

TOWN OF LYSANDER  
8220 LOOP ROAD  
BALDWINSVILLE, NY 13027

Timothy Wolsey (315)638-1210  
Codes Enforcement Officer  
Karen A. Rice, Clerk (315)638-4819  
Planning Board  
Zoning Board of Appeals  
Codes Enforcement Office

April 17, 2025

John Corey, Chairman  
Planning Board (315)638-4819  
Richard Jarvis, Chairman  
Zoning Board of Appeals 638-4819

Kevin Rode, Supervisor  
Town of Lysander  
8220 Loop Road  
Baldwinsville, NY 13027

Re: Recommendation—Landmark Challenger, LLC Incentive Zoning  
Also known as Melvin Farms: Cold Springs Road/Hayes Road

Dear Kevin:

On behalf of the Chairman of the Planning Board, please be advised that the Planning Board, at their meeting of April 10, 2025, made the following recommendation to the Town Board to be used in their consideration for Incentive Zoning on the application Landmark Challenger, LLC for property known as Melvin Farms on NYS Route 370/and Hayes Road:

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

At the request of the Town Board, the Planning Board has reviewed the Letter of Intent dated April 1, 2025 to consider higher density for the application of Landmark Challenger, LLC, for property located at NYS Route 370 and Hayes Road, also known as Melvin Farms, Baldwinsville, New York. At their meeting of April 10, 2025, the Planning Board made the following determination:

WHEREAS, the Planning Board already provided the Town Board with a Letter of Recommendation, dated December 17, 2024, supporting the Town Board pass a Resolution of a NEGATIVE DECLARATION for this Project, and

WHEREAS, after review and discussion the Planning Board finds that the April 1, 2025 Letter of Intent contains changes/mitigations that addresses the items of concern spelled out in its December 17, 2024 letter, and

WHEREAS, the New York State Department of Transportation in its letter dated March 20, 2025 has required the following additional mitigations: The construction of eastbound and westbound left turn lanes and signal modifications on NYS Route 370 at Hicks/North Hayes Road, and

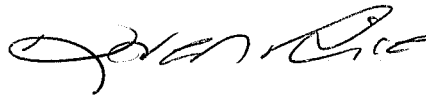
WHEREAS, based on all of this updated information, the Planning Board makes the following Resolution:

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby recommends that it would not be opposed to the Town Board approving the Melvin Farms Project as stated in the April 1, 2025 Letter of Intent.

5 Ayes -- 0 Noes

Please feel free to contact me if you need anything further.

Very truly yours

A handwritten signature in black ink, appearing to read "Karen Rice", written in a cursive style.

Karen Rice, Clerk  
Planning Board

cc: Dina Falcone, Town Clerk  
Town Board Members  
David Herkola, Town Attorney  
Al Yager, Town Engineer