

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

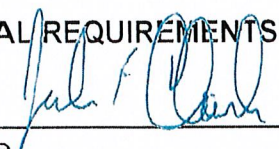
Connect to Public Sewer
 Connect to Public Water (OCWA)

Character of surrounding:

Agricultural/Residential

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

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


Signature

Longview Apts -

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 ADDITIONAL SUBMITTAL REQUIREMENTS!

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


Signature

Application to the Planning Board

Agry Pif

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

Date: 4-1-2024
 Information Only
 Preliminary
 Final

Name of proposed development: Agry Pif BBA

Applicant:

Plans prepared by:

Name Josh Rapoldo

Name Proxal Design

Address 2935 Larson
Proxal, NY

Address 37 Collingwood
Ave Syracuse, NY 13306

Telephone: _____

Telephone: 434-1844

Owner of record:

Ownership intentions:

Name same

Name same

Address _____

Address _____

Telephone: _____

Telephone: _____

Proof of ownership attached: _____

Farm Lot No. _____

Site Location:

Tax Map No. 022-01-10.1

2935 Larson Rd.

Current Zoning NRBD

Is site in an Agricultural Tax District? _____

Area of land _____ acres.

Proposed use(s) of site:

Plans for sewer and water connections:

Restaurant
Expansion

* Tie into sewer
* Water - existing

Current use & condition of site:

Character of surrounding

Restaurant

Residential -
Business

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Name of Owner or Representative

Signature

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: <i>Restaurant expansion</i>			
Project Location (describe, and attach a location map): <i>2935 Lawson Rd Phoenix NY 13135</i>			
Brief Description of Proposed Action: <i>addition for restaurant space + pavilion out back. future pole barn for food truck + catering storage. future side addition for restaurant.</i>			
Name of Applicant or Sponsor: <i>Joshua Reynolds</i>		Telephone: <i>863-832-9736</i>	
Address: <i>8224 Tutin Dr</i>		E-Mail: <i>josh@theadvancypigbbq.com</i>	
City/PO: <i>Clay</i>		State: <i>NY</i>	Zip Code: <i>13641</i>
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"/>
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:			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>1.4</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>N/A</i> 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
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: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?			NO	YES
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" 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?		<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?		<input checked="" type="checkbox"/>	<input 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:

- Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban 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,

a. Will storm water discharges flow to adjacent properties?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
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If Yes, briefly describe:

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"/>

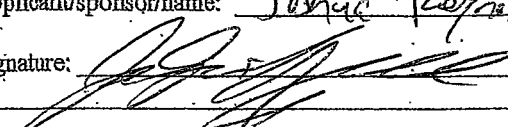
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name:

Joshua Reynolds

Date:

Signature:



Title:

Owner

PRINT FORM

PROJECT DESCRIPTION — THE ANGRY PIG BBQ INC EXPANSION

Background of the Applicant & Business Overview

The Angry Pig BBQ Inc is a locally owned and operated food truck & restaurant that has quickly become a staple in the community. Since purchasing the building, the business has undergone a substantial transformation involving more than \$125,000 in renovations, upgrades, and new commercial equipment. Our mission has always been to bring high-quality, authentic Texas style BBQ to an area that previously had very few dining options—especially family-friendly spaces that emphasize both great food and community engagement.

Over the past several years, The Angry Pig BBQ Inc has developed a strong and loyal customer base, drawing diners from both the immediate community and from surrounding towns. Customers visit not only for the food, but also for the welcoming atmosphere, family-oriented environment, and the sense of community our restaurant helps foster. We serve a wide range of patrons—from families to local workers, BBQ enthusiasts, and travelers exploring the region.

Description of the Proposed Project

This project involves a significant expansion to the existing restaurant structure that will enhance customer experience, expand seating capacity, and improve operational efficiency.

Key elements of the expansion include:

- Connection of both the existing building and the new addition to the sewer system, along with the installation of a new grease trap to bring the facility up to modern commercial standards.
- Construction of a new addition on the side of the building to greatly expand indoor customer seating capacity.
- Two brand-new ADA-compliant bathrooms, improving accessibility and comfort for all guests.
- A new HVAC room, ensuring efficient climate control and increased reliability of equipment.
- A newly built indoor bar area, creating an elevated guest experience and expanding service offerings.
- Integration of the new addition with our outdoor seating area, creating a seamless flow between indoor and outdoor spaces for year-round use.
- Future plan for an outdoor pavilion, allowing for covered events, music, and community activities during warmer months.

This added interior and exterior space will create a more versatile, functional, and inviting environment for both everyday dining and special events.

Economic & Community Benefits

This expansion offers several direct and indirect benefits to the community:

Tourism & Hospitality Growth

- Very few local establishments provide meaningful outdoor seating or event spaces. Our expanded indoor dining area and large outdoor venue will give residents and visitors a place to gather, relax, and enjoy warm-weather dining.
- The new bar area and event-friendly layout will attract both locals and out-of-town guests, increasing tourism traffic and supporting the hospitality sector in the region.

Increased Event Capacity & Community Engagement

The new space will allow us to host:

- Corporate meetings and outings
- Birthday parties and special occasions
- Community fundraisers
- Non-profit events
- Seasonal celebrations and local activities

These offerings will keep more dollars circulating within the local economy while also giving local organizations more accessible, affordable event options.

Support for Local Jobs & Economic Activity

With the expansion, The Angry Pig BBQ will:

- Create new employment opportunities in both the restaurant and event service sectors
- Increase local spending through additional supply purchases and service partnerships
- Contribute more tax revenue to the municipality
- Boost nearby businesses through increased foot traffic

As we continue to grow, this project directly supports long-term economic vitality for the community.

Recent Investments by the Applicant

Since acquiring the property, more than **\$125,000** has been invested into:

- Building renovations and structural improvements
- Upgraded commercial kitchen equipment
- Dining room enhancements
- Outdoor seating improvements
- New smoker equipment and food-preparation tools
- General infrastructure upgrades

These investments were necessary to bring the facility up to modern standards and create an attractive dining experience for the community.

Future Investment Potential

If this expansion is successful, additional long-term investments may include:

- Further expansion of the current building to increase capacity
- Development of a larger outdoor pavilion for summer festivals, BBQ events, and community gatherings
- Acquisition of a second location to serve customers who currently travel 25+ minutes to reach our restaurant
- Additional commercial kitchen upgrades to support higher-volume operations

These future steps would allow us to better serve the growing customer base, expand our geographic reach, and increase economic contributions to the region.

Conclusion

This proposed project represents a major step forward—not only for The Angry Pig BBQ, but for the surrounding community. By expanding seating, improving infrastructure, adding bathrooms and a bar and integrating indoor and outdoor event spaces, the project will significantly enhance local dining options, create new economic opportunities, and provide a welcoming gathering place for residents, organizations, and visitors.

The overall estimated project budget for the side addition is estimated at approximately \$300,000. This figure includes costs associated with excavation, foundation and footers, framing, roofing, plumbing, electrical work, and all interior finishing items.

The estimated project budget for the 30x30 pavilion is \$65,000. This includes the excavation, foundation, concrete, trusses, roofing etc that is needed to complete the work.

The estimated cost for connecting to sewer, installing new 1000g grease trap, removing old grease trap and removing old septic system is \$45,000. This includes all excavation, installation, equipment and plumbing.

Funding for the project will be covered through a combination of business cash on hand and available business loan options.

Peg Pen Catering/Reynolds, Joshua: May 4, 2026 Zoning Board of Appeals:

FINDINGS:

The proposed action will not result in an undesirable change in the neighborhood.

The proposed use will preserve the general character of the neighborhood and safeguard public health.

While the request is substantial, it will not have an adverse impact on physical or environmental conditions.

There are no reasonable alternatives that would achieve the benefit without similar impact.

RESOLUTION #2 -- Motion by Jarvis, Second by Costanzo

RESOLVED, that the Zoning Board of Appeals grant to property located at 2935 Lamson Road, Phoenix, New York, Tax Map No. 022.-01-10.1 a Use Variance to allow a **338** square foot expansion of an existing structure in accordance with Article X, Section 320-23, Paragraph D(1) and a **900** square foot pavilion; and **1663** square foot future expansion of the existing bathroom and mechanical room as shown on a Site Plan prepared by Sheila Weed, Architect and Vanscape Design, dated April 22, 2026 in accordance with Article X, Section 320-23, Paragraph D(1) of the Lysander Town Ordinance.

5 Ayes -- 0 Noes