

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, March 12, 2026 @ 7:00 p.m.

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the February 12, 2026 regular Planning Board meeting.

III. OLD BUSINESS

- | | |
|---|--|
| 1. Site Plan Review
Case No. 2023—008 | Longview @ Radisson
Longview Terrace/River Road |
| 2. Controlled Site Use
Case No. 2024—005 | Stumpbusters, Inc
9071-9073 Oswego Road |
| 3. Major Subdivision
Case No. 2026—001 | Landmark Challenger
Melvin Farms—Hayes Road |

IV. NEW BUSINESS

- | | |
|--|-------------------------------|
| 1. Site Plan Review/Amendment
Case No. 2026—002 | G & L Davis
8242 Loop Road |
|--|-------------------------------|

V. ADJOURN

The next regular Planning Board meeting is scheduled for Thursday, April 9, 2026 at 7:00 p.m.

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

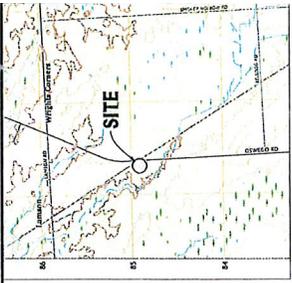
Character of surrounding:

RESIDENTIAL

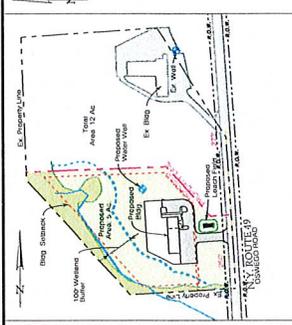
SEE REVERSE SIDE FOR ADDITONAL SUBMITTAL REQUIREMENTS!

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

Signature



Location Map
Scale: 1" = 20,000'



Overall Site Plan
Scale: 1" = 100'

- Proposed**
- Number of Parking Spaces
 - Handicapped Parking w/ Applicable Signage
 - Underground Electric / Telephone
 - Light Pole / Wall Pack
 - Sanitary Sewer w/ Slope
 - Fence Main
 - Gas Service
 - Water Service w/ Slope
 - Damage Pipe w/ Slope

- Existing**
- Right of Way
 - Lot Line
 - Remainder Owner
 - Overhead Utility
 - Utility Pole
 - Gas Main

- Parking Summary**
- Automobile Parking: Required 6, Provided 9
 - Handicapped Parking: Required 1, Provided 1

- Notes:**
- Number of automobile parking spaces required based on Town Code
 - Office Area: One (1) of 100 sq. ft. office area
 - Storage Area: 5,000 sq. ft. of storage area = 5.3 Parking Spaces
 - Number of handicapped spaces required equals one (1) based upon New York State Building Code.

Lighting Chart

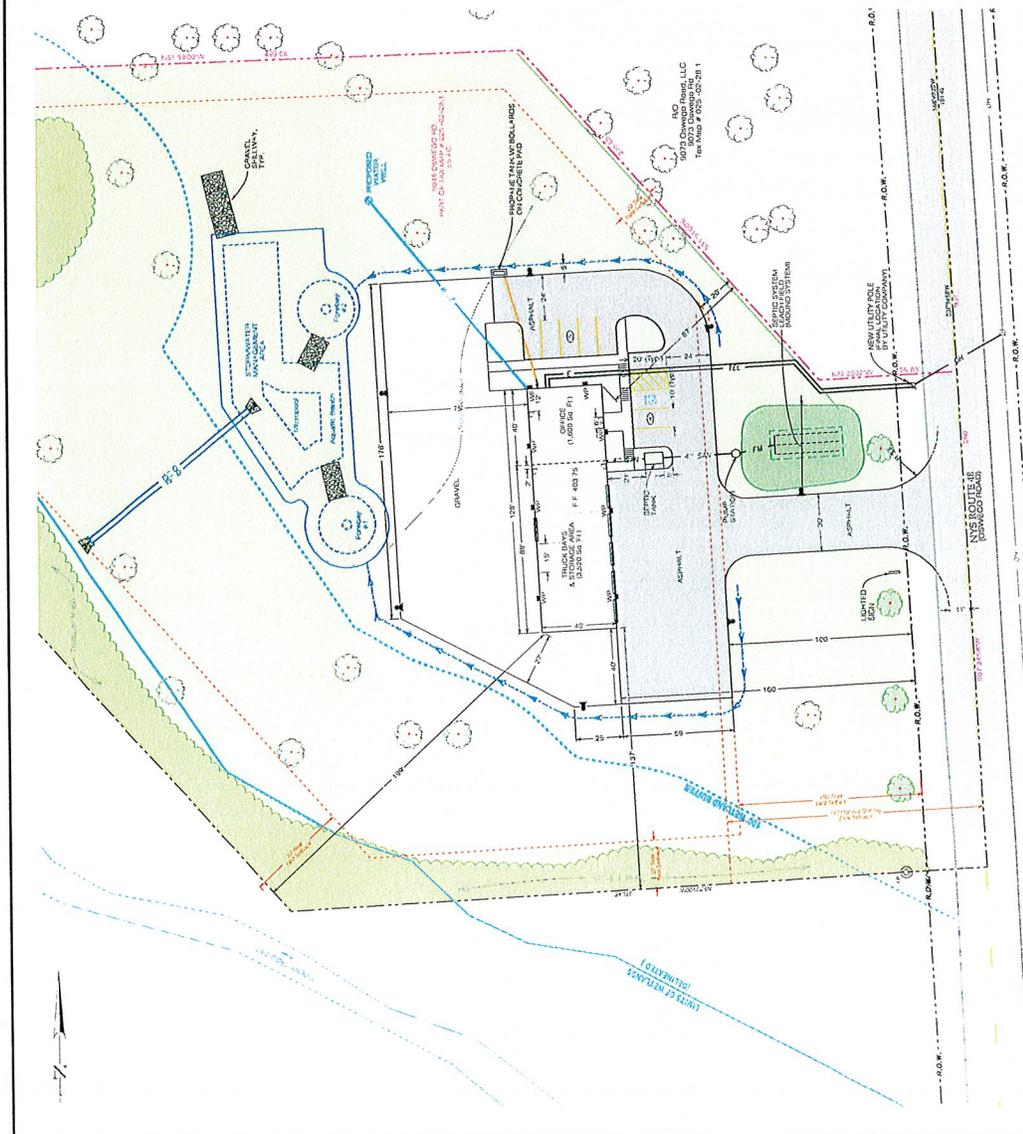
Symbol	Qty.
▲	17 Light Poles (Dark-Sky Friendly Compliant)
■	Wall Packs (Dark-Sky Friendly Compliant)

Required

- Lot Size: 80,000 Sq. Ft.
- Building Setbacks:
 - A. Front Yards: 100 feet CG Zoning, 150 feet Highway Overlay Zone
 - B. Side Yard: One Side: 20', Total: 20' (Both Sides: 45')
 - C. Rear Yard: 50'
- Building Height: 57'
- Lot Width: 260'
- Lot Coverage: 30%

Provided

- Lot Size: 213,844 Sq. Ft. (8.46ac)
- Building Setbacks:
 - A. Front Yards: 150'
 - B. Side Yard: 137' South, 62' North
 - C. Rear Yard: 150'
- Building Height: 24'
- Lot Width: 260'
- Lot Coverage: 2.2%
- Building Area: 17,500 Sq. Ft. = 8.2%
- Garage: 87.1%



Plan View
Scale: 1" = 30'

ROUTE 48 FACILITY
STUMPBUSTERS, INC.

TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK

PROJECT: ROUTE 48 FACILITY
CLIENT: STUMPBUSTERS, INC.
LOCATION: TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK

REVISIONS:

NO.	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 04/15/2024
BY: [Signature]

PLUMLEY ENGINEERING
Civil and Environmental Engineering

1. Based on Reference
2. Based on a National Discussion by Hummel Engineering on November 4, 2023. There are EFC and Federal wetlands on this property
3. According to the 2020 USGS National Wetlands Inventory, the site is not located in the 100 year flood plain

PLUMLEY ENGINEERING
100 W. STATE ST. SUITE 200
LYSANDER, NY 13127
TEL: 315.785.1234
WWW.PLENG.COM

100 W. STATE ST. SUITE 200
LYSANDER, NY 13127
TEL: 315.785.1234
WWW.PLENG.COM

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

PIUMERY ENGINEERING
 PLANNING ENGINEERING
 1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 (303) 733-1100
 WWW.PIUMERY.COM

PHASE 1 (LOT 5) PRELIMINARY SUBDIVISION PLAN

OWNER: COLDWELL BANKER PRIME PROPERTIES
 LOCATION: Town of Lyons, Onondaga County, New York

PROJECT: PHASE 1 (LOT 5) MELVINS FARMS LOT SUBDIVISION PLAN

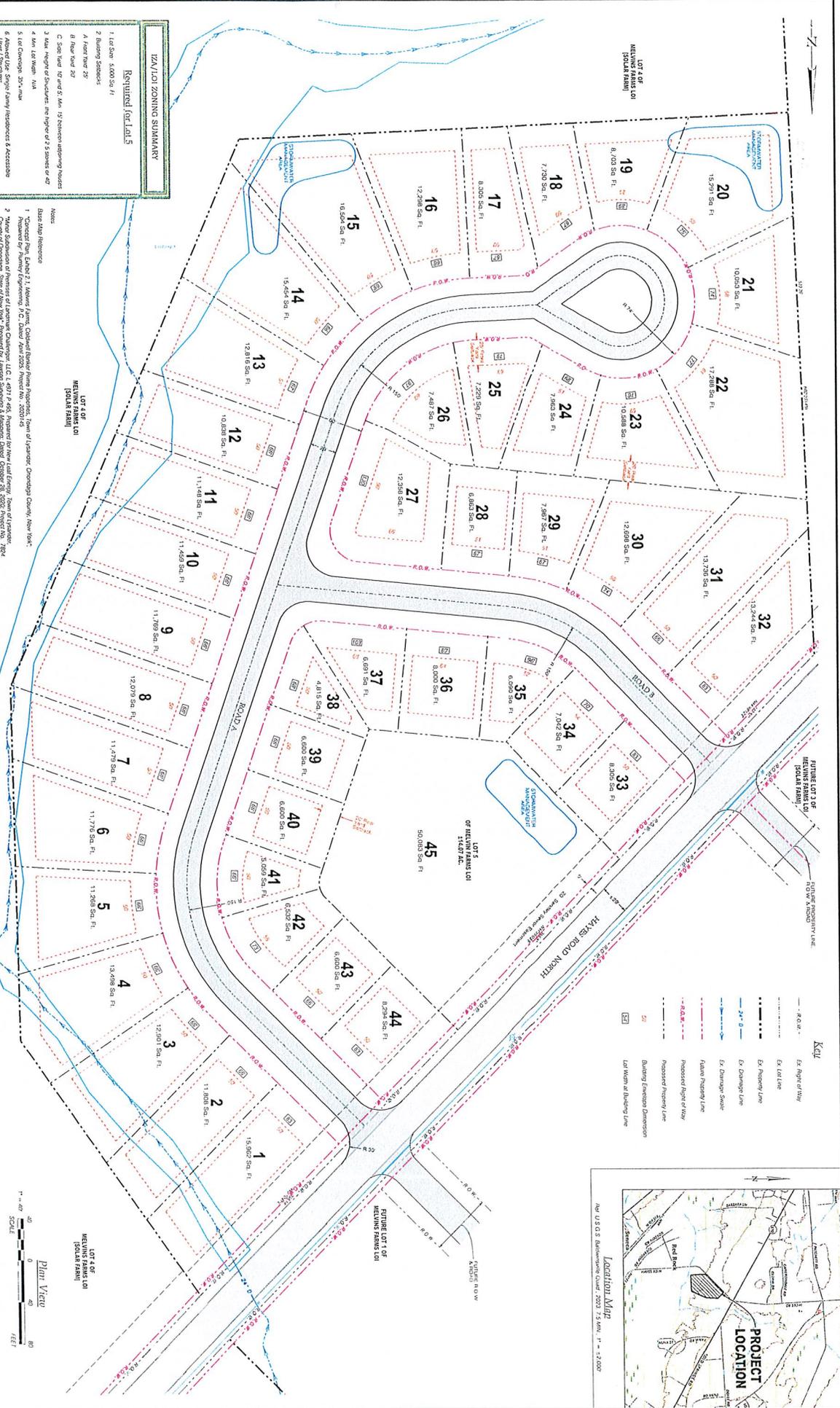
DATE: _____ BY: _____

RESPONSE: _____

1. Concept Plan, Exhibit 7, Melvins Farms, Coldwell Banker Prime Properties, Town of Lyons, Onondaga County, New York
 2. Final Subdivision Plan, Melvins Farms, Coldwell Banker Prime Properties, Town of Lyons, Onondaga County, New York
 3. Final Subdivision Plan, Melvins Farms, Coldwell Banker Prime Properties, Town of Lyons, Onondaga County, New York
 4. Final Subdivision Plan, Melvins Farms, Coldwell Banker Prime Properties, Town of Lyons, Onondaga County, New York
 5. Final Subdivision Plan, Melvins Farms, Coldwell Banker Prime Properties, Town of Lyons, Onondaga County, New York
 6. Final Subdivision Plan, Melvins Farms, Coldwell Banker Prime Properties, Town of Lyons, Onondaga County, New York

DATE: 2020.10.15
 SCALE: 1" = 40'
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT NO: C201

PHASE 1 (LOT 5) PRELIMINARY SUBDIVISION PLAN



12A/101 ZONING SUMMARY

Required for Lots

1. Lot Size: 5,000 Sq. Ft.
2. Building Setbacks
3. Front Yard Setback
4. Side Yard Setback
5. Lot Coverage: 30% max
6. All other standards, regulations, and requirements of the zoning ordinance.

Notes:

1. Concept Plan, Exhibit 7, Melvins Farms, Coldwell Banker Prime Properties, Town of Lyons, Onondaga County, New York
2. Final Subdivision Plan, Melvins Farms, Coldwell Banker Prime Properties, Town of Lyons, Onondaga County, New York
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DATE: 2020.10.15
 SCALE: 1" = 40'
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT NO: C201

PHASE 1 (LOT 5) PRELIMINARY SUBDIVISION PLAN

PHASE 1 (LOT 5) PRELIMINARY SUBDIVISION PLAN

Application to the Planning Board

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

Date: 3-4-2024
_____ Information Only
_____ Preliminary
_____ Final

Name of proposed development: _____

Applicant:

Plans prepared by:

Name Diverse Food Products

Name _____

Address 8242 Loop Rd
Baldwinsville NY 13027

Address _____

Telephone: 315 471-9164

Telephone: _____

Owner of record:

Ownership intentions:

Name I. Stephen Davis

Name _____

Address Po Box 5430
Syracuse NY 13220

Address _____

Telephone: 315 471-9164

Telephone: _____

Proof of ownership attached: _____

Farm Lot No. _____

Site Location:

Tax Map No. _____

8242 Loop Rd
Baldwinsville NY 13027

Current Zoning _____

Is site in an Agricultural Tax District? NO

Area of land _____ acres.

Proposed use(s) of site:

Plans for sewer and water connections:

Upgraded Nitrogen tank

N/A

Current use & condition of site:

Character of surrounding

Small Nitrogen tank

locked chain link enclosure

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Name of Owner or Representative

Signature



May 13, 2025

Diverse Food Products
Elaine Jones Business Administrator
8242 Loop Road
Baldwinsville, NY 13027

RE: Authorization to upgrade Nitrogen Tank to larger model

Dear Elaine,

It was nice to meet with you the other day and see the current Nitrogen tank setup. ESD acknowledges that we have received your letter (picture of what the proposed new tank will look like) with the reasoning of why Diverse Food Products wants to upgrade to a larger model tank. ESD believes that this is a necessary change that Diverse Food Products needs to make to keep in compliance with the USDA food safety regulations (per your letter).

This letter serves as verification that your request has been reviewed and approved by ESD with waivers from the Radisson Declaration & Corporate Park Development Controls. **Please abide by all local codes with installation as we have no authority in that regard. Our approval does not supersede any local code enforcement.**

1. Article VI General Covenants & Restrictions of the Radisson Declaration - Section 8. Fences, Walls, and other Appurtenances
2. Radisson Corporate Park Development Controls – Mechanical Equipment

If you have any questions, please do not hesitate to contact me at (315) 479-3208.

Thank you.

Sincerely,

Andrea Burdick
Project Manager, Radisson Development
Empire State Development

Attach: Letter from Diverse Food Products, Picture of Current Tank, Picture of proposed Tank.

Diverse Food Products, LLC

8242 Loop Rd, Baldwinsville, NY 13027
PO Box 5430, Syracuse, NY 13220-5430
Phone (315) 471-9164 * Fax (315) 303-7253

May 9, 2025

Andrea Burdick
Project Manager
Radisson Development

Andrea:

Diverse Food Products, LLC. is requesting authorization to upgrade our current Nitrogen tank to a larger, more efficient model in order to remain in compliance with USDA food safety regulations.

Diverse Food Products has the opportunity to increase our volume of production, potentially increase our number of employees, continue to supply local and regional retail outlets with products for consumer consumption, as well as continuing to thrive in the Radisson Corporate Park.

With an increase in the volume of production, we must amend some of our production processes, which includes upgrading some of our current equipment. We currently have a Nitrogen tank enclosed in a locked chain link cage on the back side of our building. We are proposing to increase the size of our Nitrogen tank and expand the enclosure it will be secured in.

Although the new Nitrogen tank will be slightly higher than the rooftop of our building, the majority of the tank will not be visible to general public traffic on Rt 31. As with our current Nitrogen tank, the new Nitrogen tank will be surrounded by a locked chain link enclosure to retain our current security and safety standards as well as providing minimal screening from view on the back side of our building.

Diverse Food Products, LLC appreciates the opportunities that Radisson Corporate Park provides to grow our local business and maintain USDA food safety standards and SQF compliance.

Thank You,

Elaine Jones
Business Administrator
Diverse Food Products

Current



Proposed



Liquid Nitrogen

