

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)

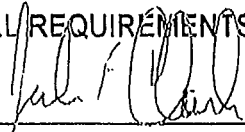
Character of surrounding:

Agricultural/Residential

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Julian Clark, w/Plumley Engineering

Name of Owner or Representative


Signature



REQUIRED FEATURES

1. Accurate stationing
2. Sloping stakes
3. Survey stakes
4. New line 20'
5. Right of Way
6. 20' wide Stationing
7. New proposed driveway
8. New driveway
9. New driveway
10. New driveway
11. New driveway
12. New driveway
13. New driveway
14. New driveway
15. New driveway
16. New driveway
17. New driveway
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44. New driveway
45. New driveway

REVISIONS

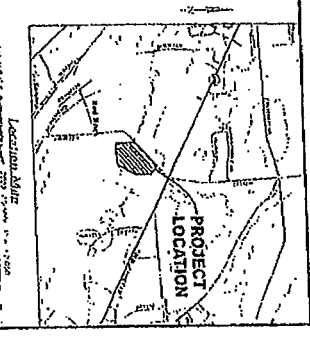
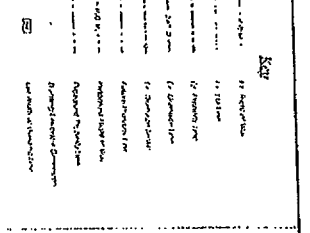
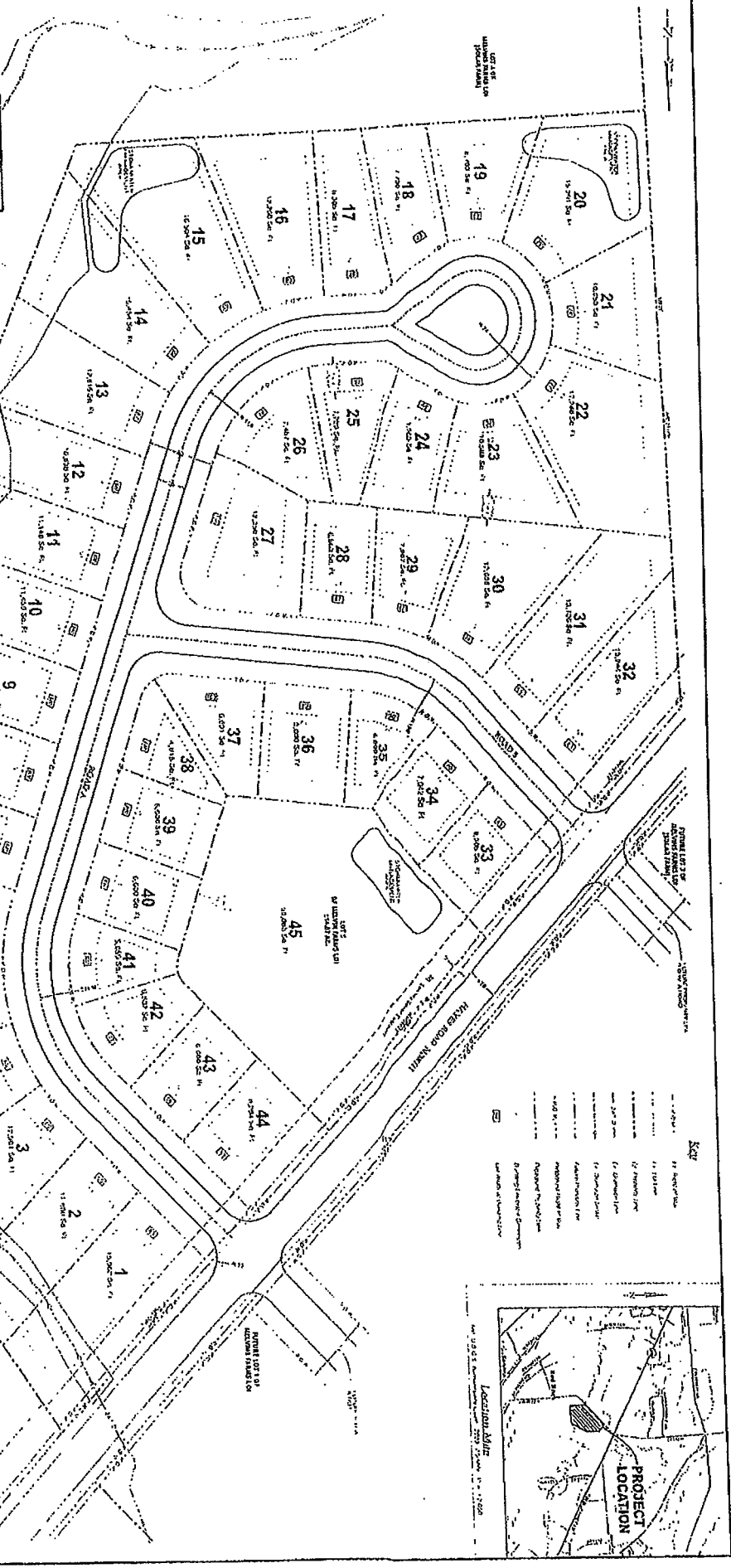
NO.	DATE	DESCRIPTION
1	01/15/11	Initial Issue
2	01/20/11	Revised
3	01/25/11	Revised
4	02/01/11	Revised
5	02/05/11	Revised
6	02/10/11	Revised
7	02/15/11	Revised
8	02/20/11	Revised
9	02/25/11	Revised
10	03/01/11	Revised
11	03/05/11	Revised
12	03/10/11	Revised
13	03/15/11	Revised
14	03/20/11	Revised
15	03/25/11	Revised
16	04/01/11	Revised
17	04/05/11	Revised
18	04/10/11	Revised
19	04/15/11	Revised
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27	05/25/11	Revised
28	06/01/11	Revised
29	06/05/11	Revised
30	06/10/11	Revised
31	06/15/11	Revised
32	06/20/11	Revised
33	06/25/11	Revised
34	07/01/11	Revised
35	07/05/11	Revised
36	07/10/11	Revised
37	07/15/11	Revised
38	07/20/11	Revised
39	07/25/11	Revised
40	08/01/11	Revised
41	08/05/11	Revised
42	08/10/11	Revised
43	08/15/11	Revised
44	08/20/11	Revised
45	08/25/11	Revised

PHASE 1 (DOT 5)
MELVINS FARMS, LOT
COLDWELL BANKER PRIME PROPERTIES
 Town of Lyndon, Champaign County, Illinois, USA

PRELIMINARY
SUBDIVISION PLAN

PROJECT INFORMATION

PROJECT NO.	C201
DATE	01/15/11
SCALE	AS SHOWN
DESIGNED BY	PLIMLEY ENGINEERING, INC.
CHECKED BY	PLIMLEY ENGINEERING, INC.
DATE	01/15/11
PROJECT NO.	C201
DATE	01/15/11
SCALE	AS SHOWN
DESIGNED BY	PLIMLEY ENGINEERING, INC.
CHECKED BY	PLIMLEY ENGINEERING, INC.
DATE	01/15/11



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

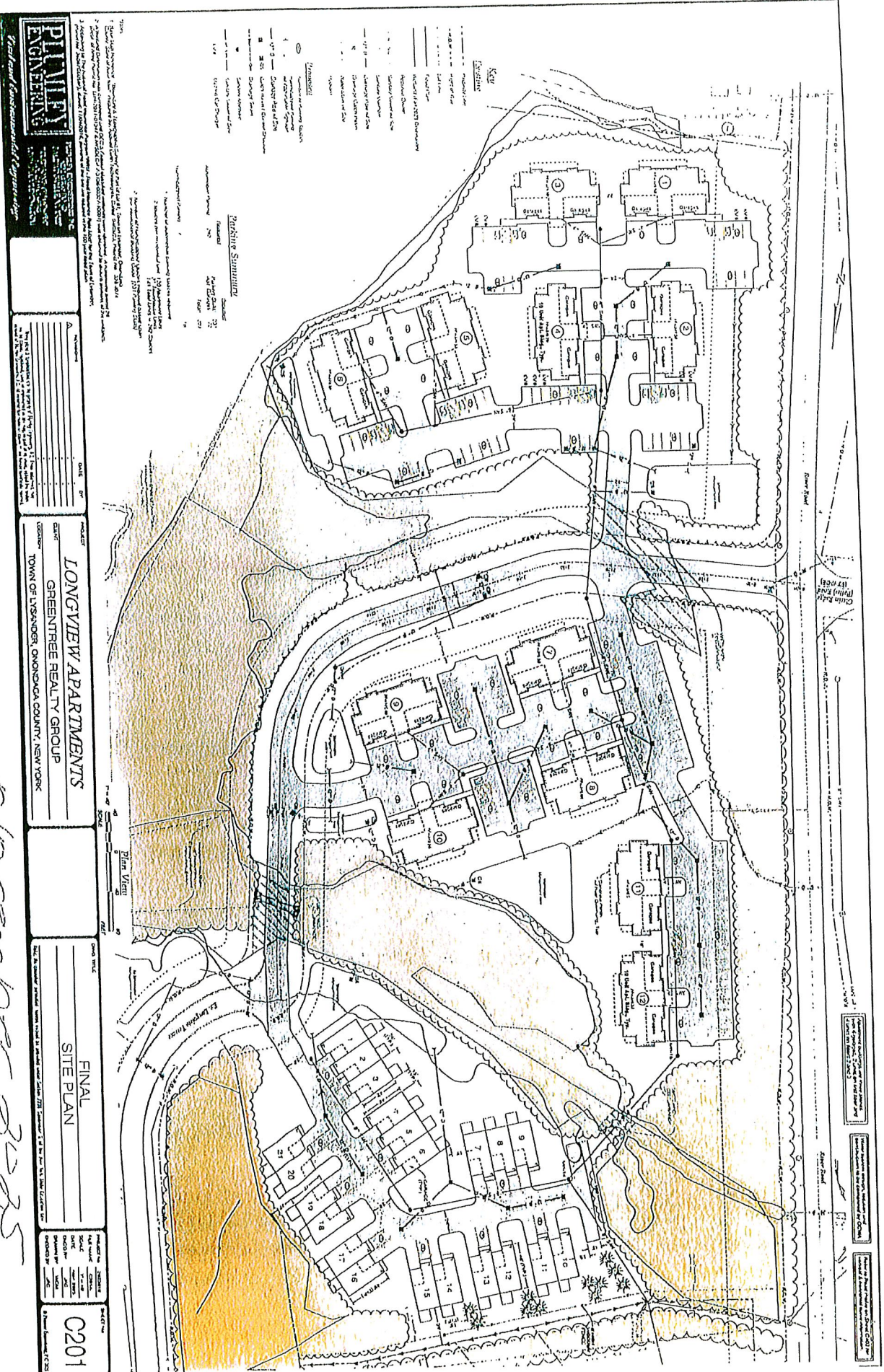
Character of surrounding:

RESIDENTIAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

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


Signature



PLYMOUTH ENGINEERS
 1000 West 10th Street
 New York, NY 10011
 Phone: (212) 850-1234
 Fax: (212) 850-5678
 www.plymouthengineers.com

NO.	DATE	DESCRIPTION
1	10/15/08	PRELIMINARY
2	11/05/08	REVISED
3	12/10/08	REVISED
4	01/20/09	REVISED
5	02/15/09	REVISED
6	03/10/09	REVISED
7	04/05/09	REVISED
8	05/01/09	REVISED
9	06/01/09	REVISED
10	07/01/09	REVISED
11	08/01/09	REVISED
12	09/01/09	REVISED
13	10/01/09	REVISED
14	11/01/09	REVISED
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16	01/01/10	REVISED
17	02/01/10	REVISED
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93	06/01/16	REVISED
94	07/01/16	REVISED
95	08/01/16	REVISED
96	09/01/16	REVISED
97	10/01/16	REVISED
98	11/01/16	REVISED
99	12/01/16	REVISED
100	01/01/17	REVISED

LONGVIEW APARTMENTS
 GREENTREE REALTY GROUP
 TOWN OF LISIANGEN, MONROGIA COUNTY, NEW YORK

FINAL SITE PLAN

C201

November 2015

TOWN OF LYSANDER
PLANNING BOARD
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Lysander Planning Board will hold a Public Hearing at 7:00 p.m. on Thursday, July 9, 2026 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of Greentree Realty Capital, LLC for three (3) additional lots to the Longview at Radisson Major Subdivision, on property located at 8850 River Road/Longview Terrace Tax Map No. 082-04-10.1, Baldwinsville, New York.

The applicant's proposal is to subdivide 22+/- acres into 3 lots. Maps of the proposed subdivision are on file at the Town Building.

At such time all persons interested in said application will be given an opportunity to be heard by the Planning Board.

Dated: June 25, 2026

John Corey, Chairman
Lysander Planning Board

Longview Subdivision

Application to the Planning Board

For: Subdivision of Land
 Number of Lots 3
 Controlled Site Use
 Site Plan Approval

Date: May 29, 2026
 Information Only
 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:

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

Proposed use (s) of site:

RESIDENTIAL

Current use & condition of site:

WOODED, PHASE I (LONGVIEW SUBDIVISION)
ON THE SAME PROPERTY TO THE NORTH

Plans prepared by:

Name IANUZI & ROMANS LAND SURVEYING, P.C

Address 5251 WITZ DRIVE NORTH SYRACUSE,
NY 13212

Telephone: (315) 457-7200

Ownership intentions:

Lot 1 (15 on Sub. Plan): TOWNHOMES
Name Lot 2 (16 on Sub. Plan): APARTMENTS
Lot 3 (17 on Sub. Plan): RETAINED BY OWNER

Address _____

Telephone: _____

Farm Lot No. _____

Tax Map No. 082.-04-10.1

Current Zoning PUD

Is site in an Agricultural Tax District? No

Area of land ± 22.7 acres.

Plans for sewer and water connections

PUBLIC

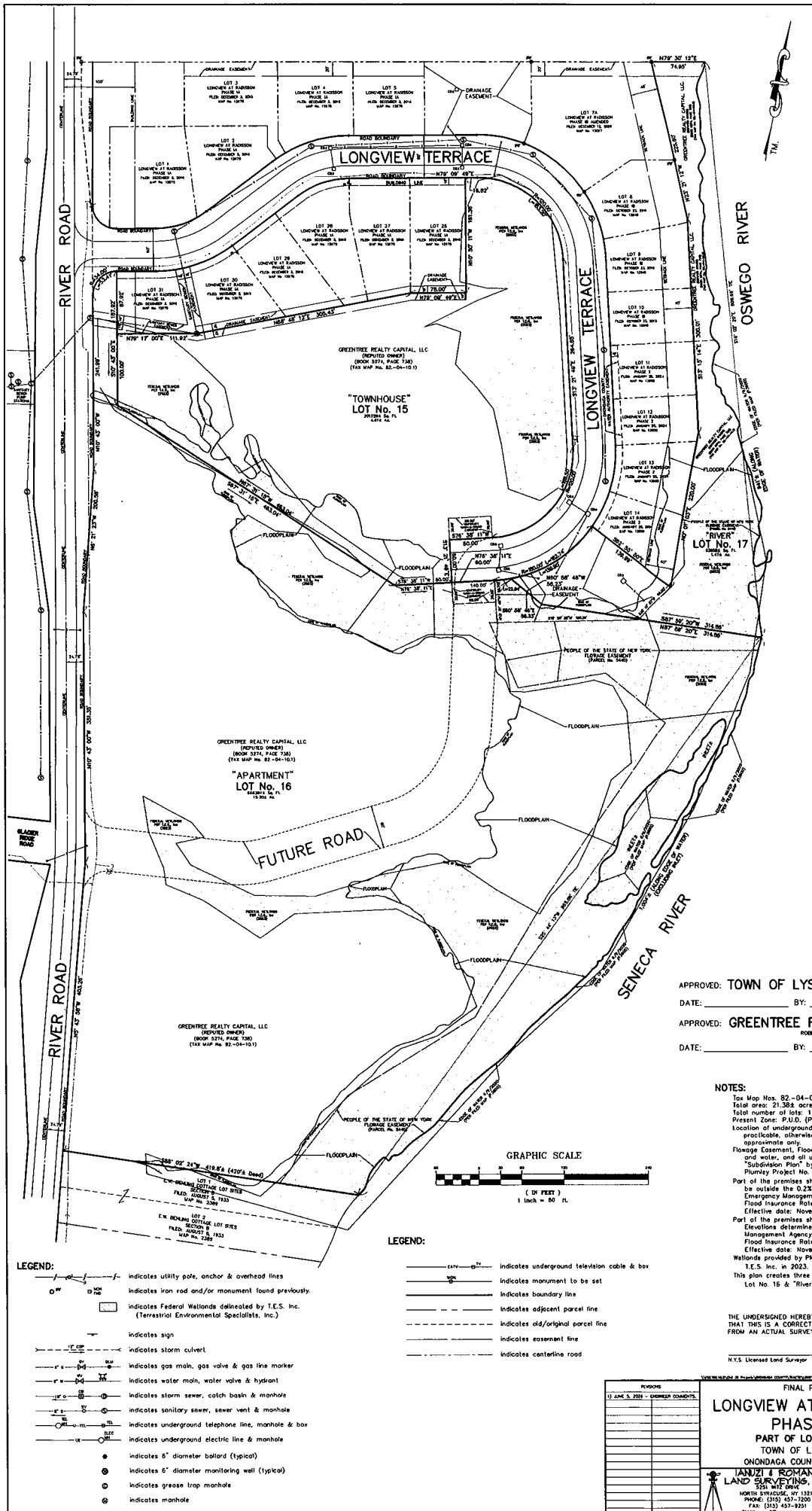
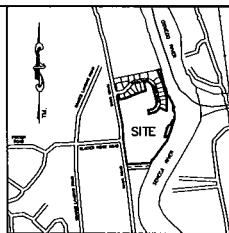
Character of surrounding:

RESIDENTIAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

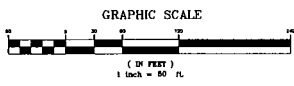
JULIAN F. CLARK, P.E.
Name of Owner or Representative

Julian F. Clark
Signature



APPROVED: TOWN OF LYSANDER PLANNING BOARD
 DATE: _____ BY: _____
 APPROVED: GREENTREE REALTY CAPITAL, LLC
 ROBERT SHANAHAN - 8321 DECOR WAY, MAHULS, NY 13104
 DATE: _____ BY: _____
 Owner & Developer

NOTES:
 Tax Map Nos. 82-04-09.0 & 10.1
 Total area: 21.384 acres.
 Total number of lots: 1 existing, 3 proposed.
 Present Zone: P.U.D. (PART OF THE RADISSON COMMUNITY)
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
 Easement, Floodplain, sanitary sewer, storm sewer and water, and all underground utilities, taken from a "Subdivision Plan" by Plumley Engineering, P.C. dated March 2026; Plumley Project No. 2023018, File Name: C20314.
 Part of the premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0058F, Effective date: November 4, 2016.
 Part of the premises shown hereon is within Zone "AE" (Base Flood Elevations determined) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0058F, Effective date: November 4, 2016.
 Wetlands provided by Plumley Engineering, P.C. were delineated by I.E.S. Inc. in 2023.
 This plan creates three (3) lots - "Townhouse" Lot No. 15, "Apartment" Lot No. 16 & "River" Lot No. 17 from Tax Map No. 82-04-10.1.



- LEGEND:**
- indicates utility pole, anchor & overhead lines
 - indicates iron rod and/or monument found previously.
 - indicates Federal Wetlands delineated by I.E.S. Inc. (Terrestrial Environmental Specialists, Inc.)
 - indicates sign
 - indicates storm culvert
 - indicates gas main, gas valve & gas line marker
 - indicates water main, water valve & hydrant
 - indicates storm sewer, catch basin & manhole
 - indicates sanitary sewer, sewer vent & manhole
 - indicates underground telephone line, manhole & box
 - indicates underground electric line & manhole
 - indicates 6" diameter ballard (typical)
 - indicates 6" diameter monitoring well (typical)
 - indicates green trap manhole
 - indicates manhole

- LEGEND:**
- indicates underground television cable & box
 - indicates monument to be set
 - indicates boundary line
 - indicates adjacent parcel line
 - indicates old/original parcel line
 - indicates easement line
 - indicates centerline road

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

Subject to any statement of title or records and to the best interest of the City of Lysander, the undersigned certifies that this is a correct map made from an actual survey and is a correct map made from an actual survey.

REVISIONS		FINAL PLAN	
NO.	DATE	DESCRIPTION	DATE
1	JUNE 5, 2025	OWNER COMMENTS	

**LONGVIEW AT RADISSON
 PHASE 3
 PART OF LOT No. 61
 TOWN OF LYSANDER
 ONONDAGA COUNTY, NEW YORK**

**IANIJI J. ROMANS
 LAND SURVEYING, P.C.**
 2251 WEST ONE
 NORTH SYRACUSE, NY 13212
 PHONE: (315) 457-7200
 FAX: (315) 457-9201
 EMAIL: info@romanspc.com

DATE: APRIL 30, 2025
 SCALE: 1" = 60'
 FILE No: 3292.003

SHEET No. 1 OF 1
 P.R. No. X

Controlled Site Use

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

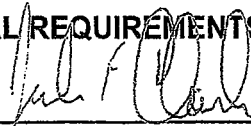
Connect to Public Water (OCWA)

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.

~~~~~  
**FARM NOTE**

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

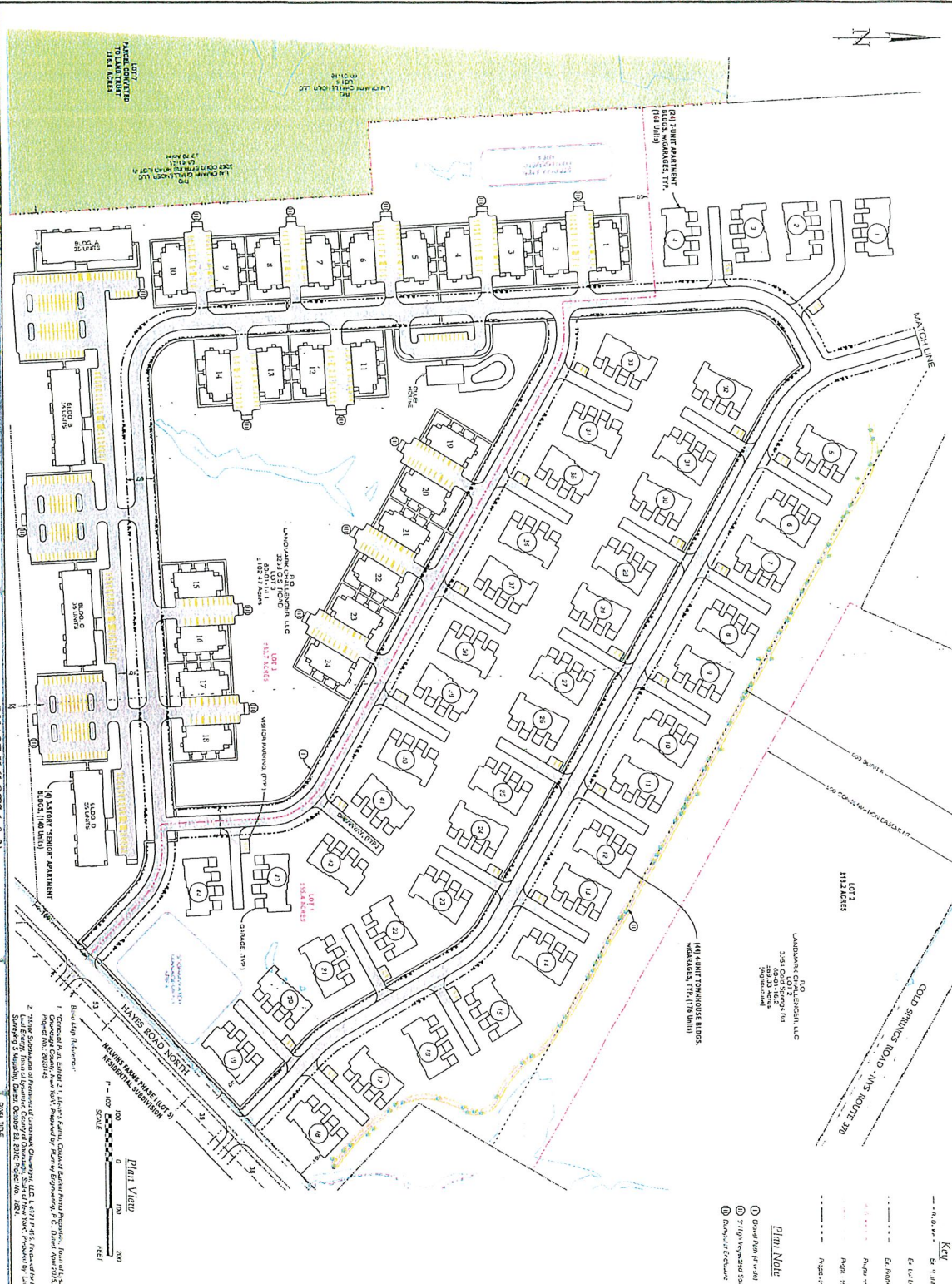


PHASE II (LOTS 1 & 2)
MELVINS FARMS
 COLDWELL BANKER PRIME PROPERTIES
 Town of Lysander, Onondaga County, New York

PROJECT: MELVINS FARMS
 CLIENT: COLDWELL BANKER PRIME PROPERTIES
 LOCATION: Town of Lysander, Onondaga County, New York

DATE: 08/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

PRELIMINARY
 SITE PLAN
 C201

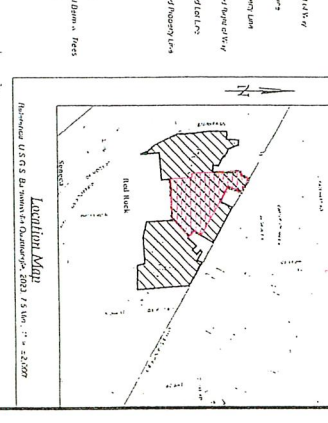
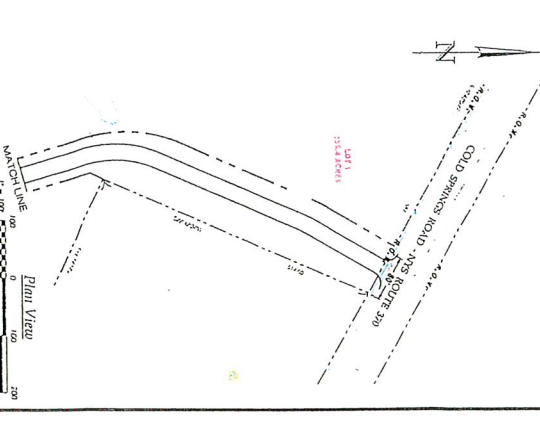


IZA/LDI ZONING SUMMARY

Lot	Area (sq. ft.)	Setback (ft.)	Height (ft.)	Other
1-10	2,000 sq. ft.	10	10	
11-20	11,000 sq. ft.	10	10	
21-30	11,000 sq. ft.	10	10	

Required for Phase II

1. Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30	11,000 sq. ft.	10	10	
2. Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30	11,000 sq. ft.	10	10	
3. Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30	11,000 sq. ft.	10	10	



Scale: 1" = 100' FEET