

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, April 9, 2026 @ 7:00 p.m.

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

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

II. APPROVAL OF MINUTES

Review and approval of the minutes of the March 12, 2026 regular Planning Board meeting.

III. OLD BUSINESS

- | | |
|---|--|
| 1. Major Subdivision
Case No. 2026—001 | Landmark Challenger
Melvin Farms—Hayes Road |
| 2. Site Plan Review
Case No. 2023—008 | Longview @ Radisson
Longview Terrace/River Road |
| 3. Controlled Site Use
Case No. 2024—005 | Stumpbusters, Inc
9071-9073 Oswego Road |

IV. ADJOURN

The next regular Planning Board meeting is scheduled for Thursday, May 14, 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, April 9, 2026 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of Landmark Challenger, LLC, for a forty-five (45) lot Preliminary Major Subdivision, on property located on the East Side of Hayes Road, South of Cold Springs Road, Tax Map No. 064.00-03-02.4, Baldwinsville, New York.

The applicant's proposal is to subdivide 14+/- acres into 45 residential building lots. 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: March 26, 2026

John Corey, Chairman
Lysander Planning Board

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

Plans prepared by:

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

Owner of record:

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

Ownership intentions:

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

Proof of ownership attached:

Farm Lot No. _____

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

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.

Proposed use (s) of site:
Residential Lots

Plans for sewer and water connections

Connect to Public Sewer
Connect to Public Water (OCWA)

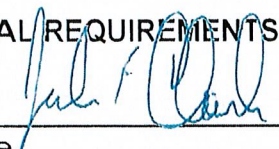
Current use & condition of site:
Vacant Farmland
Part of Melvin Farm LOI

Character of surrounding:

Agricultural/Residential

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

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


Signature

PLUMBY ENGINEERING
 200 WEST 10TH STREET
 SUITE 200
 NEW YORK, NY 10014
 TEL: (212) 246-1111
 FAX: (212) 246-1112
 WWW.PLUMBYENGINEERING.COM

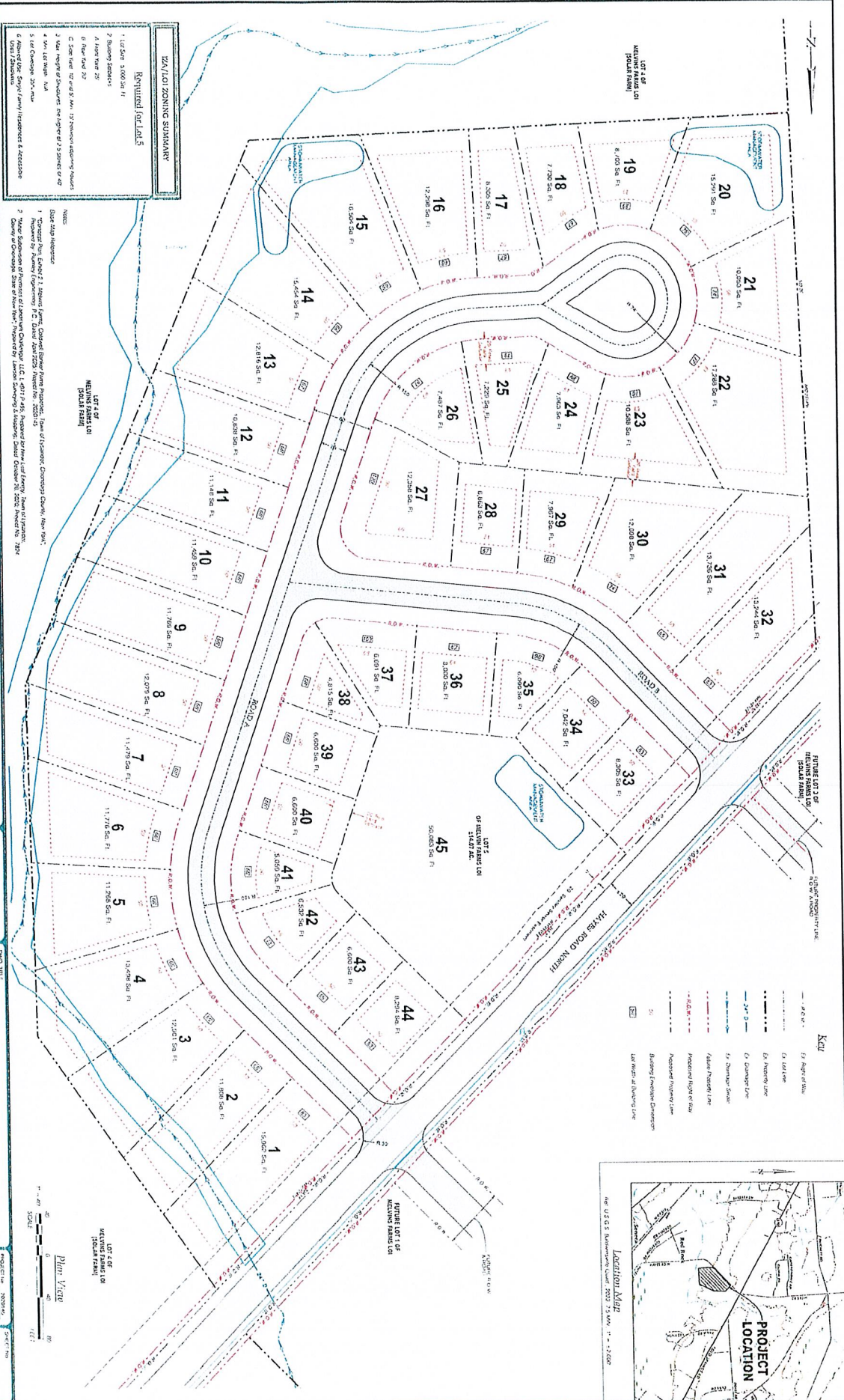
REVISIONS

NO.	DATE	BY	DESCRIPTION
1	01/15/10	PLM	ISSUED FOR PERMIT
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**PHASE 1 (LOT 5)
 MELVINS FARMS LOT
 COLDWELL BANKER PRIME PROPERTIES**

**PRELIMINARY
 SUBDIVISION PLAN**

C201



KEY

- 1. Right of Way
- 2. Lot Line
- 3. Easement Line
- 4. Change Line
- 5. Future Property Line
- 6. Proposed Right of Way
- 7. Proposed Easement
- 8. Proposed Right of Way
- 9. Building Easement Dimension
- 10. Lot Width
- 11. Lot Depth
- 12. Lot Area
- 13. Lot Shape
- 14. Lot Orientation
- 15. Lot Location
- 16. Lot Dimensions
- 17. Lot Area
- 18. Lot Shape
- 19. Lot Orientation
- 20. Lot Location
- 21. Lot Dimensions
- 22. Lot Area
- 23. Lot Shape
- 24. Lot Orientation
- 25. Lot Location
- 26. Lot Dimensions
- 27. Lot Area
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- 32. Lot Area
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- 34. Lot Orientation
- 35. Lot Location
- 36. Lot Dimensions
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- 38. Lot Shape
- 39. Lot Orientation
- 40. Lot Location
- 41. Lot Dimensions
- 42. Lot Area
- 43. Lot Shape
- 44. Lot Orientation
- 45. Lot Location

REVISIONS

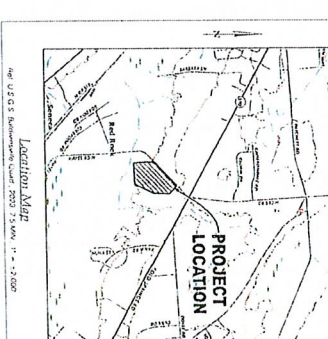
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PROJECT LOCATION

Map U.S.G.S. Department of Commerce, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358

LONGVIEW APPTS

Application to the Planning Board

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

Date: MARCH 31, 2023
Information Only _____
[X] Preliminary _____
Final _____

Name of proposed development: LONGVIEW APARTMENTS

Applicant:

ROBERT SHANAHAN
Name (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: [X]

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:

PLUMLEY ENGINEERING, P.C. /
Name RAMSGARD ARCHITECTS

8232 LOOP ROAD /
Address 61 EAST GENESEE STREET
BALDWINVILLE, 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 ADDITONAL SUBMITAL REQUIREMENTS!

JULIAN F. CLARK, P.E.
Name of Owner or Representative

Signature

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
BALDWINVILLE, NEW YORK 13027
Telephone: (315) 516-6604

Owner of record:

Name UPSTATE IMPORTS
Address 9073 OSWEGO ROAD
BALDWINVILLE, 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
BALDWINVILLE, 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

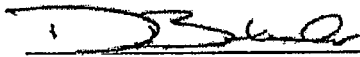
PRIVATE WATER WELL
ONSITE WASTEWATER TREATMENT SYSTEM

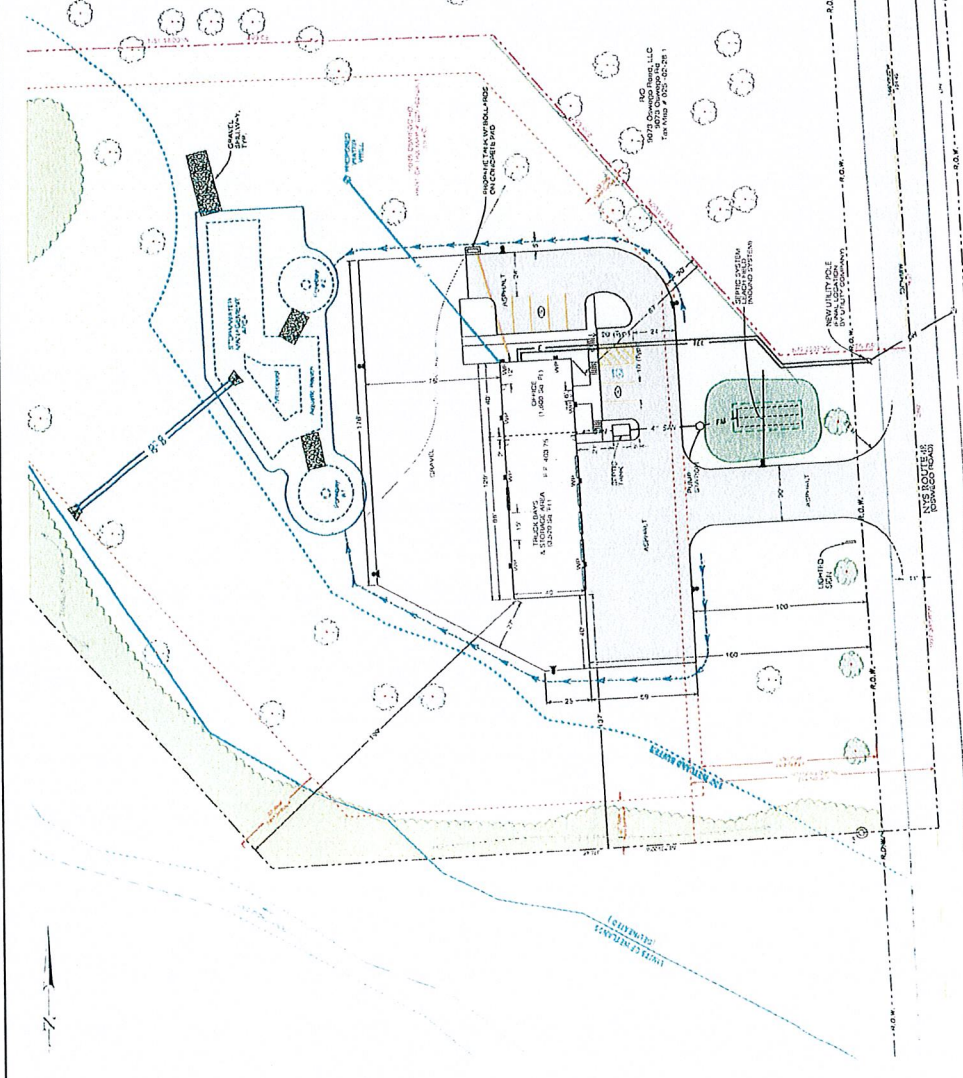
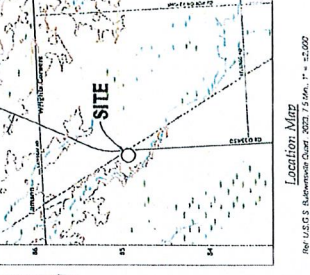
Character of surrounding:

COMMERCIAL / RESIDENTIAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Dave Batchelor with Stumpbusters, Inc.
Name of Owner or Representative


Signature



NOTES

- Number of automobile parking spaces required based on Town Code
- Office Area: One (1) space per 200 sq. ft. office area
- Storage Area: One (1) space per 1,000 sq. ft. of storage area
- Number of manufactured trailers required equals one (1) behind station view type site building code.

PROPOSED

- Property Line
- Number of Parking Spaces
- Manufactured Building or Accessory Structure
- Unimproved Section / Footprint
- Light Pole / Haul Pile
- Stationing shown on Site
- Front Match
- Gas Service
- Water Service on Site
- Drainage Plan on Site

EXISTING

- Property Line
- Right of Way
- Lot Line
- Resident Owner
- Demolition Site
- Utility Main
- Gas Main

KEY

- Number of Parking Spaces
- Manufactured Building or Accessory Structure
- Unimproved Section / Footprint
- Light Pole / Haul Pile
- Stationing shown on Site
- Front Match
- Gas Service
- Water Service on Site
- Drainage Plan on Site

Parking Summary

Automobile Parking	Manufactured Building	Required	Provided
5	1	5	5

Lighting Chart

Symbol	Qty
⊙	7
⊙	8

Lighting Notes:

- 7' Pole Height (Dura-Sky Facility Company)
- With Lighting Footcandle Height (Dura-Sky Facility Company)

TOWN OF LYSSANDER ZONING ORDINANCE REVIEW WITHIN MAJOR HIGHWAY OVERLAY ZONE

Required	Provided
1. Lot Size 80,000 sq. ft.	1. Lot Size 713,842 sq. ft. (8 Acres)
2. Building Setbacks	2. Building Setbacks
3. Front Yard 100' from CDJ Zone	3. Front Yard 100'
4. Front Yard 100' from CDJ Zone	4. Front Yard 100'
5. Side Yard 25' from CDJ Zone	5. Side Yard 137' from CDJ Zone
6. Rear Yard 50'	6. Rear Yard 150'
7. Building Height 30'	7. Building Height 24'
8. Lot Width 750'	8. Lot Width 1,200'
9. Lot Coverage 30%	9. Lot Coverage 1.00 (50% of 1.00)



NOTES

- Route 48 Facility
- Route 48 Facility, Lyssander, NY
- County of Oswego, State of New York
- Prepared by: [Firm Name]
- Date: [Date]

ROUTE 48 FACILITY
STUMPBUSTERS, INC.

TOWN OF LYSSANDER, ONONDAGA COUNTY, NEW YORK

FINAL SITE PLAN

C201

PROJECT NO. [] SCALE: [] DATE: [] DRAWN BY: [] CHECKED BY: []

DATE: []

PROJECT: []

CLIENT: []

LOCATION: []

DATE: []

SCALE: []

DATE: []

DRAWN BY: []

CHECKED BY: []

PROJECT NO. []

SCALE: []

DATE: []

DRAWN BY: []

CHECKED BY: []