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MAY 15 2026
TOWN CLERK
TOWN OF LYSANDER

PETITION FOR CHANGE OF ZONE

TO THE TOWN BOARD OF THE TOWN OF LYSANDER

The Undersigned Petitioner(s) is/are the owners of the following legally described property:

Address of Property: OSWEGO ROAD & LAWSON RD

Lot Number:

017-03-30.1

Tax Map Number:

A plot plan/map of this property is attached hereto and made a part of this petition.

Land and/or buildings are to be used for:

(Explain below in detail or attach a separate letter with description).

AT THIS TIME THERE IS NO CHANGE FROM THE LAND'S AGRICULTURAL USE, THIS IS TO ALLOW POSSIBLE DEVELOPMENT IN THE FUTURE, COMPATIBLE WITH THE PRESENT SMALL BUSINESSES SURROUNDING THIS PARCEL

The petitioner(s) request(s) that the Zoning Ordinance and Zoning Map of the Town of Lysander be amended to reclassify this property from District A to District NR-BD.

Date: 5/13/2026

Fred H Allen

Signature of Owner(s) of premises

Print Name of Owner(s) of premises: CNY CROPS PLAINVILLE LLC

Address of Owner(s) of premises: PO BOX 284 PLAINVILLE NY 13137

Phone Number: 315 345-4377 (FRED) 315 727290 (JOSHUA)

Email: FRED@CNYCROPS.COM JOSH@CNYCROPS.COM

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information	
CNY CROPS PLAINVILLE LLC	
Name of Action or Project: ZONE CHANGE	
Project Location (describe, and attach a location map): LAMSON ROAD & OSWEGO ROAD	
Brief Description of Proposed Action: ZONE CHANGE FROM 'AGRICULTURE' TO 'NEIGHBORHOOD RESIDENTIAL - BUSINESS DISTRICT' TO ALLOW POTENTIAL BUSINESS DEVELOPMENT	
Name of Applicant or Sponsor: CNY CROPS PLAINVILLE LLC	Telephone (F) 315 345-4317 (D) 315 727-1790
Address: PO Box 284	E-Mail: FRED@CNYCROPS.COM JOSH@CNYCROPS.COM
City/PO: PLAINVILLE	State: NY
	Zip Code: 13137
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? 22.98 acres	
b. Total acreage to be physically disturbed? 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): NR-BD <input type="checkbox"/> Parkland	

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	YES
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban	NO	YES	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	YES
16. Is the project site located in the 100 year flood plain?	NO	YES	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	YES

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:</p> <p>_____</p> <p>_____</p>	<p>NO <input checked="" type="checkbox"/> YES <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:</p> <p>_____</p> <p>_____</p>	<p>NO <input checked="" type="checkbox"/> YES <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:</p> <p>_____</p> <p>_____</p>	<p>NO <input checked="" type="checkbox"/> YES <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>	
<p>Applicant/sponsor name: <u>FRED H ALLEN</u> Date: <u>5/13/2026</u> Signature: <u>Fred H Allen</u></p>	

PRINT FORM

Project:	
Date:	

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: <ul style="list-style-type: none"> a. public / private water supplies? b. public / private wastewater treatment utilities? 	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g. wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	Name of Lead Agency
_____	Date
_____	Print or Type Name of Responsible Officer in Lead Agency
_____	Title of Responsible Officer
_____	Signature of Responsible Officer in Lead Agency
_____	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

PARCEL LEGAL DESCRIPTION

017-03-30.1

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lysander and being a part of Lot number forty (40) in said Town of Lysander, described and bounded as follows, viz:
Beginning at the Southwest corner of said Lot number forty; thence East seventeen chains to the centre of the State highway; thence North along the centre of said highway twenty-three degrees twenty-five minutes East Twenty Eight chains and Sixty-five links; thence West twenty seven chains and fifty links to the West line of said lot; thence South along the West line of said lot twenty five chains and eighty-six links to the place of beginning containing fifty seven acres and ^{fifty} three one hundredths of an acre of land.

Excepting therefrom the following parcels of land:

1. premises deeded Lawrence D. Hughes and Ruth A. Hughes by Leonard S. and Ivy K. Chase by deed recorded August 9, 1967 in Book 2348 of Deeds at page 933, Onondaga County Clerk's Office,
2. Premises described as 1.51 acres conveyed Sandra D. Phelps by Leonard S. Chase and Ivy K. Chase by deed recorded on August 10, 1967 in Book 2349 of Deeds at page 124, Onondaga County Clerk's Office,
3. Premises described as containing 3.2 acres deeded by Leonard S. Chase and Ivy K. Chase to Arthur J., Bruce F. and Robert A. Coville by deed recorded October 27, 1988 in Book 3485 of Deeds at page 125 Onondaga County Clerk's Office.

The premises hereinabove described are the same deeded Timothy D. Reeves by Arthur J., Bruce F. and Robert A. Coville By two deeds of record, the first having been dated December 24, 1993 and recorded on January 7, 199 in Book 3899 of Deeds at page 29, Onondaga County Clerk's Office, and the second having been dated January 2, 1994 and recorded on January 7, 1994 in Book 3899 of Deeds at page 30, Onondaga County Clerk's Office. EXCEPTING AND RESERVING 4.00± acres of land at the N.W. corner of Oswego Road (NYS 48) and Lamson Road as conveyed by Timothy D. Reeves to SonByrne Sales, Inc. by deed recorded December 16, 2016 in Book 5404 of Deeds at page 881, Onondaga County Clerk's Office.

Subject to the rights of the public in and to Lamson Road and Oswego Road and also subject to that certain set of Declaration of Restrictive Covenant prohibiting land surface spreading of ^{sub} surface injection of liquid or solid manure and use of pesticides within an area measuring 20 feet around the Protected Wellhead described in said Restrictive Covenant as recorded December 16, 2016 in Book 5404 of Deeds at page 877, Onondaga County Clerk's Office.

The premises hereby described and intended to be conveyed contain 22.98 acres of land, more or less and bear Tax Map Number 017-03-30.1 on the current tax map for the Town of Lysander.

Person
ymere

LYSANDER TIMOTHY D
8276 LOOP ROAD, BALDWINSVILLE, N.Y. 13027
MUNICIPALITY OF BALDWINSVILLE, N.Y. 13027
NO IN-PERSON CREDIT CARD PYMTS
PAY ONLINE: [WWW.LONGOV.NET/ETAX](http://www.longov.net/ETAX)

Receivable to

LYSANDER RECEIVER OF TAXES
8276 LOOP ROAD
BALDWINSVILLE, N.Y. 13027
TELEPHONE: 315-638-0224

EEVES TIMOTHY D
301 LAMSON RD
HOENIX, NY 13135-9642

PAID
LYSANDER RECEIVER OF TAXES
JAN 12 2026
BALDWINSVILLE, NY

2026 REAL PROPERTY TAX
ONONDAGA COUNTY - TOWN OF LYSANDER

Page No.	Roll Sect.	School Tax Code	Bill No.	Account No.
1 of 1	1	494	2213	078204
Fiscal Year	SMS Code	Tax Map Number		
01/01/2026 - 12/31/2026	313689	017-03-30.1		
Warrant Date	Bank Code	Estimated State Aid		
12/29/2025		CNTY 210,049,603 TOWN 877,642		

PROPERTY IDENTIFICATION

Tax Map No.	Location	Valie	Tax Purpose	Full Market Value
017-03-30.1	Oswego Rd	36,150	COTOWN/SCH	71,429
Dimensions	22.98 ACRES			Total Assessed Value
School	355401 Phoenix			50,000
Class	120 Field crops			Uniform Percentage
				70.00
Exemption				Full Value Estimate
				51,643

PROPERTY TAXES

Exemption	Value	Tax Rate	Tax Amount
	13,850.00	4.184200	57.95
	13,850.00	.691600	9.58
	13,850.00	1.300800	18.02
	50,000.00	.126600	6.33
	50,000.00	1.915700	95.79

Total Tax Due: \$187.67
Due By: 02/02/2026
After this date see penalty schedule

PENALTY SCHEDULE

Pay Between	Original	Penalty/Interest	Total Due
01/02-02/02	187.67	0.00%	187.67
02/03-03/02	187.67	1.00%	189.55
03/03-03/14	187.67	1.50%	190.48
*03/15-03/31	187.67	1.50% + \$1	191.48
Pay to County			
04/01-04/30	188.67	6.00%	199.99

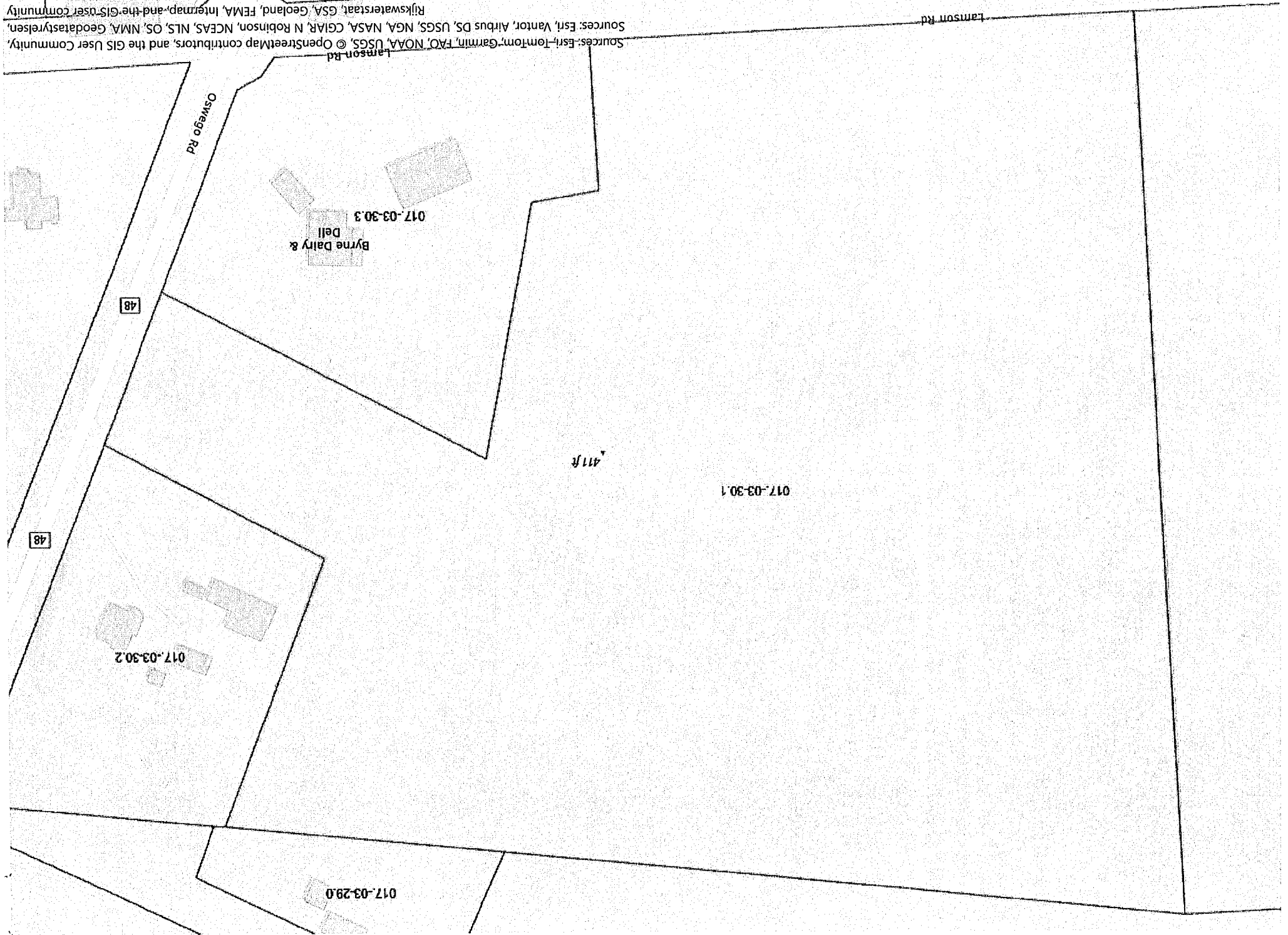
187.67

15015

Payment
187.67
187.67

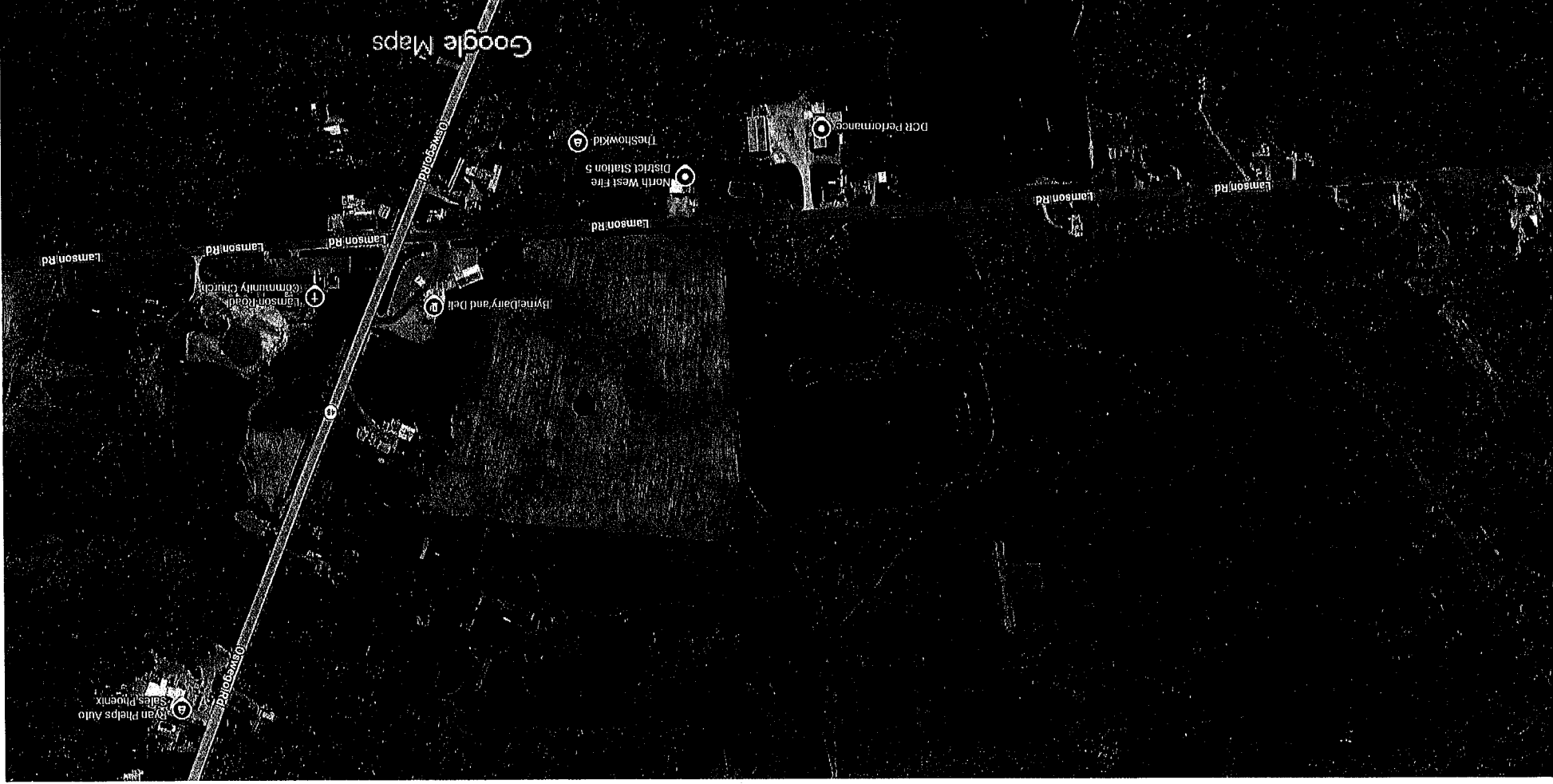
*NOTE: PARCEL PURCHASED
FROM TIM REEVES
LATE 2025*

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS User Community



Google Maps

43°13'09.9"N 76°21'39.3"W



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 200 ft





NR-BD

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LAMISC

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