

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

**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

**Owner of record:**  
Name SAME  
Address \_\_\_\_\_

**Ownership intentions:**  
Name SAME  
Address \_\_\_\_\_

Telephone: \_\_\_\_\_  
Proof of ownership attached: X

Telephone: \_\_\_\_\_  
Farm Lot No. \_\_\_\_\_

Site Location:  
8850 RIVER ROAD; SOUTHEAST CORNER OF  
RIVER ROAD AND LONGVIEW TERRACE  
INTERSECTION

Tax Map No. 082.-04-10.0  
Current Zoning PUD  
Is site in an Agricultural Tax District? NO  
Area of land ± 22.7 acres.

**Proposed use (s) of site:**  
RESIDENTIAL (APARTMENTS)


**Plans for sewer and water connections**  
PUBLIC

**Current use & condition of site:**  
WOODED, PHASE I (LONGVIEW SUBDIVISION)  
ON THE SAME PROPERTY TO THE NORTH

**Character of surrounding:**  
RESIDENTIAL

**SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!**

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

  
Signature



PLYMOUTH ENGINEERING  
1000 WEST 10TH AVENUE  
SUITE 200  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.PLYMOUTHENGINEERING.COM

PROJECT NO. 2001  
DATE: 11/15/05  
SCALE: AS SHOWN

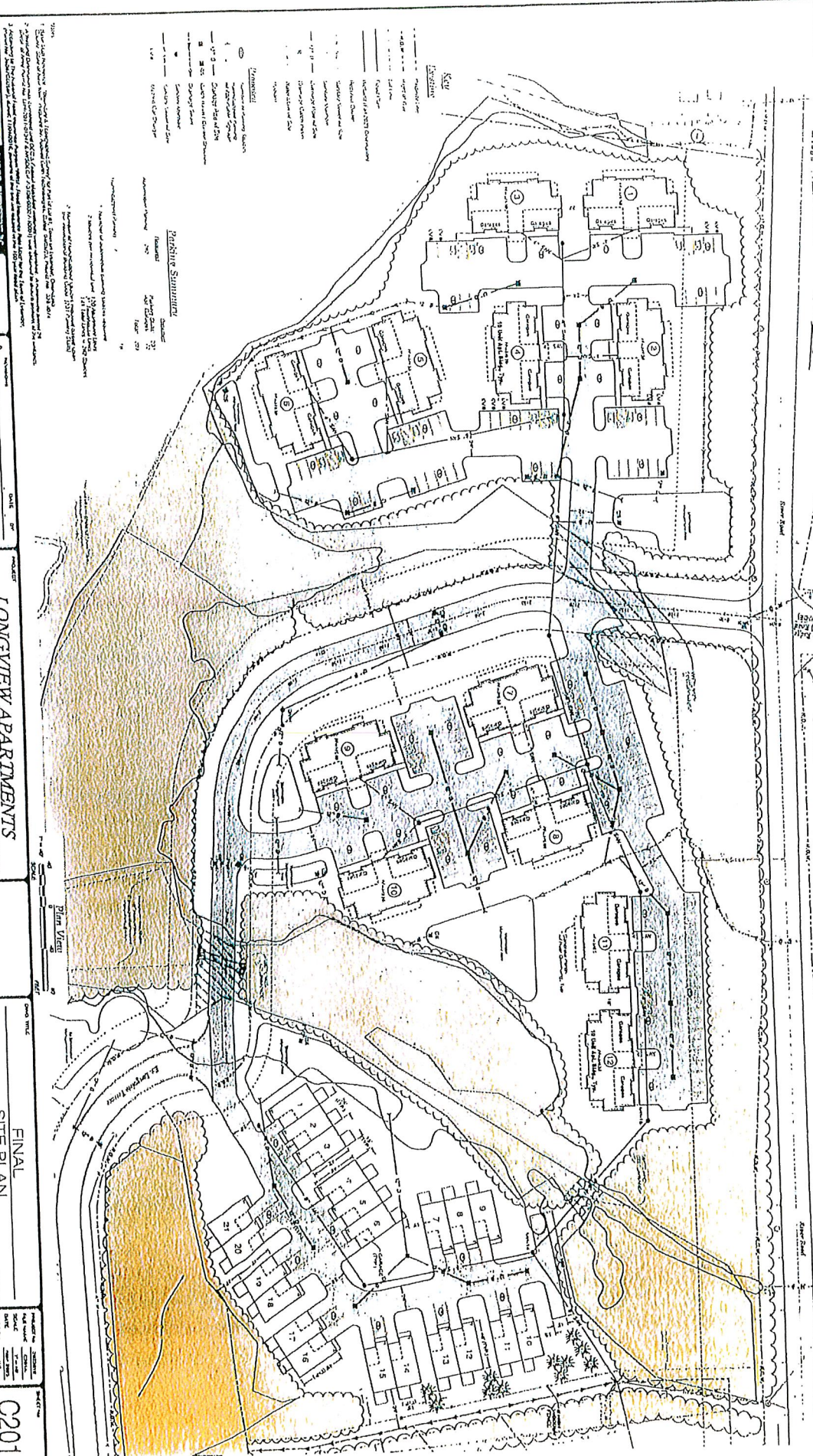
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100	REVISED PER COMMENTS	11/15/05

PROJECT: LONGVIEW APARTMENTS  
 CLIENT: GREENTREE REALTY GROUP  
 LOCATION: TOWN OF LYONSBORO, OHIO: 10000 LYONSBORO RD, NEW YORK

PROJECT NO. 2001  
 DATE: 11/15/05  
 SCALE: AS SHOWN

FINAL SITE PLAN  
 C201

*November 2005*



**NOTES:**

1. All dimensions are in feet and inches.
2. All elevations are in feet above mean sea level.
3. All bearings are in degrees, minutes and seconds.
4. All distances are in feet and inches.
5. All areas are in square feet.
6. All volumes are in cubic feet.
7. All weights are in pounds.
8. All forces are in pounds.
9. All moments are in foot-pounds.
10. All stresses are in pounds per square inch.
11. All strains are in inches per inch.
12. All deflections are in inches.
13. All displacements are in feet.
14. All rotations are in degrees.
15. All angles are in degrees, minutes and seconds.
16. All bearings are in degrees, minutes and seconds.
17. All distances are in feet and inches.
18. All areas are in square feet.
19. All volumes are in cubic feet.
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21. All forces are in pounds.
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23. All stresses are in pounds per square inch.
24. All strains are in inches per inch.
25. All deflections are in inches.
26. All displacements are in feet.
27. All rotations are in degrees.
28. All angles are in degrees, minutes and seconds.
29. All bearings are in degrees, minutes and seconds.
30. All distances are in feet and inches.

Application to the Planning Board

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

Date: June 19, 2026  
\_\_\_\_\_ Information Only  
X Preliminary  
\_\_\_\_\_ Final

Name of proposed development: Phase 2 (Lot 1 & Lot 3) 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:** X

**Site Location:**

West 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.** 060.-01-16.2 & 060.-01-14.1

**Current Zoning** Melvin Farms LOI

Is site in an Agricultural Tax District? No

Area of land +/- 89 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

**AGRICULTURAL DATA STATEMENT**

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Landmark Challenger LLC  
Mailing address: 621 Columbia Street Suite 4  
Cohoes, New York 12047

B. Description of the proposed project: Melvin Farms LOI Phase I (Lot 1 & Lot 3)  
Develop Lot 1 into 44 townhouse buildings and Lot 3 into 24 Apartment Buildings and 4 Senior Apartment Buildings

C. Project site address: Cold Springs Rd, Baldwinsville, NY 13027 Town: Lysander

D. Project site tax map number: 060.-01-16.2 & 060.-01-14.1

E. The project is located on property:  
 within an Agricultural District containing a farm operation, or  
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: +/- 89

G. Is any portion of the project site currently being farmed?  
 Yes. If yes, how many acres \_\_\_\_\_ or square feet \_\_\_\_\_ ?  
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.  
Oakes Family Revocable Trust Oakes Craig S Trustee - 3246 Cold Springs Rd, Baldwinsville, NY  
13027 [060.-01-14.2]

Landmark Challenger LLC, - 3238 Cold Springs Rd, Baldwinsville, NY 13027 [060.-01-14.1]

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

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**FARM NOTE**  
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Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.  
~~~~~

Julian F. Clark, P.E., Project Engineer  
Name and Title of Person Completing Form

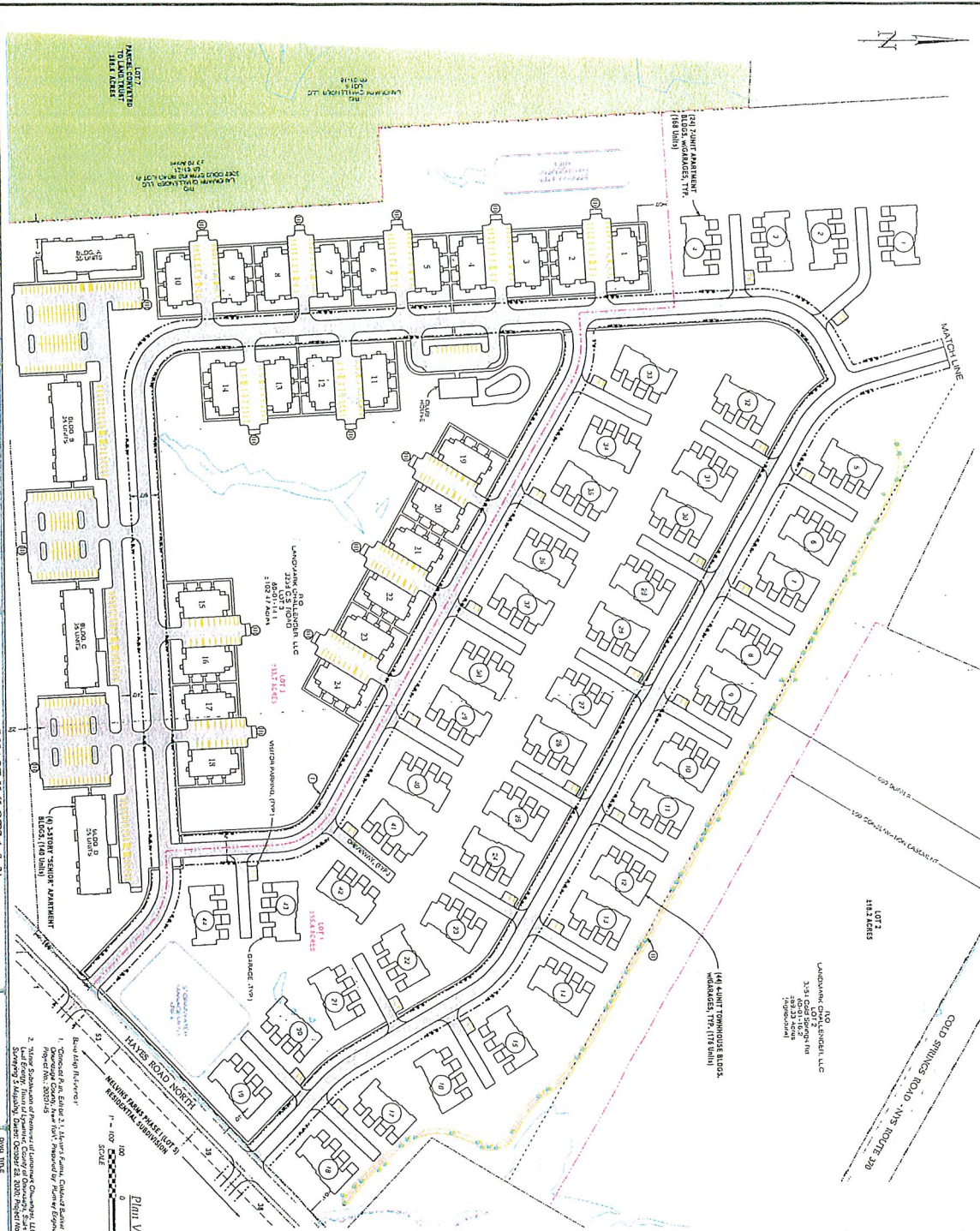
June 19, 2026  
Date



**PHASE II (LOTS 1 & 3)**  
**MEL VINS FARMS**  
 COLDWELL BANKER PRIME PROPERTIES  
 Town of Lysander, Onondaga County, New York

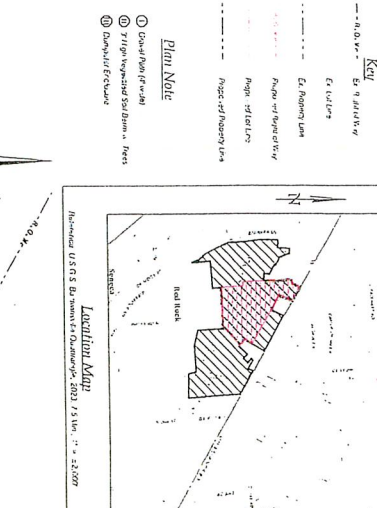
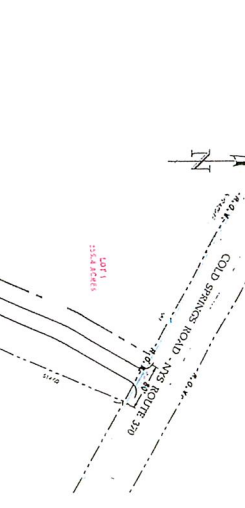
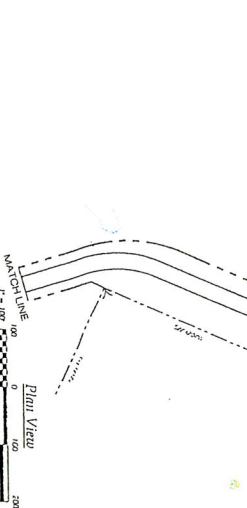
**PRELIMINARY**  
**SITE PLAN**

**C201**



**Required for Phase II**

| Item       | Quantity     | Notes |
|------------|--------------|-------|
| 1. Lot 1   | 2000 sq. ft. |       |
| 2. Lot 2   | 2000 sq. ft. |       |
| 3. Lot 3   | 2000 sq. ft. |       |
| 4. Lot 4   | 2000 sq. ft. |       |
| 5. Lot 5   | 2000 sq. ft. |       |
| 6. Lot 6   | 2000 sq. ft. |       |
| 7. Lot 7   | 2000 sq. ft. |       |
| 8. Lot 8   | 2000 sq. ft. |       |
| 9. Lot 9   | 2000 sq. ft. |       |
| 10. Lot 10 | 2000 sq. ft. |       |
| 11. Lot 11 | 2000 sq. ft. |       |
| 12. Lot 12 | 2000 sq. ft. |       |
| 13. Lot 13 | 2000 sq. ft. |       |
| 14. Lot 14 | 2000 sq. ft. |       |
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| 33. Lot 33 | 2000 sq. ft. |       |
| 34. Lot 34 | 2000 sq. ft. |       |
| 35. Lot 35 | 2000 sq. ft. |       |



**Plan Note**

- 1. General Note
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**Legend**

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