

TOWN OF LYSANDER  
PLANNING BOARD MEETING  
8220 Loop Road  
Thursday, May 8, 2025 @ 7:00 p.m.

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of March 31, 2025 special Planning Board meeting and the April 10, 2025 regular Planning Board meeting.

III. OTHER BUSINESS

- |                      |                          |
|----------------------|--------------------------|
| 1. Division of Land  | MWB Family/Bitz, Asher   |
| Case No. 2025—004DIV | Tater & Plainville Roads |

Information Only: Lot Line Adjustment/Minor Subdivision: Bitz Family LLC  
Tax Map No. 035.-02-04.0 7920 Tater Road  
Tax Map No. 035.-02-03.1 Tater Road  
Tax Map No. 035.-02-05.3 Plainville Road

IV. ADJOURN

The next regularly scheduled Planning Board meeting is Thursday, June 12, 2025.

Application to the Planning Board

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

Date: \_\_\_\_\_  
          \_\_\_\_\_ Information Only  
          \_\_\_\_\_ Preliminary  
          \_\_\_\_\_ Final

Name of proposed development: \_\_\_\_\_

**Applicant:**

Name MWB Family 1 LLC (Asher Bitz , Manager)

Address 13916 Old Coast Rd, Unit 1003

Naples, FL 34110

Telephone: 1 (315) 867 - 7999

**Owner of record:**

Name MWB Family 1 LLC (Asher Bitz , Manager)

Address 13916 Old Coast Rd, Unit 1003

Naples, FL 34110

Telephone: 1 (315) 867 - 7999

Proof of ownership attached: \_\_\_\_\_

Site Location:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Agriculture Storage/Farming

**Current use & condition of site:**

Agriculture Storage/Farming

**Plans prepared by:**

Name PJO M&P Engineering and Land Surveying, PLLC

Address 1326 New Seneca Tpke, B1

Skaneateles, NY 13152

Telephone: 1 (315) 488 - 5552

**Ownership intentions:**

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone: \_\_\_\_\_

Farm Lot No. \_\_\_\_\_

Tax Map No. \_\_\_\_\_

Current Zoning \_\_\_\_\_

Is site in an Agricultural Tax District? Yes

Area of land \_\_\_\_\_ acres.

**Plans for sewer and water connections**

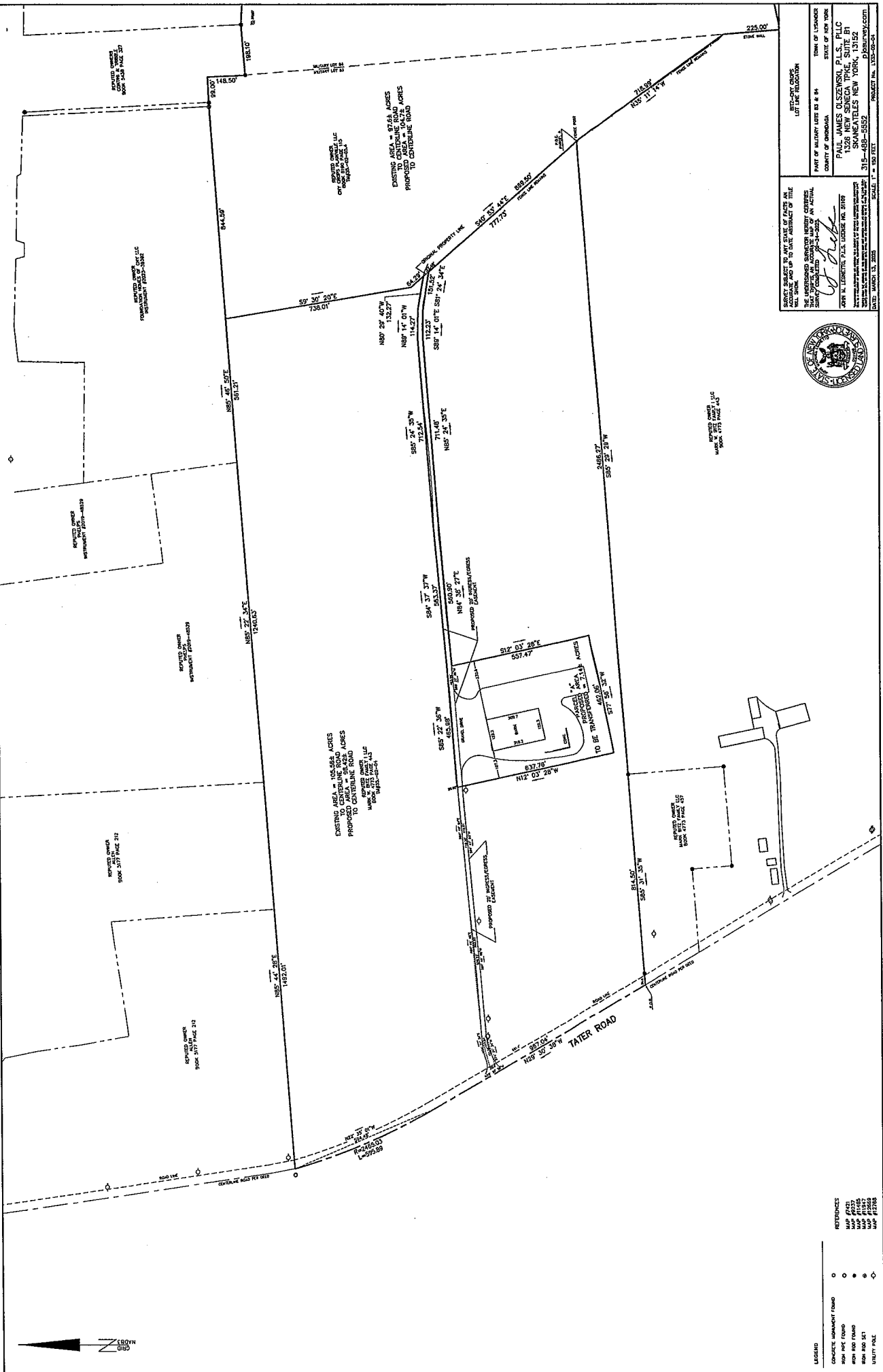
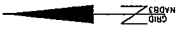
N/A

**Character of surrounding:**  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
Name of Owner or Representative

\_\_\_\_\_  
Signature



I, *[Signature]*  
 JERRY H. LUKATEL, P.E., LICENSE NO. 11878  
 PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK  
 315-489-5552  
 PROJECT NO. 132-02-04  
 SCALE: 1" = 50' HORIZ.  
 DATE: MARCH 13, 2008



PART OF SURVEY LOTS 23 & 24  
 TOWN OF LITCHFIELD  
 COUNTY OF ONONDAGA

I HEREBY CERTIFY THAT  
 THE FOREGOING ACCURATELY REPRESENTS  
 THE TRUE AND CORRECT STATE OF AFFAIRS  
 WITH RESPECT TO THE MATTER HEREIN  
 SET FORTH.

RECORDED AT THE OFFICE OF THE CLERK OF THE  
 SUPREME COURT IN THE COUNTY OF ONONDAGA  
 THIS 13TH DAY OF MARCH 2008

RECORDED AT THE OFFICE OF THE CLERK OF THE  
 SUPREME COURT IN THE COUNTY OF ONONDAGA  
 THIS 13TH DAY OF MARCH 2008

RECORDED AT THE OFFICE OF THE CLERK OF THE  
 SUPREME COURT IN THE COUNTY OF ONONDAGA  
 THIS 13TH DAY OF MARCH 2008

- LEGEND**
- CONCRETE MONUMENT FOUND
  - NON-IMP. FOUND
  - NON-IMP. FOUND
  - NON-IMP. SET
  - ◇ UTILITY PALE
- REFERENCES**  
 MAP #132-02-04  
 MAP #132-02-04  
 MAP #132-02-04  
 MAP #132-02-04



877-ALLIEN  
 LOT LINE PRODUCTION  
 PART OF ALLIEN LOTS 84 & 85  
 COUNTY OF OHIO  
 STATE OF OHIO  
 PAUL JAMES OLSEN, P.L.S., P.L.C.  
 1326 NEW SENeca TPKE, SUITE B1  
 SKANEATELES NEW YORK, 13152  
 315-488-5552  
 P.OLSEN@NY.COM  
 PROJECT NO. 1315-05-003  
 SCALE 1" = 100 FEET  
 DATE: MARCH 13, 2023

I, *John M. Loretto*, P.L.S., P.L.C.  
 JOHN M. LORETTO, P.L.S., P.L.C.  
 1326 NEW SENeca TPKE, SUITE B1  
 SKANEATELES NEW YORK, 13152  
 315-488-5552  
 P.OLSEN@NY.COM  
 DATE: MARCH 13, 2023



REPORTED OWNER  
 1500 W. 10TH ST.  
 WOODS BROS. FARM, INC.  
 155.75'

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 WOODS BROS. FARM, INC.  
 155.75'

LEGEND

CONCRETE MONUMENT FOUND	○
WOOD PILE FOUND	●
IRON ROD FOUND	⊙
IRON ROD SET	⊖
UTILITY POLE	⊕

REFERENCES:  
 MAP 1315-05-001  
 MAP 1315-05-002  
 MAP 1315-05-003  
 MAP 1315-05-004  
 MAP 1315-05-005

PROPOSED NARRATIVE LEGAL DESCRIPTION

Tax Map No. 35-02-04

Bitz-CNY Crops Lot Line Relocation

Parcel "A"

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lysander, County of Onondaga and State of New York, being part of Military Lot 83, and bounded and described as follows:

Commencing at the southeast corner of lands belonging now or formerly to Mark W. Bitz Family I LLC as filed in the Onondaga County Clerk's Office as Deed Book 4773 and Page 443, said point being 3280.77 feet easterly from the centerline of Tater Road, said point also being 1.4 feet northeasterly from a fence post found, thence N40°53'44"W, along fence line remains, a distance of 777.73 feet to a point and place of beginning;

thence, from said point of beginning, N81°24'34"W a distance of 151.52 feet to a point;

thence, N89°14'01"W a distance of 112.23 feet to a point;

thence, S85°24'35"W a distance of 711.48 feet to a point;

thence, S84°38'27"W a distance of 560.90 feet to a point;

thence, S12°03'28"E a distance of 557.47 feet to a point;

thence, S77°56'32"W a distance of 462.06 feet to a point;

thence, N12°03'28"W a distance of 637.76 feet to a point;

thence, N85°22'36"E a distance of 465.98 feet to a point;

thence, N84°37'37"E a distance of 563.37 feet to a point;

thence, N85°24'35"E a distance of 712.54 feet to a point;

thence, S89°14'01"E a distance of 114.27 feet to a point;

thence, S80°29'40"E a distance of 132.27 feet to a point;

thence, S40°53'44"E a distance of 27.48 feet,

to a point and place of beginning.

Containing 7.14 plus or minus acres of land.

Subject to all covenants, easements and restrictions of record.

PROPOSED NARRATIVE LEGAL DESCRIPTION

Tax Map No. 35-02-04

Bitz-CNY Crops Lot Line Relocation  
Easement from Tater Road to Parcel "A"

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lysander, County of Onondaga and State of New York, being part of Military Lot 83, and bounded and described as follows:

Beginning at a point in the centerline of Tater Road, said point also being the northwest corner of lands belonging now or formerly to Mark Bitz Family LLC as filed in the Onondaga County Clerk's Office as Deed Book 4773 and Page 457;

thence, from said point of beginning, N29°30'38"W, along said centerline road, a distance of 967.04 feet to a point;

thence, a curve to the right with a radius of 2465.03 feet for a distance of 595.89 feet, said curve having a chord of N22°35'01"W a distance of 594.46 feet to a point;

thence, N85°44'28"E a distance of 1492.01 feet to a point;

thence, N85°22'34"E a distance of 1240.63 feet to a point;

thence, N85°46'50"E a distance of 561.21 feet to a point;

thence, S09°30'20"E a distance of 738.01 feet to a point;

thence, S40°53'44"E a distance of 64.29 feet to a point;

thence, N80°29'40"W a distance of 132.27 feet to a point;

thence, N89°14'01"W a distance of 114.27 feet to a point;

thence, S85°24'35"W a distance of 712.54 feet to a point;

thence, S84°37'37"W a distance of 563.37 feet to a point;

thence, S85°22'36"W a distance of 465.98 feet to a point;

thence, S12°03'28"E a distance of 637.76 feet to a point;

thence, N77°56'32"E a distance of 462.06 feet to a point;

thence, N12°03'28"W a distance of 557.47 feet to a point;

thence, N84°38'27"E a distance of 560.90 feet to a point;

thence, N85°24'35"E a distance of 711.48 feet to a point;

thence, S89°14'01"E a distance of 112.23 feet to a point;

thence, S81°24'34"E a distance of 151.52 feet to a point;

thence, S40°53'44"E, along fence line remains, a distance of 777.73 feet to a point, said point being 1.4 feet northeasterly of a fence post found;

thence, S85°29'29"W a distance of 2466.27 feet to an iron rod found;

thence, S85°31'35"W, passing through an iron rod found 7.9 feet easterly of the easterly road line of said Tater Road, for a total distance of 814.50 feet,

to a point in said centerline road, and place of beginning.

Containing 98.42 plus or minus acres of land.

Subject to all covenants, easements and restrictions of record.

PROPOSED NARRATIVE LEGAL DESCRIPTION  
Tax Map No. 35-02-04  
Bitz-CNY Crops Lot Line Relocation  
Easement from CNY Farms Lands across Parcel "A"

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lysander, County of Onondaga and State of New York, being part of Military Lot 83, and bounded and described as follows:

Commencing at the southeast corner of lands belonging now or formerly to Mark W. Bitz Family I LLC as filed in the Onondaga County Clerk's Office as Deed Book 4773 and Page 443, said point being 3280.77 feet easterly from the centerline of Tater Road, said point also being 1.4 feet northeasterly from a fence post found, thence N40°53'44"W, along fence line remains, a distance of 777.73 feet to a point and place of beginning;

thence, from said point of beginning, N81°24'34"W a distance of 151.52 feet to a point;

thence, N89°14'01"W a distance of 112.23 feet to a point;

thence, S85°24'35"W a distance of 711.48 feet to a point;

thence, S84°38'27"W a distance of 560.90 feet to a point;

thence, S85°22'36"W a distance of 465.98 feet to a point;

thence, N12°03'28"W a distance of 20.0 feet to a point;

thence, N85°22'36"E a distance of 465.98 feet to a point;

thence, N84°37'37"E a distance of 563.37 feet to a point;

thence, N85°24'35"E a distance of 712.54 feet to a point;

thence, S89°14'01"E a distance of 114.27 feet to a point;

thence, S80°29'40"E a distance of 132.27 feet to a point;

thence, S40°53'44"E a distance of 27.48 feet,

to a point and place of beginning.

Containing 0.91 plus or minus acres of land.

Subject to all covenants, easements and restrictions of record.

PROPOSED NARRATIVE LEGAL DESCRIPTION

Tax Map No. 35-02-04

Bitz-CNY Crops Lot Line Relocation  
Easement from Tater Road to Parcel "A"

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lysander, County of Onondaga and State of New York, being part of Military Lot 83, and bounded and described as follows:

Commencing at a point in the centerline of Tater Road, said point being the northwest corner of lands belonging now or formerly to Mark Bitz Family LLC as filed in the Onondaga County Clerk's Office as Deed Book 4773 and Page 457, thence N85°31'35"E a distance of 36.6 feet to the easterly road line of said Tater Road, thence, northwesterly along said road line 691.4 feet to a point and place of beginning;

thence, from said point of beginning, N29°30'30"W, along said road line, a distance of 20.6 feet to a point;

thence, N74°21'34"E a distance of 117.94 feet to a point;

thence, N84°46'05"E a distance of 552.05 feet to a point;

thence, N84°49'04"E a distance of 415.91 feet to a point;

thence, S12°03'28"E a distance of 20.00 feet to a point;

thence, S84°47'53"W a distance of 418.30 feet to a point;

thence, S84°46'05"W a distance of 550.22 feet to a point;

thence, S74°21'34"W a distance of 111.18 feet,

to a point and place of beginning.

Containing 0.50 plus or minus acres of land.

Intended to be a 20' width more or less centered on an existing gravel driveway.

Subject to all covenants, easements and restrictions of record.



PROPOSED NARRATIVE LEGAL DESCRIPTION

Tax Map No. 35-02-05.3

Bitz-Allen Lot Line Relocation

Parcel "A"

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lysander, County of Onondaga and State of New York, being part of Military Lot 84, and bounded and described as follows:

Commencing at a point in the centerline of Plainville Road, said point being the southeasterly corner of lands belonging now or formerly to Cummins filed in the Onondaga County Clerk's Office as Instrument #2019-12558, said lands also being part of Map #12669, thence N85°06'17"W a distance of 450.00 feet to a point and place of beginning;

thence, from said point of beginning, N26°36'17"W a distance of 475.00 feet to a point;

thence, S72°45'25"W a distance of 20.27 feet to a point;

thence, S26°36'17"E a distance of 351.39 feet to a point;

thence, N85°05'39"W a distance of 170.88 feet to a point;

thence, S04°54'21"W a distance of 187.92 feet to a point;

thence, S85°05'39"E a distance of 207.75 feet to a point;

thence, N63°20'14"E a distance of 86.78 feet to a point;

thence, N26°36'17"W a distance of 52.49 feet,

to a point and place of beginning.

Containing 1.20 plus or minus acres of land.

Subject to all covenants, easements and restrictions of record.

PROPOSED NARRATIVE LEGAL DESCRIPTION

Tax Map No. 35-02-05.3

Bitz-Allen Lot Line Relocation

Bitz

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lysander, County of Onondaga and State of New York, being part of Military Lots 84 and 92, and bounded and described as follows:

Beginning at a point in the centerline of Plainville Road, said point being the northeasterly corner of lands belonging now or formerly to Dodge filed in the Onondaga County Clerk's Office as Deed Book 3307 and Page 229;

thence, from said point of beginning, S85°45'23"W a distance of 174.93 feet to an iron rod found;

thence, S85°39'01"W a distance of 789.11 feet to a point;

thence, S03°50'00"E a distance of 156.75 feet to a point;

thence, S85°44'58"W a distance of 1191.96 feet to a point;

thence, N03°50'00"W a distance of 383.79 feet to a point;

thence, S86°45'16"W a distance of 284.46 feet to a point;

thence, N04°43'44"W a distance of 1656.61 feet to a point;

thence, N85°58'51"E a distance of 445.00 feet to a point;

thence, S23°38'37"E a distance of 1049.96 feet to a point;

thence, N72°45'25"E a distance of 939.73 feet to a point;

thence, S26°36'17"E a distance of 351.39 feet to a point;

thence, N85°05'39"W a distance of 170.88 feet to a point;

thence, S04°54'21"W a distance of 187.92 feet to a point;

thence, S85°05'39"E a distance of 207.75 feet to a point;

thence, N63°20'14"E a distance of 86.78 feet to a point;

thence, N26°36'17"W a distance of 52.49 feet to a point,

thence, S85°06'17"E a distance of 450.00 feet to a point in the centerline of said

Plainville Road;

thence, along said centerline, S13°41'51"E a distance of 109.45 feet to a point;

thence, S13°33'23"E a distance of 498.64 feet, along the centerline of said road, to a point and place of beginning.

Containing 64.12 plus or minus acres of land.

Subject to all covenants, easements and restrictions of record.

PROPOSED NARRATIVE LEGAL DESCRIPTION

Tax Map No. 35-02-05.3

Bitz-Allen Lot Line Relocation

Easement from Plainville Road to Barn

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lysander, County of Onondaga and State of New York, being part of Military Lot 84, and bounded and described as follows:

Beginning at a point in the centerline of Plainville Road, said point being the southeasterly corner of lands belonging now or formerly to Cummins filed in the Onondaga County Clerk's Office as Instrument #2019-12558, said lands also being part of Map #12669  
thence, from said point of beginning, S13°41'51"E a distance of 20.0 feet to a point;  
thence, S74°32'47"W a distance of 73.82 feet to a point;  
thence, N85°07'27"W a distance of 359.74 feet to a point;  
thence, N26°36'17"W a distance of 23.45 feet to a point;  
thence, S85°07'27"E a distance of 368.40 feet to a point;  
thence, N74°32'47"E a distance of 70.85 feet,  
to a point and place of beginning.  
Containing 0.20 plus or minus acres of land.

Intended to be a 20' width more or less centered on an existing gravel driveway.

Subject to all covenants, easements and restrictions of record.

PROPOSED NARRATIVE LEGAL DESCRIPTION

Tax Map No. 35-02-05.3

Bitz-Allen Lot Line Relocation

Easement from Driveway along Cummins

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lysander, County of Onondaga and State of New York, being part of Military Lot 84, and bounded and described as follows:

Commencing at a point in the centerline of Plainville Road, said point being the southeasterly corner of lands belonging now or formerly to Cummins filed in the Onondaga County Clerk's Office as Instrument #2019-12558, said lands also being part of Map #12669, S13°41'51"E a distance of 20.0 feet to a point, thence, S74°32'47"W a distance of 73.82 feet to a point, thence, N85°07'27"W a distance of 359.74 feet to a point and place of beginning;  
thence, from said point of beginning, S63°20'14"W a distance of 20.0 feet to a point;  
thence, N26°36'17"W a distance of 530.81 feet to a point;  
thence, N72°45'25"E a distance of 20.27 feet to a point;  
thence, S26°36'17"E a distance of 527.49 feet,  
to a point and place of beginning.  
Containing 0.24 plus or minus acres of land.

Intended to be a 20' width from the westerly line of said Cummins and also part of Parcel "A".

Subject to all covenants, easements and restrictions of record.