

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, May 14, 2026 @ 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, May 14, 2026 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

- MEMBERS PRESENT:

John Corey, Chairman; Hugh Kimball; Steve Darcangelo; Doug Beachel and Matt Hunt
- OTHERS PRESENT:

Al Yager, Town Engineer; Amelia McLean Robertson, Esq; Tracie Rivette; Ryan Hagerman; Josh Reynolds; Colleen Kires; Norm Carroll; Julian Clark, Plumley Engineering; Ed Blake; Kate Blake; Meagan Henry; Mary Unangst; Joe Unangst; Peter Hansen; Richard Jarvis, ZBA; Frank Costanzo, ZBA; Bob Sweet, ZBA; Tim Wolsey; Kevin Rode; Jerry Rice; Katie Schiano and Karen Rice, Clerks to the Planning Board

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

- I. PUBLIC HEARING -- 7:00 p.m. (Continuation from April 9, 2026)
1. Major Subdivision
Case No. 2026—001

Landmark Challenger
Melvin Farms-Hayes Road

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

John Corey, Chairman, reopened the Public Hearing asking for any public comment; there being none the Public Hearing was adjourned at 7:01 p.m.

II. APPROVAL OF MINUTES

Review and approval of the minutes of the April 9, 2026 Planning Board meeting.

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

RESOLVED, that the minutes of the April 9 2026 regular Planning Board meeting be approved as submitted.

4 Ayes -- 1 (Abstain...Steve Darcangelo was absent)

Review and approval of the minutes of the April 27, 2026 Planning Board meeting.

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

RESOLVED, that the minutes of the April 27, 2026 regular Planning Board meeting be approved as submitted.

5 Ayes -- 0 Noes

III. OLD BUSINESS

1. Major Subdivision
Case No. 2026—001

Landmark Challenger
Melvin Farms—Hayes Road

Julian Clark, Plumley Engineering, represented the applicant stating that they finished the field mapping for the wetlands so we can provide an updated location for not just the subdivision but the whole property. So, at the next meeting, we'll have an updated plan with the wetlands. Also, the Contract Drawings are being prepared for the Town Engineer's review. Lastly, we're still talking about what they want to do with that Lot 45 as far as flag lots. We did get confirmation from the Onondaga County Department of Transportation that they did not want any further driveways on Hayes Road, just the two roads that we show.

Mr. Corey stated that we'll be continuing the Public Hearing to next month, and by that time we should be in a position to start moving forward.

Mr. Clark concurred and thanked the Board for their time.

2. Site Plan Review
Case No. 2023—008

Longview @ Radisson
Longview Terrace/River Road

Julian Clark, Plumley Engineering, represented the applicant stating that we're still working through the Stormwater Management design. I did receive the subdivision plan that Mr. Shanahan is looking to use to break out the townhouse lots and the apartments from the overall remaining parcel. I didn't know if I could submit that tonight or if you want me to do a more formal submittal for the next meeting.

Karen Rice, Clerk, stated that that will require going through the Minor Subdivision process prior to presenting it to the Board so as not to confuse the two applications.

Mr. Corey concurred, stating he thinks that'd be the best path.

Mr. Clark concurred, stating that they'll submit that for the next meeting and thanked the Board for their time.

IV. NEW BUSINESS

1. Controlled Site Use
Case No. 2026—003

Reynolds, Joshua, dba Angry Pig
2935 Lamson Road

HISTORY: Mr. Reynolds owns The Angry Pig, the former Henderson Dairy as most will remember it and is located at 2935 Lamson Road. It is in a Neighborhood Residential Business District (NRBD). Building footprints in a NRBD are restricted to a maximum of 3,000 square feet. Mr. Reynolds received a building permit for an addition on to the back of his property that brought him over that restriction. When that came to his attention, he made application to the Zoning Board of Appeals for a Use Variance requesting relief from that restriction in an amount greater than what currently exists and received approval for same. He is now back before the Board for a Controlled Site Use/Site Plan approval. It was noted that there are no changes to the NRBD and all other district restrictions still apply to the property.

John Corey, Chairman, asked for a brief project description.

Al Yager, Town Engineer, reiterated per the Code, Article X, Section 320-23, Paragraph D(1), in part states: Any variance to this size restriction shall be considered a Use Variance. As previously stated, he received his Use Variance. He has one addition already up. He intends to put a pavilion on the front, on the Lamson Road/North side of the building and in the future, another addition off of the east side of the building. The dining area is not being expanded at this time.

Mr. Reynolds stated that three new restrooms, one ADA compliant, will be part of the addition on the east side of the building. There will be additional seating there.

Mr. Reynolds stated that currently it's 40 with up to 30 additional.

Mr. Reynolds was asked to expand on the overall project and stated that the expansion will be done in phases. Currently a 28' x 30' pavilion is under construction on the north side of the building. The next phase involves an east side expansion where an existing 'bump out' is that contains a restroom and HVAC, which will be demolished. In its place a new structure will house three restrooms, expanded mechanical space for larger equipment and a 900 to 950 square foot dining area. The back portion of this addition will be dedicated to storage for seasonal items, umbrellas, anything that we put out in the Summer. The new dining area is expected to accommodate 25 to 30 people.

Mr. Yager stated that the additional seating will create a parking conflict with the current Code. Mr. Reynolds will need to go back to the ZBA for a parking variance. Our Code specifies parking spaces be 9 x 19 with a 24' travel lane between the parking spaces. The Landscape Architect that he's working with has elected to go with angled parking spaces to meet the number of spaces that are required for the gross floor area of the restaurant, but if they do that, they can't meet the 24-foot drive aisle width. So they're proposing 14-foot drive aisles between the angled parking, and they're proposing some grass overflow parking along the east and north property lines to accommodate, to actually get to the number of parking that is required for the overall square footage of the building, which is 86 square feet, or 86 parking spaces based on 60 square feet per one parking space for 60 feet of gross floor area.

Mr. Reynolds stated that parking is calculated for the whole building, not just the seating area. I'm against putting all those parking spots in for this back addition or the expansion of our storage, but I guess I have to provide parking spaces for something that nobody will be using. It's not for customers. The new mechanical room...I guess I have to supply parking spaces for something where a customer wouldn't sit.

Mr. Yager stated that I anticipate that Mr. Reynolds will be asking not only for a reduction in drive lane width, but for a reduction in the total number of parking spaces that are required based on the square footage of seating area where patrons would be seated.

Steve Darcangelo questioned the way the Code reads 60 square feet of gross floor area but if that's how the code reads, I would hope that those who wrote the Code years ago would take into consideration that a restaurant has a portion of it that is not available to customers.

Discussion: Unfortunately, it doesn't matter. It goes by gross floor area no matter what the use is. Apparently, they didn't take that into consideration with a restaurant, especially a restaurant like this that has large smokers inside, and a large walk-in cooler. Barbecue establishments typically have more kitchen and 'back of the house area' than other restaurants just because of the size of the smokers that they use. Perhaps restaurants should be based on seating capacity rather than gross floor area. Any changes to that would be a Town Board function. If asked, the Planning Board may want to make a recommendation to the Town Board that the parking be a function of the number of seats as opposed to a gross area.

Mr. Yager stated that Mr. Reynolds has indicated that he would like to have events with live music in the 28' x 30' pavilion that he is constructing. pavilion on the north end of the building. As you know, exterior speakers in the NRBD are only allowed upon Planning Board approval, and the Planning Board has the right to restrict hours of operation of speakers used for live music in the NRBD district.

Mr. Corey questioned what the intent would be regarding entertainment?

Mr. Reynolds stated that his #1 request was for Trivia Night. It wasn't more so music. I've had a lot of people come up and say that they would like to host trivia night. So, trivia night, you have to have speakers outside. They've said a lot of places do trivia night, but they're all inside, would you consider doing a Thursday night trivia? And I said, sure, once we get all the construction and stuff done, we could. I was told you have to get approval to do trivia night. Most places offer it 6 to 9. Typically, people get out of work at 5, they're there by 6, and it goes for 2 1/2, 3 hours. That's been my number one request, other than bringing ice cream back, but that was one of the most requested things from people that I've talked to that have been there.

Mr. Corey questioned the music.

Mr. Reynolds stated that other people that have asked for just the one-man bands, acoustic, like Just Joe if you're familiar with that. They come out with either a keyboard or a guitar and people have dinner outside, listen to some music and go. I'm not looking to bring in Luke Bryant and having a huge concert. I mean, it might be nice, but. we try to close early.

Matt Hunt questioned what time you close.

Mr. Reynolds stated right now 7:30, last year, Fridays and Saturdays was nine. This year we'll probably scale that back. Usually after eight people are done, we're not a bar, so people are usually done eating by eight.

Mr. Hunt reiterated that with the expansion the hours would not be extended.

Mr. Reynolds concurred, stating 9:00 would be the latest.

Mr. Darcangelo posed a question to Al...the variance that was provided, Use Variance, very unusual to be granted a Use Variance. It doesn't change any of the zoning though, right? The zoning remains the same.

Mr. Yager concurred stating that It's honestly kind of odd how our Code is written in that NRBD, once you exceed 3,000 square feet, requires a Use Variance. It would typically be an area of variance, correct. But our code actually specifically says a use variance.

Mr. Darcangelo...I don't know what you think, but we haven't granted a use beyond what's allowed. It's already allowed. They've granted a variance on the building restriction, which you would think would be an area variance on the size of the building.

Hugh Kimball questioned handicap parking.

Mr. Yager stated that two are shown, which are required.

Mr. Corey stated that this Board has had some interesting experiences with another place that has outside speakers and brings in live entertainment. So, we're going to be very careful how we approach this. We even got sued over it. Fortunately, we won the lawsuit.

Mr. Reynolds stated that his request really wasn't for music, per se, it was more so for Trivia Night. But I guess it all falls under the same category, so.

There was additional discussion regarding other forms of entertainment and music with Mr. Yager stating that you're relatively close to West Phoenix and there's some residential properties that are relatively close that certainly would hear.

Mr. Corey stated that he's very familiar with the location. I grew up making Sundae's at Henderson's Dairy. They were my cousins, so I know that place very well.

Mr. Darcangelo stated that at this stage, it's worth mentioning that even if you have amplified sound and you're permitted, you still have a sound ordinance at your property boundary. So, it doesn't eliminate that. So, you need to be conscious of that.

Mr. Reynolds: Correct and I think Karen said it goes until 10:00.

Karen Rice, Clerk, concurred, stating that it then goes down to 60 decibels from 10:00 p.m. to 7:00 a.m.

Mr. Reynolds concurred, stating that they'd be over at nine, so, okay.

RESOLUTION #3 -- Motion by Corey, Second by Hunt

RESOLVED, That the Planning Board having followed the prescribed SEQR procedures and having received no comments to the contrary, hereby designates itself as **LEAD AGENCY** for Joshua Reynolds/Angry Pig Restaurant Controlled Site Use, 2935 Lamson Road, Phoenix, New York, application.

5 Ayes -- 0 Noes

The applicant has completed Part I, Project Information; John Corey, Chairman, reviewed Part Two—Environmental Assessment, with the board.

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? No
2. Will the proposed action result in a change in the use or intensity of use of land? No
3. Will the proposed action impair the character or quality of the existing community? No
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? N/A
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? No

6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? No
7. Will the proposed action impact existing:
 - a. public / private water supplies? No
 - b. public / private wastewater treatment utilities? No
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? No
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)? No
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? No
11. Will the proposed action create a hazard to environmental resources or human health? No

RESOLUTION #4 -- Motion by Corey, Second Kimball

RESOLVED, that having reviewed the SEQR regulations, determined this is an **UNLISTED ACTION**, and having reviewed the Short Environmental Assessment form, and finding no significant or adverse impacts resulting from the Joshua Reynolds/Angry Pig Restaurant, 2935 Lamson Road, Phoenix, New York application, the Board issues a **NEGATIVE DECLARATION**.

5 Ayes -- 0 Noes

It was determined rather than act on the Controlled Site Use this evening, the applicant go back to the ZBA for his parking variance, and then we'll look to see an updated site plan next month.

Mr. Reynolds thanked the Board for their time.

IV. OTHER BUSINESS

John Corey stated that concludes our regular agenda. But before we adjourn this meeting, I'd like to welcome the family and friends of Karen. This is Karen's last official Planning Board meeting. Yes, she is retiring, I believe, at the end of next month officially, right?

Karen...we're trying.

Mr. Corey continued stating that she will be back. But Katie is going to be our new Secretary and Clerk to the Planning Board, Codes and the ZBA. But I, on behalf of myself and the Board, Karen, I just want to say it's with the deepest of gratitude and appreciation for all the work and service you've done during the 11 years I've been here so far. I've known a lot of professional women, clerks, secretaries, office managers in my working career, and you are right at the top of the list. We're sorely going to miss you...now don't you cry. But I just want to thank you for all your service. You've been a marvel to work for, and I know there's numerous occasions when you have saved my **** in your abilities. Thank you very much.

Hugh Kimball stated that he would like to echo that having worked with Karen for almost 20 years of her 38 years as both a Zoning Board of Appeals and Planning Board member.

Karen, at a loss for words, thanked the Board for their kind words.

V. ADJOURN

RESOLUTION #5 -- Motion by Corey, Second by Beachel

RESOLVED, that the May 14, 2026 regular Planning Board meeting adjourn at 7:28 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk