

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

The regular meeting of the Town of Lyander Planning Board was held Thursday, April 9 2026 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, NY 13027.

MEMBERS PRESENT: John Corey, Chairman; Hugh Kimball; Doug Beachel and Matt Hunt

MEMBERS ABSENT: Steve Darcangelo

OTHERS PRESENT: Al Yager, Town Engineer; Patrick Brown; Ron Bryant; Julian Clark, Plumley Engineering; Josh Ringer; Emily Ringer; Denise Dann; Dave Dan; Jim Hunter; Pet Hansen and Karen Rice, Clerk

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

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

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

The Public Hearing opened at 7:00 p.m.

Julian Clark, Plumley Engineering, represented the applicant and presented the application. He explained that the project consists of approximately 45 residential units on 14 acres. The subdivision will be serviced by a public road and utilities. SEQR was done as part of the Letter of Intent and is not required as part of this application. He stated that the subdivision plan has been submitted to the Fire Department and no comments have been received to date.

Ron Bryant, 7455 N. Hayes Road, expressed concern regarding the proposed density, stating that 45 homes on 14 acres appeared excessive and questioned what benefits would be provided to the community.

Al Yager, Town Engineer, explained that the project includes approximately \$4 million in sewer infrastructure improvements, \$180,000 in park contributions, and additional infrastructure commitments previously outlined in the Letter of Intent. The property is located within an overlay district intended for development and that sewer availability would allow for higher density. It will benefit you as well in that it will get sewers closer to you.

Mr. Bryant stated that it won't benefit him as he just put a \$10,000 septic system in.

Mr. Bryant further raised concerns regarding the long-standing lack of sewer infrastructure in the area and noted that a pumping station had been discussed decades ago but never constructed.

Mr. Yager acknowledged that previous development proposals have been considered approximately 25–30 years ago but were not approved at that time. It was noted that costs for infrastructure have increased significantly since then.

Additional concerns were raised regarding the loss of farmland and the overall character of the area.

Mr. Yager stated that the strawberry field across from Abbott Farms is part of this project. That will be forever green with restricted access. The woodland on the west side between Barbara Lane and this development will be Forever Wild as green space. And the wood lot to the east of the Solar Development and Melia Park will also be a green space and Forever Wild.

Mr. Bryant stated that he has 10 acres, someday I can put 40 homes on his property, not that I ever would....

Mr. Yager concurred, stating that he could as he is in the Incentive Zoning Overlay District and you'd have the sewers. You'd be able to do higher density because of the sewers.

Josh Ringer, 7528 Surbrook Road, expressed concern regarding drainage and existing wet conditions on surrounding (farm) properties. The ground is soaked constantly. Is there any protection? I know there's a SWPPP during construction, but afterwards, is it going to be more wet without the farm there?

Mr. Yager explained that a stormwater management system would be implemented to collect, treat, and discharge runoff consistent with existing conditions, and that swales would direct water away from neighboring properties.

Mr. Ringer stated that he also has wildlife concerns, including bird migration and bald eagle nesting sites.

Mr. Clark stated that minimal tree clearing is proposed and that no significant impact on wildlife habitat is anticipated.

Mr. Ringer questioned what work is going to happen on the west side of Hayes Road, north of the swale.

Mr. Yager stated that it is scheduled for townhouses and multi-family apartments, some senior apartments and some market rate apartments.

Mr. Ringer questioned what work is going to happen on south side of the swale.

Mr. Yager stated that there are no plans at this time.

Sue Spencer, Perryville Road, inquired about the possibility of connecting to the sewer system.

Mr. Yager stated that long-term that is the goal and explained that while capacity exists, expansion into certain areas would depend on cost and feasibility. It was noted that the Town is actively pursuing grant funding to support sewer expansion.

Ms. Spencer stated that sewage is absolutely horrible down there. Putting all these houses down there is going to make it worse for us; that's why I want to make sure we can tie into the sewer.

John Corey, Chairman, stated that there being no further comments we will close the Public Hearing at 7:12 p.m.

It was determined that the Public Hearing must stay open or the Board will have to act within 62 days, therefore a Motion will be made to rescind the closure of the Public Hearing

Motion by Corey, Second by Beachel to rescind the closure of the Public Hearing.

The Public Hearing was adjourned at 7:13 p.m.

II. APPROVAL OF MINUTES

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

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

4 Ayes -- 0 Noes

III. OLD BUSINESS

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| 1. Major Subdivision
Case No. 2026—001 | Landmark Challenger
Melvin Farms—Hayes Road |
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The Public Hearing was adjourned and will be back on the May 14, 2026 Planning Board meeting agenda.

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| 2. Site Plan Review
Case No. 2026—008 | Longview @ Radisson
Longview Terrace/River Road |
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Longview @ Radisson will be tabled until May 14, 2026.

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| 3. Controlled Site Use
Case No. 2024—005 | Stumpbusters, Inc.
9071-9073 Oswego Road |
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Julian Clark presented the Stump Busters application. He stated that the site design has been completed and that all County comments have been addressed. He noted that a DOT driveway permit is in process and the septic system has been approved by the Onondaga County Health Department.

There is a letter on file prepared by Al Yager, Town Engineer, dated April 9, 2026 that will be made part of the public record, in part:

I have completed my review of the Site plan for Stumpbuster, Inc. project, prepared by Plumley Engineering, dated February 2026 and SWPPP dated February 2026. My review has generated the following conditions:

1. Sign details were not provided within the site plan drawing package. Sign details will need to be included with the building permit package prior to a building permit being issued.
2. Dry wells 1 & 2 on the south side of the site should be relocated north of the site perimeter swale so that runoff during overtopping events is directed to the stormwater management pond.
3. Dry wells 3 & 4 on the north side of the site should include an overflow pipe that daylight to the northern forebay in the stormwater management pond.

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

- 1) The applicant is required to coordinate Oswego Road access plans with the New York State Department of Transportation. 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 Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

FINDINGS:

An Environmental Assessment Form indicates that the proposed action will not result in any significant adverse environmental impacts.

There is a letter on file from Al Yager, Town Engineer, dated April 9, 2026 that has been made part of the public record.

This application was forwarded to the Onondaga County Planning Board for their review and recommendation, which has been made part of the public record.

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

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

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 by Hunt

RESOLVED, that having reviewed the Controlled Site Use/Site Plan application of Stumpbusters, Inc., as defined on a map dated February 2026, prepared by Plumley Engineering, for property located at 9071-9073 Oswego Road, Tax Map No. 025.-02-28.1, Baldwinsville, New York is hereby approved and/or approved with the following conditions:

- 1) Items outlined in the engineering review letter dated April 9, 2026, prepared by Al Yager, Town Engineer.
- 2) Any outstanding fees be paid.

4 Ayes -- 0 Noes

IV. ADJOURN

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

RESOLVE, that the Town of Lysander April 9, 2026 regular Planning Board meeting adjourn at 7:21 p.m.

4 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk
Planning Board

UNAPPROVED