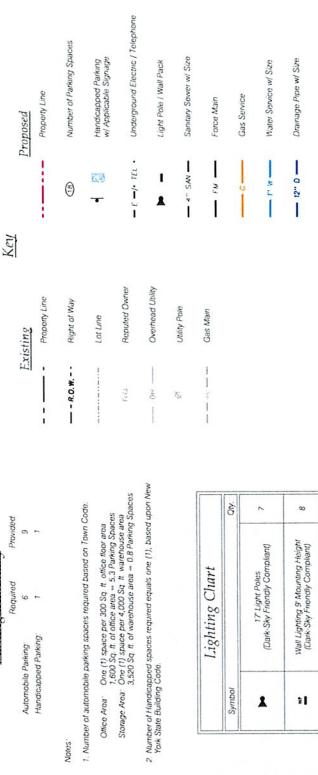
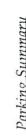
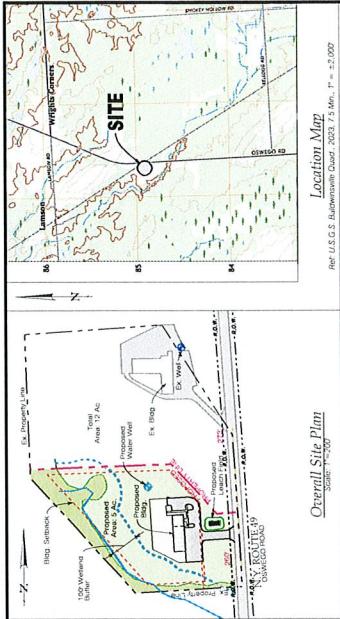
Forest Agriculture

Aquatic Other(Specify):

Parkland

5. Is the proposed action,	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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"/>
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public <u>private</u> water supply? If No, describe method for providing potable water: <u>WELL & SEPTIC</u>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<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? 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?	NO	YES	
	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

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?			
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
16. Is the project site located in the 100-year flood plan?			
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
17. Will the proposed action create storm water discharge, either from point or non-point sources? If 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:			
<hr/> <hr/> <hr/>			
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:			
<hr/> <hr/> <hr/>			
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:			
<hr/> <hr/> <hr/>			
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:			
<hr/> <hr/> <hr/>			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor/name: <u>STUMP BUSTERS</u> Date: <u>5/22/24</u>			
Signature: <u>D. Schaefer</u> Title: <u>OWNER</u>			



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: X

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



