

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

The regular meeting of the Town of Lysander Planning Board was held Thursday, March 12, 2026 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; Jim Hunter; Peter Hansen; Julian
Clark, Plumley Engineering; Jeff Herrick; Damian Townes;
Robert Shanahan and Karen Rice, Clerk

The meeting was called to order at 7:00 p.m.

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

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

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

RESOLVED, that the February 12, 2026 regular Planning Board meeting minutes be
approved as submitted.

5 Ayes -- 0 Noes

III. OLD BUSINESS

1.	Site Plan Review	Longview @ Radisson
	Case No.2023—008	Longview Terrace/River Roads

John Corey, Chairman, stated that the Board received a project package from Julian Clark, Plumley Engineering showing the building designs and renderings that were requested.

Mr. Clark stated that it is a pretty comprehensive package that we believe addresses the questions, comments and concerns raised by the Board. Further, he and Bob Shanahan, the Developer are here this evening to answer any questions the Board may have.

Fire Truck Movements have been addressed as well. Curb radiuses for vehicles have been increased, allowing more room to get around. Drawings were sent to the Fire Department for their review and input,

The townhouses have been reduced, and only two-unit buildings are proposed, the three-unit buildings have been removed from the plan. Property lines will be shown when they are sold with zero lot lines running down the middle of the townhouses. That's a reduction of about five units from what was proposed before. The unit itself is still going to look generally the same. It will be a two-car garage instead of one.

The dumpsters for the townhomes have been removed, allowing trash service like the rest of Radisson.

Plans for stormwater, grading, public utilities, etc... will be provided to the Town Engineer for his review.

Mr. Clark stated that he just wants to make sure everybody's good so that we can dive into this review and hopefully get this approved.

There was some discussion regarding trash pick-up for the apartments.

Mr. Clark stated that Radisson is basically cut in half. On Monday they serve one-half and Tuesday the other. There will be one dumpster enclosure for every 20 units.

Mr. Yager stated that that's a pretty good ratio, actually more than what other areas of Radisson have.

Steve Darcangelo questioned the proposed hammerheads as shown on the plan with Mr. Clark stating that they are basically for emergency vehicle turn-arounds as well as snowplows, which led to the question of where the snow will be stockpiled.

Mr. Clark stated that they can add some snow storage locations to the plan for the Board's review. Things can be moved around on the site plan.

Hugh Kimball stated that he's glad to see the trees and the renderings, but when do they go in and what size will they be when you plant them?

Mr. Clark stated that most of those are existing because we're keeping a whole bunch of trees, and then we show them where we're planting new trees.

Mr. Corey stated that a Landscaping Plan will be prepared and will be addressed. Personally, I don't see anything offensive. The buildings look nice.

Doug Beachel stated that he likes the change to the townhouses and it's definitely a positive move to make those owner occupied. The renderings of those buildings are aesthetically pleasing. Originally, they were lackluster where these are architecturally pleasing.

Mr. Darcangelo questioned who would own and be responsible for long-term maintenance of the stormwater management area?

It was determined that a separate Homeowner's Association would be established to include the maintenance.

There was some discussion as to whether the Radisson Community Association has reviewed the plans with Mr. Clark stating that Radisson has reviewed the site plan and found that it is in compliance with the Multi-family Controls. Final architectural drawings still need to be submitted to them as we go through the process.

Public utilities, more particularly connections to OCWA were discussed. The Developer is working with all agencies involved.

Mr. Corey reiterated that he likes what he sees and thanked Mr. Clark for the additional information.

Mr. Clark thanked the Board for their time.

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| 2. Controlled Site Use | Stumpbusters, Inc. |
| Case No. 2024—005 | 9071-9073 Oswego Road |

Julian Clark, Plumley Engineering, stated that the Final Minor Subdivision plan has been filed with the Onondaga County Clerk's Office and the septic system plans have been approved by the Onondaga County Health Department, however the Town Engineer needs additional information before we can proceed and ask to be placed on the next agenda.

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| 3. Major Subdivision | Landmark Challenger |
| Case No. 2026—001 | Melin Farms—Hayes Road |

Julian Clark, Plumley Engineering, represented the applicant, stating that no changes have been made to the Preliminary Plan that was prepared for the Board's review at the last meeting. The proposal is for 45 single-family residential building lots from a parcel of approximately 14 acres. No decisions have been made regarding Lot 45 other than the proposed Stormwater Management Area that is shown. Discussions with the Developer will continue.

Mr. Clark questioned stated that he believes the application was forwarded to the Onondaga County Planning Board for their review and recommendation.

Karen Rice, Clerk, concurred and provided a copy of the Findings to Mr. Clark, with those Findings being made part of the public record, in part:

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATIONS to the proposed action prior to, or as a condition of, local board approval of the proposed action:

- 1) The Onondaga County Department of Transportation requires the applicant to continue to coordinate with the Department regarding North Hayes Road access plans. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of municipal approval.
- 2) The NYS Department of Transportation requires the applicant to continue to coordinate with the Department regarding required mitigation, including the addition of turning lanes at the intersection of North Hayes/Hicks Roads and Cold Springs Road. The Town must ensure NYS DOT mitigation has been completed prior to the issuance of occupancy permits.
- 3) For any sewer infrastructure to be constructed, WEP requires submission of engineer stamped plans and specification for a sewer extension and capacity assurance review from WEP, the Onondaga County Health Department, and New York State Department of Environmental Conservation. Infrastructure must at a minimum be designed in accordance with Ten State Standards and all applicable Federal, State, and local requirements.

The Onondaga County Department of Water Environment Protection further advises that the developer must convey ownership of newly constructed public sewer infrastructure to WEP upon the Engineer's final certification of installation. All new sewer connections will require an Onondaga County licensed plumber to apply for a plumbing permit through WEP's Plumbing Control Division.

1. The Board advises the Town to require that all filed Subdivisions Plans include applicable information to verify the viability of the proposed parcels as buildable lots, including building setbacks, driveway access, proposed water, and wastewater infrastructure, as well as any waterbodies, delineated wetlands/buffers, or other natural features of significance on the site.
2. the Board encourages the applicant to house stormwater basins on their own lots and responsibility for ownership and maintenance of the stormwater management facility areas should be clearly established funded.

Steve Darcangelo questioned the creek that crosses Cold Springs Road/NYS Route 370 and traverses Lots 1, 2, 3 & 4 and adjacent to other lots. What impact the development may have on the creek...would you expect to see an increase in that flow?

Mr. Clark stated that it would be minimal. We're going to send everything to our stormwater management basin down in the corners here (indicating on plan).

Mr. Yager added that it is relatively narrow channel, so you're right, during heavy rainfall events, that creek comes up relatively quickly, but then it will discharge the water relatively quickly as well. It's not necessarily a huge tributary drainage basin, but it is when water's going through there. We'll be mindful of that.

Mr. Corey stated that a long EAF was done for the total project, including this phase, when the Incentive Zoning was reviewed and approved by the Town Board. It was verified that a short form is not required for site specific projects within the IZ as the Town Board reviewed the SEQR and issued a Negative Declaration on December 19, 2024. The Board can proceed in scheduling a Public Hearing on this Major Subdivision.

RESOLUTION #2 -- Motion by Corey, Second by Beachel

RESOLVED, that a Public Hearing be held within 62 days at a date and time designated by the secretary on the application of Landmark Challenger, LLC for a Subdivision of property located at the East side of Hayes Road, South of Cold Springs Road, Baldwinsville, New York, Part of Farm Lot No. 94 and Tax Map No. 064.00-03-02.4 for a development of Forty-five (45)

lots from a parcel of approximately fourteen (14) acres. Conditioned upon filing a complete application and paying the appropriate fees.

5 Ayes -- 0 Noes

Mr. Clark thanked the Board for their time.

IV. NEW BUSINESS

1. Site Plan Review/Amendment
Case No. 2026—002

G & L Davis
8242 Loop Road

Jeff Herrick and Damon Towner, Diverse Foods, represented G & L Davis in their Site Plan Amendment to allow the replacement of a Nitrogen Tank at 8242 Loop Road, Baldwinsville, New York.

Diverse Foods indicated that they need to upgrade their current Nitrogen Tank to a larger, more efficient model to remain in compliance with USDA food safety regulations. The existing Nitrogen Tank is enclosed in a locked chain link cage on the back side of the building. They are proposing to increase the size of the tank and expand the enclosure and keep it secure. They have added a concrete equipment pad and a large liquid nitrogen storage tank.

The representatives indicated that it's for cooling cooked food, ready-to-eat food. It's an engineered a pad to accommodate the larger nitrogen tank so that we could do the cooling quicker with the cooling process being explained in detail.

John Corey, Chairman, stated that basically it's something that you were required to do to meet USDA standards.

The gentlemen concurred, stating that they're required to do, we were doing it before, but we weren't doing it as efficiently and as we can do it now with this. This just does it in minutes instead of hours. Any time that you can cut the time frame down by cooling your cooked product increases the safety of it (unclear) and the shelf life on the product that you're distributing to the public. We produce cooked products for Wagman's, Dinosaur...and our own products too, cooked sausage and meatballs and stuff like that. So anytime that you can shorten the cooling span, you can add shelf life to the product, and you can bring up the safety of everybody who's eating the product.

There was some discussion as to why they are before the Board since the pad is in and the tank is set.

Mr. Yager, Town Engineer, stated that it's technically an amendment to their original Site Plan as this wasn't part of it and it needs both ESD and this Board's approval.

There is a letter on file from Empire State Development, dated May 13, 2025, stating that their request has been reviewed and approved and has been made part of the public record.

Mr. Darcangelo stated that everything is already in place and the approval is after the fact.

Mr. Herrick concurred stating that It's already built. That was part of the reason why we're here asking for your graces, because we had talked to, not you, Radisson, and they said they had no problem with what was going on over there, but you guys are the ones that had the say, so we're kind of here explaining and falling on our swords, and I'm hoping that you understand that nothing was done (unclear).

Mr. Kimball stated that his question would have been what is it going to look like? What is it going to look like from '31 and what is it going to look like from Willett Parkway?

Mr. Corey stated that we're not going to ask you to take it down. It is our understanding that a building permit has been applied for through our Code Enforcement Department.

Mr. Herrick stated that they appreciate that, extend their apologies and yes, a building permit has been applied for.

There is a letter on file prepared by Al Yager Town Engineer, dated March 12, 2026, that has been made part of the public record, in part:

I have completed my review of the Site Plan for the G & L Davis Food Site Plan, prepared by Beardsley Architects & Engineers. A Stormwater Pollution Prevention Plan and construction SPDES permit will not be required as the total soil disturbance will be less than one acre. The new tank appears to comply with the Radisson Corporate Park Development Controls and the Town of Lysander Code requirements; I have no further engineering related comments at this time. I would not be opposed to the Planning Board approving the Site Plan at this time.

FINDINGS:

Review of the Short Environmental Assessment form is not required as the Board reviewed the Short Environmental Quality Review form for the overall Site and its uses and determined it was an Unlisted Action/Negative Declaration on July 14, 2016.

There are two letters on file prepared by Al Yager, Town Engineer, dated March 12, 2026 that has been made part of the public record.

There is a letter on file prepared by Empire State Development Corp dated May 14, 2025 stating that the application and site plan has been reviewed and approved.

This action is consistent with the Town's Comprehensive Plan.

This action is consistent with the Town's current Zoning Ordinances.

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

This action will cause no adverse effects on the public health, safety and welfare in the neighborhood or district.

RESOLUTION #3 -- Motion by Corey, Second Hunt

RESOLVED, that having reviewed the site plan as defined on a map dated March 5, 2026, prepared by Beardsley Architects & Engineers, for property located at 8242 Loop Road, Baldwinsville, New York and part of the Radisson PUD, to allow the upgrade and installation the Nitrogen Tank to be in compliance of USDA Food Safety Regulations, is hereby approved.

5 Ayes -- 0 Noes

Mr. Herrick and Mr. Towner thanked the Board for their time.

V. **ADJOURN**

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

RESOLVED, that the March 12, 2026 regular Planning Board meeting adjourn at 7:34 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk
Planning Board