

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



**PHASE 1 (LOT 5)  
MELVINS FARMS LOT  
COLDWELL BANKER PRIME PROPERTIES**

Town of Litchfield, Cheshire County, New York

**PRELIMINARY  
SUBDIVISION PLAN**

**C201**

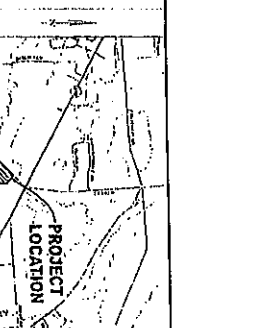
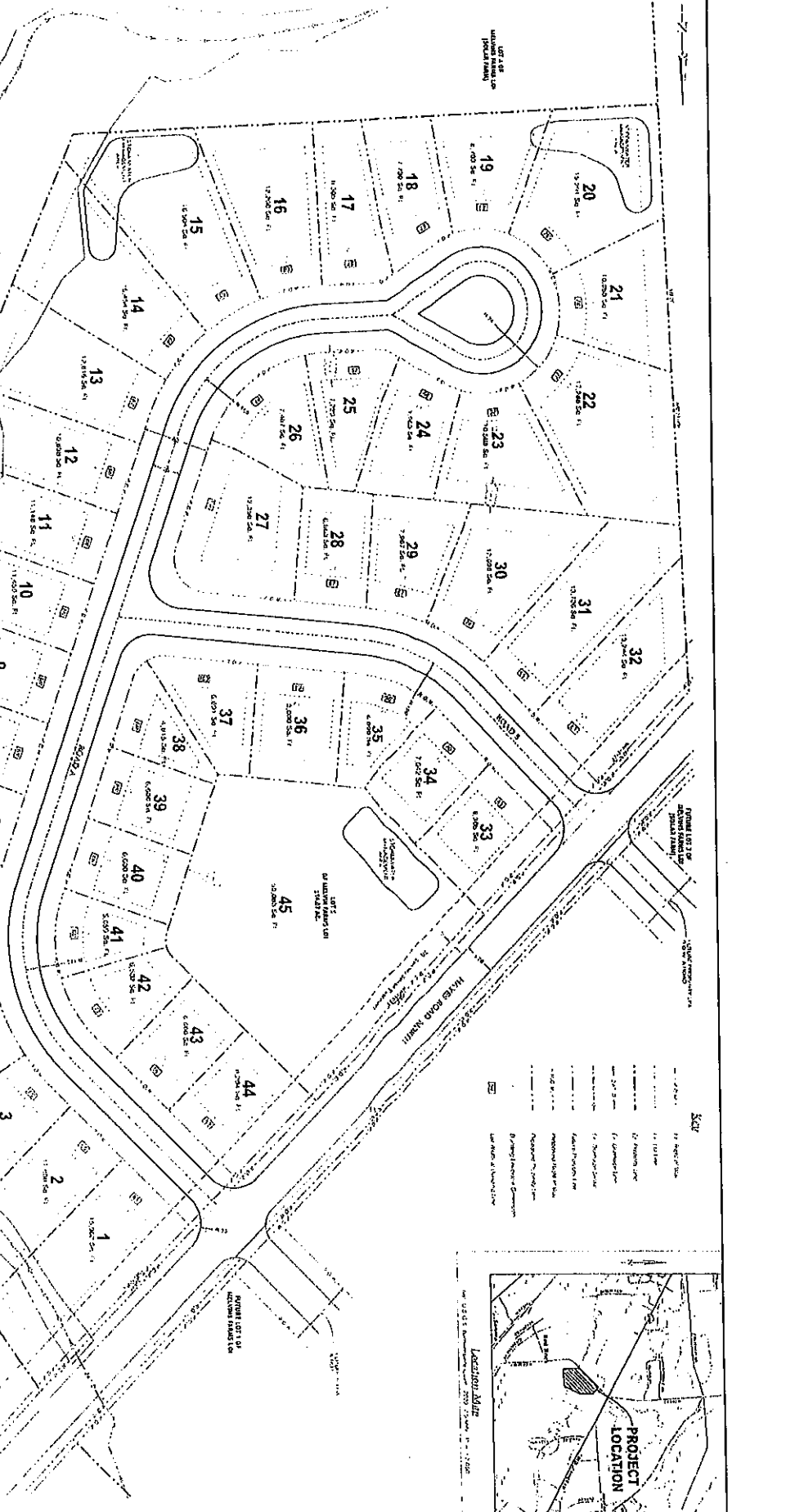
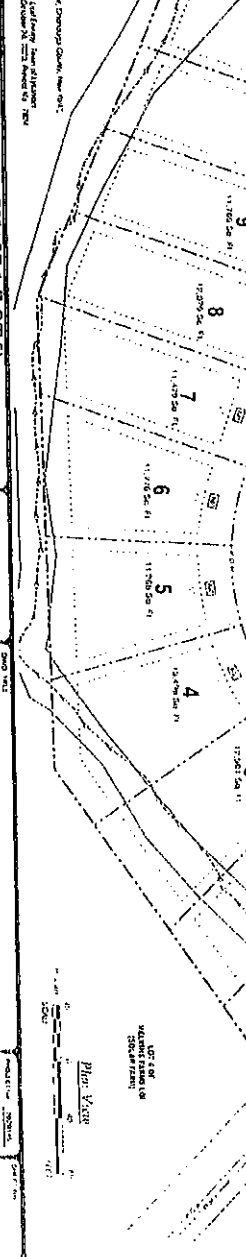
**EXISTING ZONING REGULATIONS**

**Revised 10/2015**

1. Lot Size: 30,000 Sq. Ft.
2. Building Footprint: 10,000 Sq. Ft.
3. Max. Height: 30'.
4. Max. Lot Coverage: 20%.
5. Max. Lot Area: 1.0 Acre.
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45. Max. Lot Area: 1.0 Acre.

**NOTES:**

1. All lots are to be developed in accordance with the zoning regulations.
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45. All lots are to be developed in accordance with the zoning regulations.



*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:**

PLUMBLEY 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



Application to the Planning Board

Agny Pig

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

Date: 4-1-2024  
 Information Only  
 Preliminary  
 Final

Name of proposed development: Agny Pig BBA

Applicant:

Plans prepared by:

Name Josh Rapold  
Address 2935 Larson  
Providence, RI

Name Praxis Design  
Address 37 Collingwood  
Syracuse, NY 13306

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

Telephone: 434-1844

Owner of record:

Ownership intentions:

Name same

Name same

Address \_\_\_\_\_

Address \_\_\_\_\_

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

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

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

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

Site Location:

Tax Map No. 022-01-10.1

2935 Larson Rd.

Current Zoning NRBD

Is site in an Agricultural Tax District? \_\_\_\_\_

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

Proposed use(s) of site:

Plans for sewer and water connections:

Restaurant  
Expansion

\* Tie into sewer  
\* Water - existing

Current use & condition of site:

Character of surrounding

Restaurant

Residential -  
Business

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Name of Owner or Representative

Signature

TOWN OF LYSANDER  
ZONING BOARD OF APPEALS  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that pursuant to Section 267-a(12)Town Law, a Public Hearing will be held by the Town of Lysander Zoning Board of Appeals on Monday, June 1, 2026 at 7:00 p.m. at the Town of Lysander Town Offices, 8220 Loop Road, Baldwinsville, New York, for the purpose of considering the following:

The application of Joshua Reynolds, Pig Pen Catering, for an Area Variance on property 2935 Lamson Road, Phoenix, New York, Tax Map No. 022-01-10.1 to allow relief from the Parking Regulations, in accordance with Article XX, Section 320-52, Paragraph A (Restaurant) and Article II, Section 320-4, Paragraph B (Parking) of the Lysander Town Ordinance.

Dated: May 15, 2026

Richard J. Jarvis, Chairman  
Lysander Zoning Board of Appeals

**TOWN OF LYSANDER  
ZONING BOARD OF APPEALS  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN, that pursuant to Section 267-a(12)Town Law, a Public Hearing will be held by the Town of Lysander Zoning Board of Appeals on Monday, June 1, 2026 at 7:00 p.m. at the Town of Lysander Town Offices, 8220 Loop Road, Baldwinsville, New York, for the purpose of considering the following: The application of Joshua Reynolds, Pig Pen Catering, for an Area Variance on property 2935 Lamson Road, Phoenix, New York, Tax Map No. 022-01-10.1 to allow relief from the Parking Regulations, in accordance with Article XX, Section 320-52, Paragraph A (Restaurant) and Article II, Section 320-4, Paragraph B (Parking) of the Lysander Town Ordinance. Dated: May 15, 2026

Richard J. Jarvis, Chairman  
Lysander Zoning Board of Appeals

*Area Variance - Relief  
50 parking spots  
approved by ZBA  
6-1-2026*



# Onondaga County Planning Board

J. Ryan McMahon, II  
COUNTY EXECUTIVE

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

**Meeting Date: 5/13/2026**

**OCPB Case # Z-26-109**

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of Joshua Reynolds / Angry Pig for the property located at 2935 Lamson Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Pendergast Road (Route 189), Lamson Road (Route 29), and West Bridge St/Old Lamson Road (Route 29), all county highways; and

WHEREAS, the applicant proposes a site plan to bring an existing restaurant located on a 1.14-acre parcel in a Neighborhood Residential Business (NRBD) zoning district into compliance; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to, or as a condition of, local board approval of the proposed action:

The applicant and Town must coordinate with the Onondaga County Departments of Water Environment Protection (WEP) and Health (OCHD), regarding wastewater service to the site and ensure any necessary approvals are in place prior to local approval for any expansion of service. If the site requires a public sewer extension to connect, then the extension of public wastewater infrastructure must be approved by the WEP and OCHD prior to, or as a condition of, municipal approval.

The Town and applicant are encouraged to consider potential noise and possible odor impacts of the proposal to host concerts on site and outdoor cooking and consider limits or buffers for the benefit of nearby residential parcels.

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

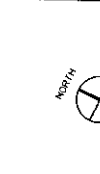


**Martin E. Voss, Chairman**  
**Onondaga County Planning Board**

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

335 Montgomery Street, Syracuse, NY 13202 Phone: 315.435.2611  
Email: [countyplanning@ongov.net](mailto:countyplanning@ongov.net) · Website: [ongov.net/planning/ocpb.html](http://ongov.net/planning/ocpb.html)

PROPERTY LINE	PROPOSED DRIVEWAY	PROPOSED ASPHALT	PROPOSED RIVER ROCK	EXISTING STRUCTURE	PROPOSED TREES	EXISTING PLANT CONTAINERS	EXISTING FLOOD CONTOURS
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)



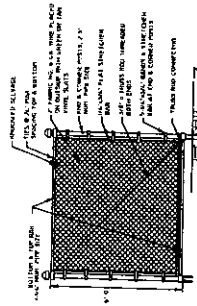
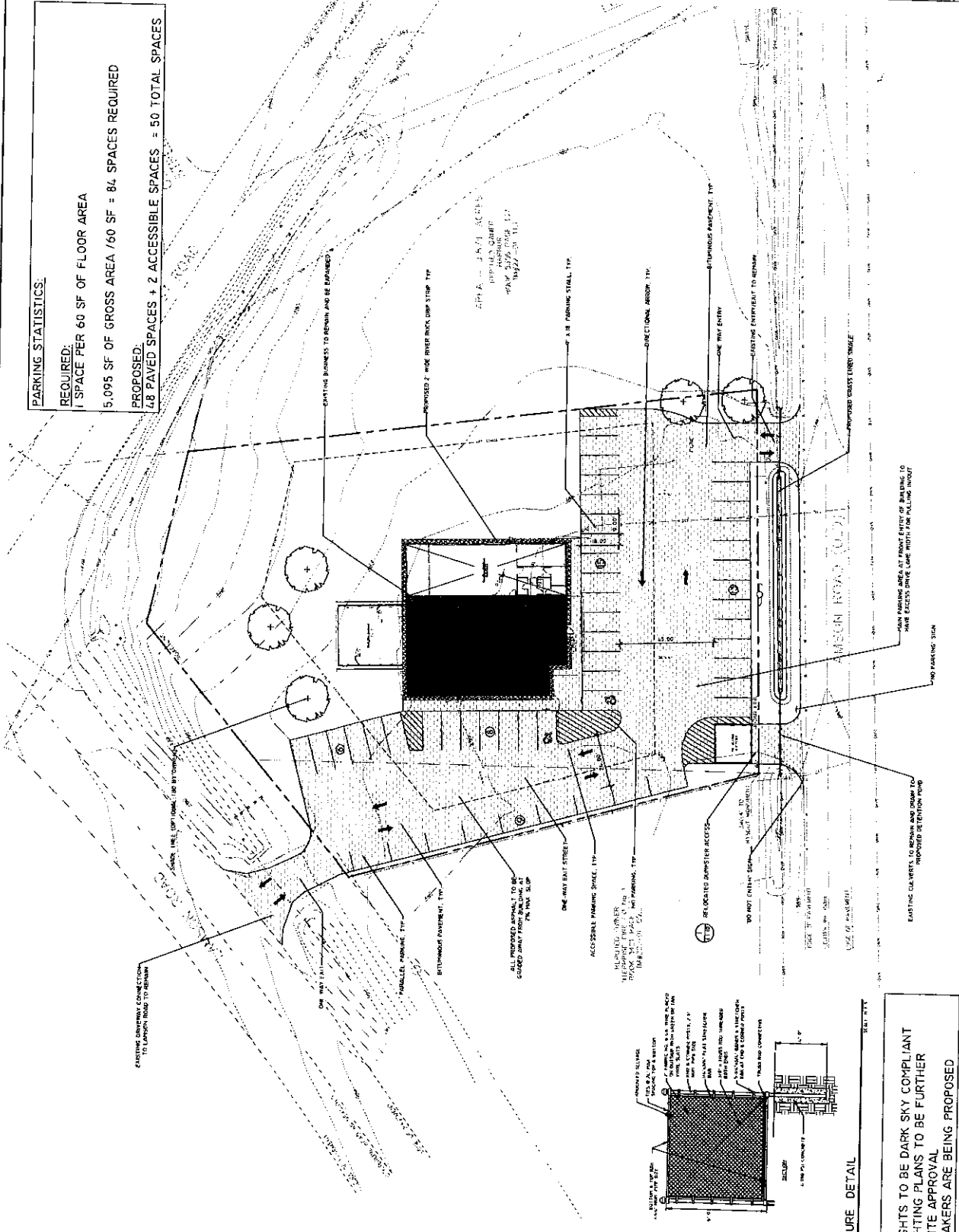
**REVISIONS**

DATE	DESCRIPTION
05/27/2024	PARKING REQUIREMENTS

**PREPARED FOR**  
 JOSH REYNOLDS  
**PROJECT**  
 THE ANGRY PIG BBQ  
 8935 LANSON RD.  
 PHOENIX, AZ 85035  
**DRAWING TITLE**  
 LAYOUT & MATERIALS  
**PLAN**

**PROJECT NO.** 20201  
**DATE** 05/27/2024  
**DWG. NO.** 3 OF 9  
**DRAWING NO.** L110

**PARKING STATISTICS:**  
**REQUIRED:**  
 1 SPACE PER 60 SF OF FLOOR AREA  
 5,095 SF OF GROSS AREA / 60 SF = 84 SPACES REQUIRED  
**PROPOSED:**  
 18 PAVED SPACES + 2 ACCESSIBLE SPACES = 50 TOTAL SPACES



1 DUMPSTER ENCLOSURE DETAIL

- NOTES:**
- ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT
  - GRADING AND LIGHTING PLANS TO BE FURTHER DETAILED UPON SITE APPROVAL
  - NO EXTERIOR SPEAKERS ARE BEING PROPOSED

Application to the Planning Board

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

Date: 6/3/2023  
\_\_\_\_\_ Information Only  
\_\_\_\_\_ Preliminary  
\_\_\_\_\_ Final

Name of proposed development: Cold Springs Solar

**Applicant:**

Name Distributed Energy Infrastructure  
Address 416 SE Balboa Ave, Stuart,  
FL 34994  
Telephone: 617-845-3364

**Owner of record:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone: \_\_\_\_\_

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

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

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

Request to add spare parts storage Conex to  
project site.  
No batteries will be left in storage

**Current use & condition of site:**

Solar Production Site.  
Mechanically Complete

**Plans prepared by:**

Name Hunt EAS  
Address 4 Commercial Street, Suite 300  
Rochester, NY 14604  
Telephone: 585-927-1980

**Ownership intentions:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone: \_\_\_\_\_

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

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

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

Is site in an Agricultural Tax District? \_\_\_\_\_

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

**Plans for sewer and water connections**

\_\_\_\_\_  
\_\_\_\_\_

**Character of surrounding:**

\_\_\_\_\_  
\_\_\_\_\_

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

Michael Wilkinson  
Name of Owner or Representative

Michael R. Wilkinson  
Signature  
DN: C=US,  
E=mwilkinson@distributedei.com,CN=Michael  
R Wilkinson



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

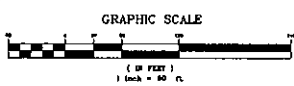
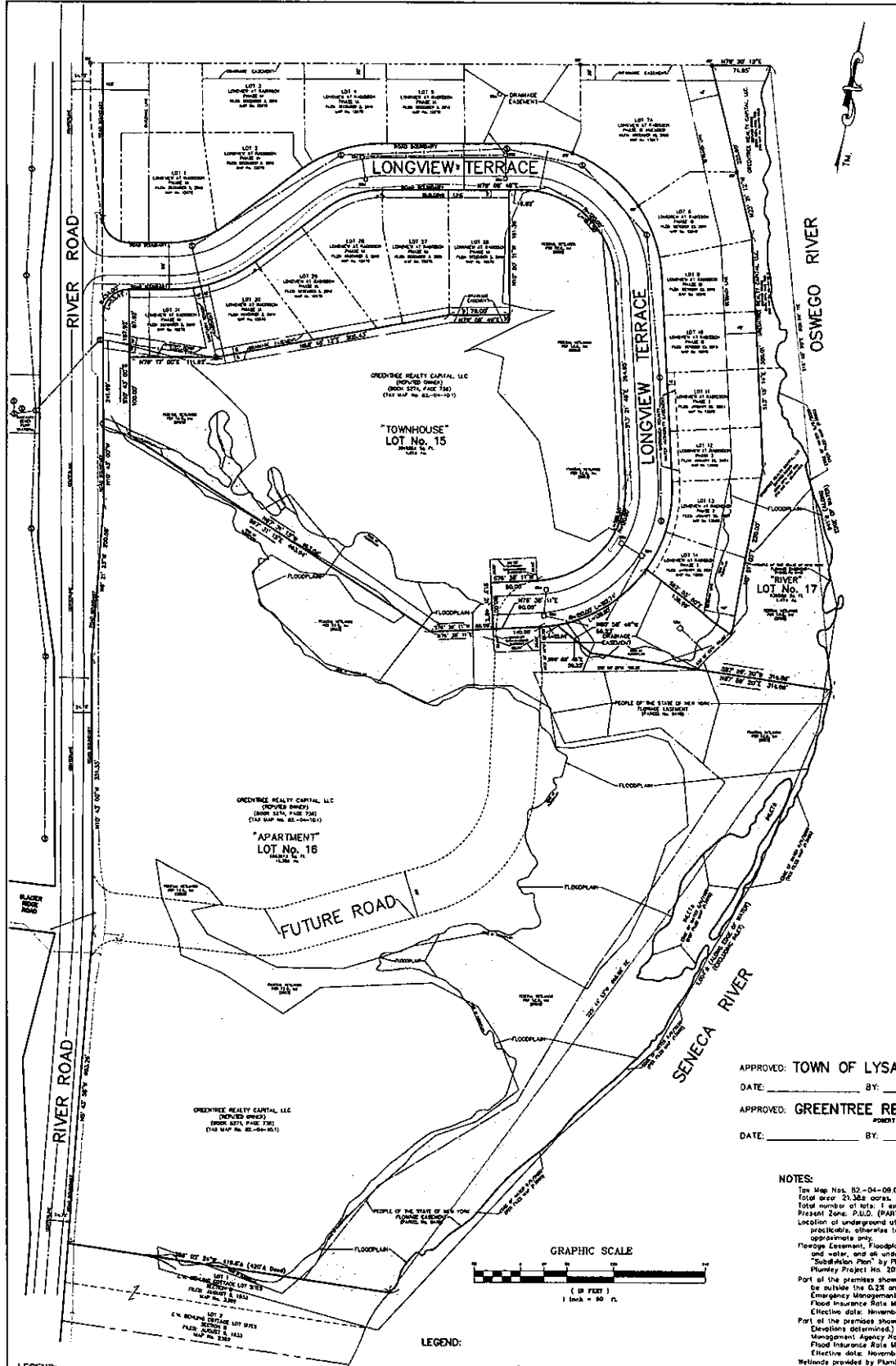
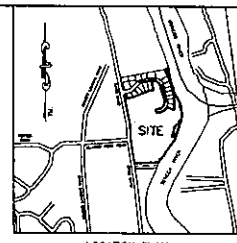
**Character of surrounding:**

RESIDENTIAL

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

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

Julian F. Clark  
Signature



- LEGEND:**
- indicates utility pole, anchor & overhead lines
  - indicates iron rod and/or monument found previously
  - indicates Federal Wetlands delineated by T.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 bored (typical)
  - indicates 8" diameter monitoring well (typical)
  - indicates grease trap manhole
  - indicates manhole
  - 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 contour road

APPROVED: TOWN OF LYSANDER PLANNING BOARD  
 DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 APPROVED: GREENTREE REALTY CAPITAL, LLC.  
 ROBERT SHANKMAN - ASST DEPT. MAN. MANAGER NY 13104  
 DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 Owner & Developer

**NOTES:**  
 1. See Map Nos. 82-04-09.0 & 10.1.  
 2. Total area 21,382 acres.  
 3. Total number of lots 1 including 3 proposed.  
 4. Present Zone: P.U.D. (PART OF THE RADISSON COMMUNITY)  
 5. Location of underground utilities taken by field measurement where applicable, otherwise taken from various other sources and are approximate only.  
 6. Floodage Elevation, 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. 3022016, File Name: C021A.  
 7. 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. 36087C0050F, Effective date: November 4, 2016.  
 8. Part of the premises shown hereon is within Zone "AE" (Base Flood Elevation determined) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36087C0050F, Effective date: November 4, 2016.  
 9. Wetlands provided by Plumley Engineering, P.C. were delineated by T.E.S. Inc. in 2023.  
 10. 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.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.  
 N.T.S. Licensed Land Surveyor

<p>APPROVED: _____          17 APRIL 2026 - CHAIRMAN COMMENTS</p>		<p>FINAL PLAN  <b>LONGVIEW AT RADISSON</b>  <b>PHASE 3</b>          PART OF LOT NO. 61          TOWN OF LYSANDER          ONONDAGA COUNTY, NEW YORK</p>		
<p>IANJIZI &amp; ROMANS          LAND SURVEYING, P.C.          NORTH STRAUSS, NY 13122          PHONE: (315) 437-7100          FAX: (315) 437-9251          EMAIL: info@iansurveys.com</p>		<p>DATE: APRIL 30, 2026          SCALE: 1" = 40'          SHEET No. 1 OF 1          FILE No. 3292.003          P.B. No. 2</p>		

# 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Town of Lysander Planning Board: Longview Apartments 3 Lot Subdivision			
Project Location (describe, and attach a location map): 8850 River Road, Baldwinsville, NY, in Radisson Community at southeast corner of River Road and Longview Terrace; Tax Map # 082-04-10.1			
Brief Description of Proposed Action:  3 lot subdivision for proposed development.			
Name of Applicant or Sponsor: Greentree Realty Capital, LLC; Attn: Robert Shanahan		Telephone: (315) 569-0739 E-Mail: rshanahan@gmail.com	
Address: 8321 Decoy Run			
City/PO: Manlius		State: New York	Zip Code: 13104
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"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ ±19.2 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? _____ ±19.2 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: N/A - Property Subdivision _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? See Attached SHPO Letter	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	





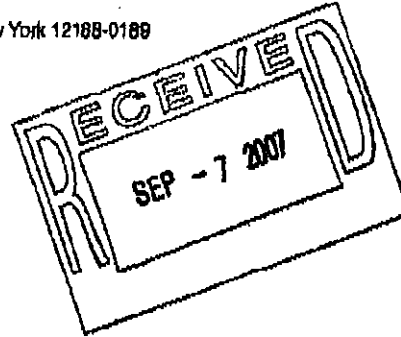
**New York State Office of Parks,  
Recreation and Historic Preservation**

Historic Preservation Field Services Bureau • Peablos Island, PO Box 189, Waterford, New York 12188-0189  
518-237-8643  
www.nysparks.com

**Eliot Spitzer**  
Governor

**Carol Ash**  
Commissioner

September 6, 2007



Carol Berens  
Empire State Development Corporation  
633 Third Ave  
New York, New York 10017  
(faxed this day to 212-803-3809)

Re: ESDC  
Longview, Radisson New Community  
Town of Lysander, Onondaga County  
06PR07028

Dear Ms. Berens:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the Addendum Phase IB Cultural Resources Investigation Geomorphology Report, prepared by Panamerican Consultants and dated June 2007, in accordance with New York State Parks, Recreation and Historic Preservation Law, Section 14.09. As noted in our previous letter, this area is culturally and historically important to the Onondaga Nation.

Based upon this review, it is the OPRHP's opinion that your project will have No Adverse Impact upon historic properties in or eligible for inclusion in the State and National Registers of Historic Places with the condition that:

1. The attached Human Remains Discovery Protocol is added to all appropriate construction drawings.
2. If archaeological resources are discovered under construction, construction will cease in the location of the discovery and the OPRHP and the Onondaga Nation (Anthony Gonyea 315-952-3109) will be contacted so that an archaeological site mitigation plan can be developed.

The OPRHP appreciates the opportunity to comment on this information. It should be noted that further consultation with the OPRHP will be necessary if there are any changes to the project. Please telephone me at ext. 3280 with any questions you may have. Please also refer to the PR# above in any future correspondence for this project.

Sincerely,

Historic Preservation Program Analyst,  
Archaeology

cc: Michael Ciquino, Panamerican

*Info only*

Application to the Planning Board

For:  Subdivision of Land  
 Number of Lots 1  
 Controlled Site Use  
 Site Plan Approval

Date: 5/18/2026  
 Information Only  
 Preliminary  
 Final

Name of proposed development: N/A

**Applicant:**

Name Daniel M. Regan

Address 7805 Hicks Road

Baldwinsville, NY 13027

Telephone: 315-516-1342

**Owner of record:**

Name Daniel M. Regan

Address 7805 Hicks Road

Baldwinsville, NY 13027

Telephone: 315-516-1342

**Proof of ownership attached:** Yes

**Site Location:**

7805 Hicks Road

Baldwinsville, NY 13027

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

Subdivide lot into 2 lots so each residence

has a separate lot

**Current use & condition of site:**

One lot with 2 residences - Main Residence is assigned by Onondaga County Planning to 7805 Hicks Rd

Second Residence is assigned to 7801 Hicks Rd

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

Daniel M. Regan

Name of Owner or Representative

**Plans prepared by:**

Name Daniel M. Regan

Address 7805 Hicks Road

Baldwinsville, NY 13027

Telephone: 315-516-1342

**Ownership intentions:**

Name No change

Address \_\_\_\_\_

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

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

**Tax Map No.** 070.-03-13.2

**Current Zoning** R40, Property Class 280-Res Multiple

Is site in an Agricultural Tax District? N

Area of land 2.64 acres.

**Plans for sewer and water connections**

Current lot has separate water, sewer,

and power to each residence

**Character of surrounding:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature





Parcel Details

Enable/Disable Parcel Details

Save/Print Report

Parcel Details Wetlands Floodplains Soils

### Print Key: 070.-03-13.2

**Owner Name:** Regan Daniel Regan Colleen

**Owner Address**

7805 Hicks Rd  
Baldwinsville,  
NY 13027

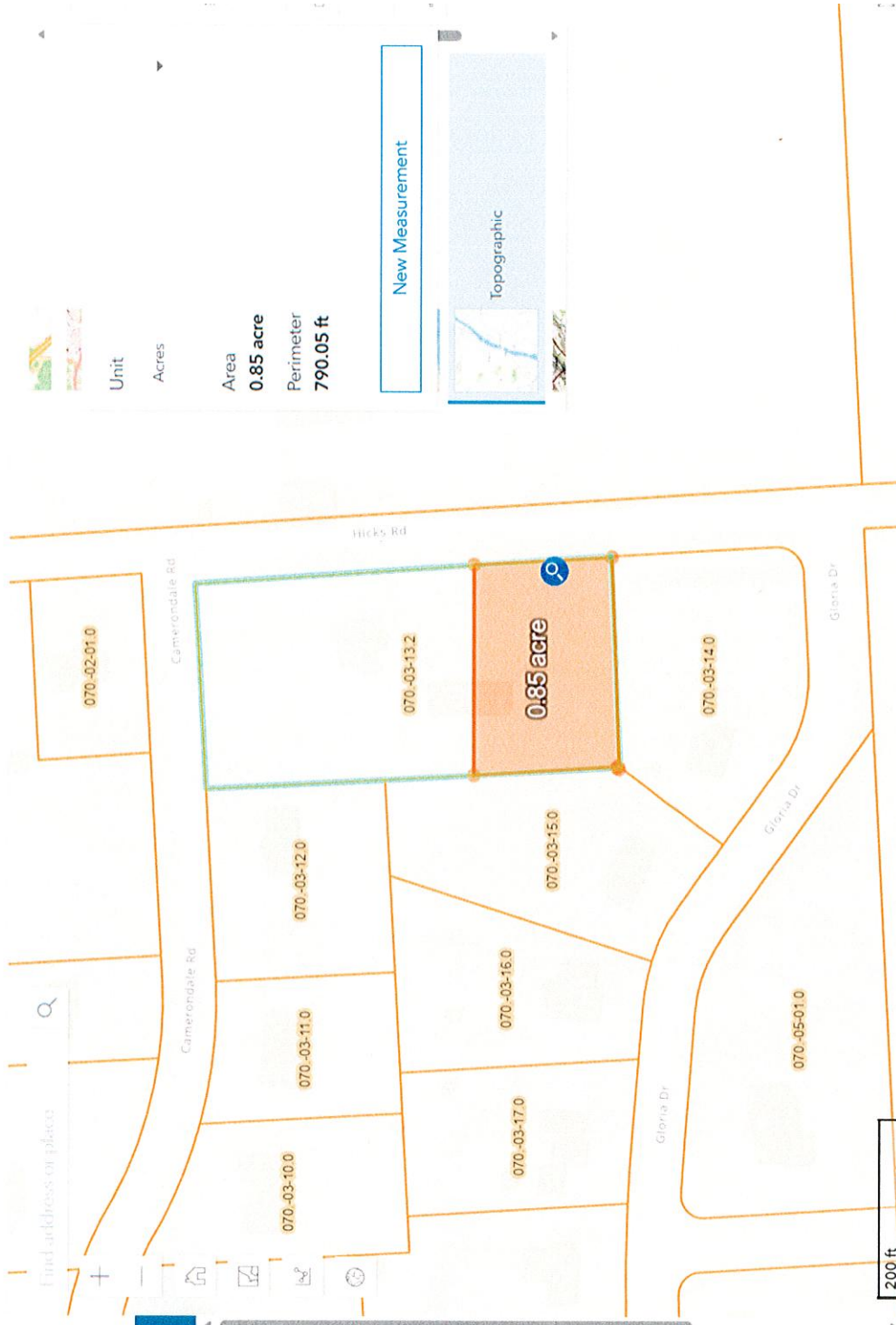
**Property Address**

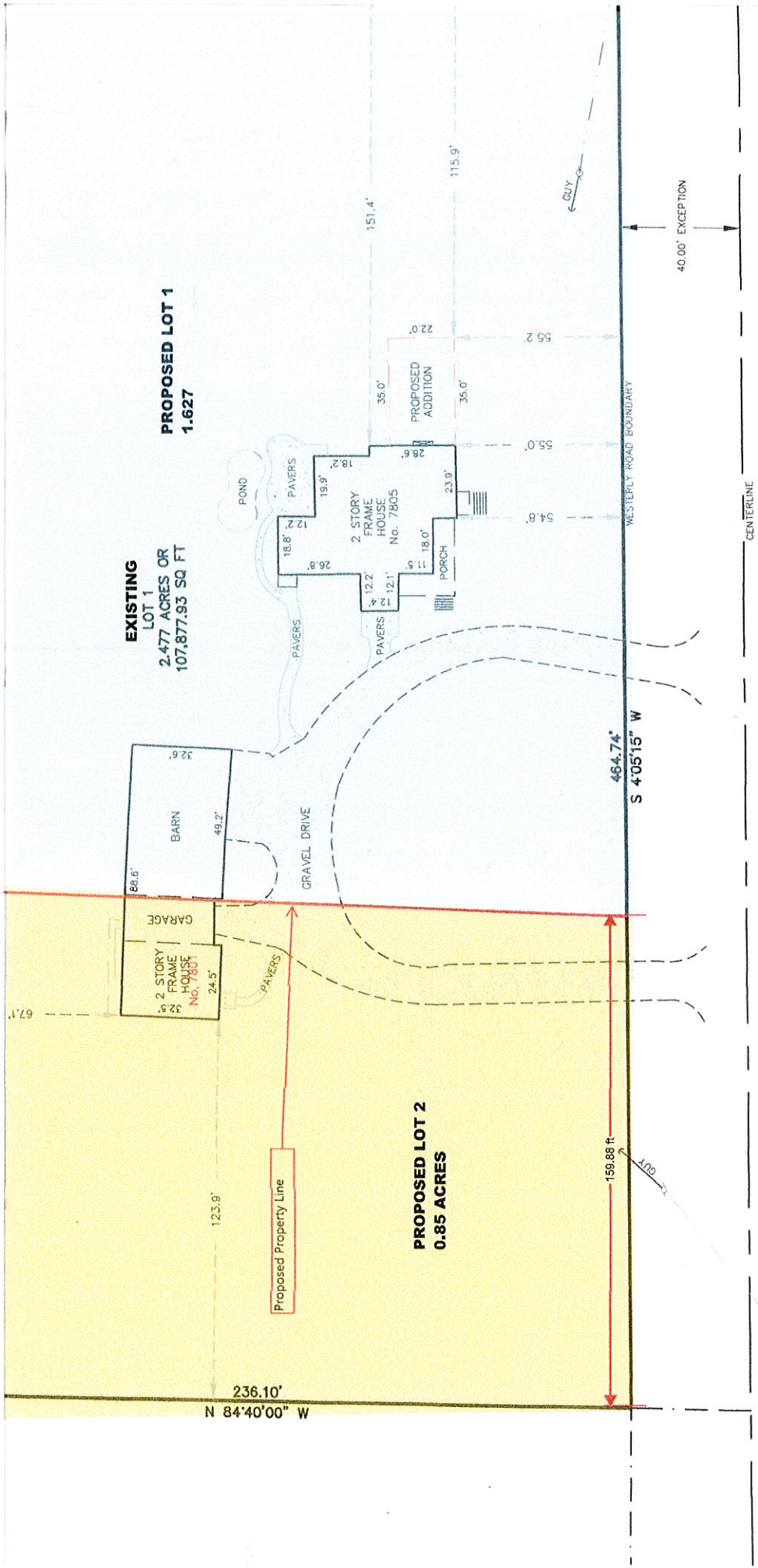
7805 Hicks Rd  
LYSANDER

**School District:** Baldwinsville

**Acre:** 2.64

**Property Class:** Multiple Residences





**PROPOSED LOT 1**  
1.627

**EXISTING LOT 1**  
2.477 ACRES OR  
107,877.93 SQ. FT.

**PROPOSED LOT 2**  
0.85 ACRES

**ROAD**

**HICKS**

236.10'  
N 84°40'00" W

484.74'  
S 4°05'15" W

40.00' EXCEPTION

CENTERLINE

WESTERLY ROAD BOUNDARY

Proposed Property Line

OVERHEAD WIRES

GUY

GUY

POND

GRAVEL DRIVE

2-STOREY FRAME HOUSE No. 7865

2-STOREY FRAME HOUSE No. 7801

GARAGE

BARN

PROPOSED ADDITION

PORCH

PAVERS

PAVERS

PAVERS

PAVERS

PAVERS

PAVERS

PAVERS

PAVERS

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING

J. Ryan McMahon, II, County Executive  
Daniel Kwasnowski, AICP, Director

### ASSIGNMENT OF 911 STREET ADDRESS

Date: March 18, 2024  
Municipality: Town of Lysander  
Tax Parcel ID: 070.-03-13.2  
Property Owner: Daniel Regan, Colleen Regan  
Property Address: 7801 Hicks Road, Baldwinsville New York 13027

To whom it may concern:

This letter confirms that a 911 address of **7801 Hicks Road** has been assigned to the 2<sup>nd</sup> residence on the rear of the property referenced above. The main residence will remain 7805 Hicks Rd.

Please note that it is important to post your street address where it is clearly visible from the street; on your residence and on both sides of your mailbox. Emergency service providers cannot easily identify a location without a clearly posted number. In addition, the address 7801 Hicks Road should be used when calling or corresponding with Onondaga County's 911 system.

If you have any questions please call the Onondaga County Planning Agency at 315-435-2611 weekdays between 8:30 A.M. and 4:30 P.M.



---

Dan Smith  
GIS Division

Cc: Town of Lysander, U.S. Postal Service



Parcel Details

Enable/Disable Parcel Details

Save/Print Report

Parcel Details Wetlands Floodplains Soils

**Print Key:** 070.-03-13.2

**Owner Name:** Regan Daniel Regan Colleen

<b>Owner Address</b>	<b>Property Address</b>
7805 Hicks Rd Baldwinsville, NY 13027	7805 Hicks Rd Baldwinsville, LYSANDER

School District: Baldwinsville	Acre: 2.64
Property Class: Multiple Residences	

Unit  
Acres  
Area  
**0.85 acre**  
Perimeter  
**790.05 ft**

New Measurement

NYS Orthoimagery 2009



CNY CROPS

TOWN OF LYSANDER - ZONE CHANGE APPLICATION

Municipality Information

Municipality: Lysander

Application Number: 1-2026

Date Received: 5-29-26

RECEIVED  
MAY 29 2026  
TOWN CLERK  
TOWN OF LYSANDER

APPLICANT INFORMATION

Applicant Name: CNY CROPS PLAINVILLE LLC

Mailing Address: PO Box 284  
PLAINVILLE NY 13137

Phone Number: FRED 315 345-4377 JOSH 315 727-1290

Email Address: \*FRED@CNYCROPS.COM\* JOSH@CNYCROPS.COM

Applicant Is:

Property Owner

Contract Purchaser

Authorized Agent

Other: \_\_\_\_\_

PROPERTY OWNER INFORMATION (If different from Applicant)

Owner Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

PROPERTY INFORMATION

Property Address: LANSON RD

Tax Parcel Number(s): 017-03-30.1

Total Acreage: 22.98

Current Zoning District: AGRICULTURE

Requested Zoning District: GEN ~~COMMERCIAL~~ BUSINESS <sup>7A2</sup> 6/4/24

Current Use of Property:

AGRICULTURE

Proposed Use of Property:

POTENTIAL BUS. DEVELOPMENT  
AGRICULTURE UNTIL THEN

**SURROUNDING LAND USES**

Direction	Existing Land Use	Existing Zoning
North	SEE	
South	ATTACHED	
East	PICTURE	
West		

**REASON FOR REQUEST**

Please describe the reason for the requested zone change and how the request is consistent with the municipality's Comprehensive Plan and surrounding area.

TO ALLOW FOR POTENTIAL  
BUSINESS DEVELOPMENT;  
UNTIL THEN USE IS TO  
REMAIN AGRICULTURE

**UTILITIES AND ACCESS**

Public Water Available:  Yes  No

Public Sewer Available:  Yes  No

Road Frontage/Access Description:

SEE ATTACHED

**REQUIRED SUBMITTALS**

- Completed Application Form
- Application Fee
- Survey/Map of Property → CURRENTLY BEING DONE
- Site Plan or Concept Plan
- Legal Description/Deed
- SEQR Documentation (if applicable)
- Authorization Letter (if agent applying)
- Other: \_\_\_\_\_

**APPLICANT CERTIFICATION**

I hereby certify that the information contained in this application and all accompanying materials is true and accurate to the best of my knowledge.

Applicant Signature: *Tud H Keller*

Date: 6/4/2026



**OFFICE USE ONLY**

Date Application Deemed Complete: \_\_\_\_\_

Planning Board Referral Date: \_\_\_\_\_

County Referral Required:  Yes  No

Public Hearing Date: \_\_\_\_\_

Town Board Action: \_\_\_\_\_

Approved

Denied

Date of Decision: \_\_\_\_\_

## 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <b>CNY CROPS PLAINVILLE LLC</b>			
Project Location (describe, and attach a location map): <b>ZONE CHANGE</b> <b>LAMSON ROAD &amp; OSWEGO RD / NW CORNER</b>			
Brief Description of Proposed Action: <b>ZONE CHANGE FROM 'AGRICULTURE' TO 'GEN BUSINESS' TO ALLOW FOR POTENTIAL BUSINESS DEVELOPMENT</b>			
Name of Applicant or Sponsor: <b>CNY CROPS PLAINVILLE LLC</b>		Telephone: <b>(J) 315 727-1290</b> <b>(E) 315 345-4377</b>	E-Mail: <b>FRED@CNYCROPS.COM</b> <b>JOSH@CNYCROPS.COM</b>
Address: <b>PO BOX 284</b>			
City/PO: <b>PLAINVILLE NY 13137</b>	State: <b>NY</b>	Zip Code: <b>13137</b>	
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 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:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?			NO <input checked="" type="checkbox"/>
b. Total acreage to be physically disturbed?			YES <input type="checkbox"/>
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			
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 type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <b>NR-13D</b>			
<input type="checkbox"/> Parkland			



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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: FRED H ALLEN Date: 5/28/2026  
 Signature: Fred H Allen

**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: CNY CROPS PLAINVILLE, LLC  
Mailing address: PO BOX 284  
PLAINVILLE NY 13137

B. Description of the proposed project: Zone change from  
Agricultural to General Business

C. Project site address: LAMSON ROAD Town: Lysander

D. Project site tax map number: 017.-03-30.1

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: 22.98

G. Is any portion of the project site currently being farmed?  
 Yes. If yes, how many acres 22+ or square feet \_\_\_\_\_ ?  
 No. ENTIRE CLEARED ACREAGE

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.  
MARGARET C. MARA  
7571 GREEN BOUGH CIRCLE  
BALDWINSVILLE NY 13027

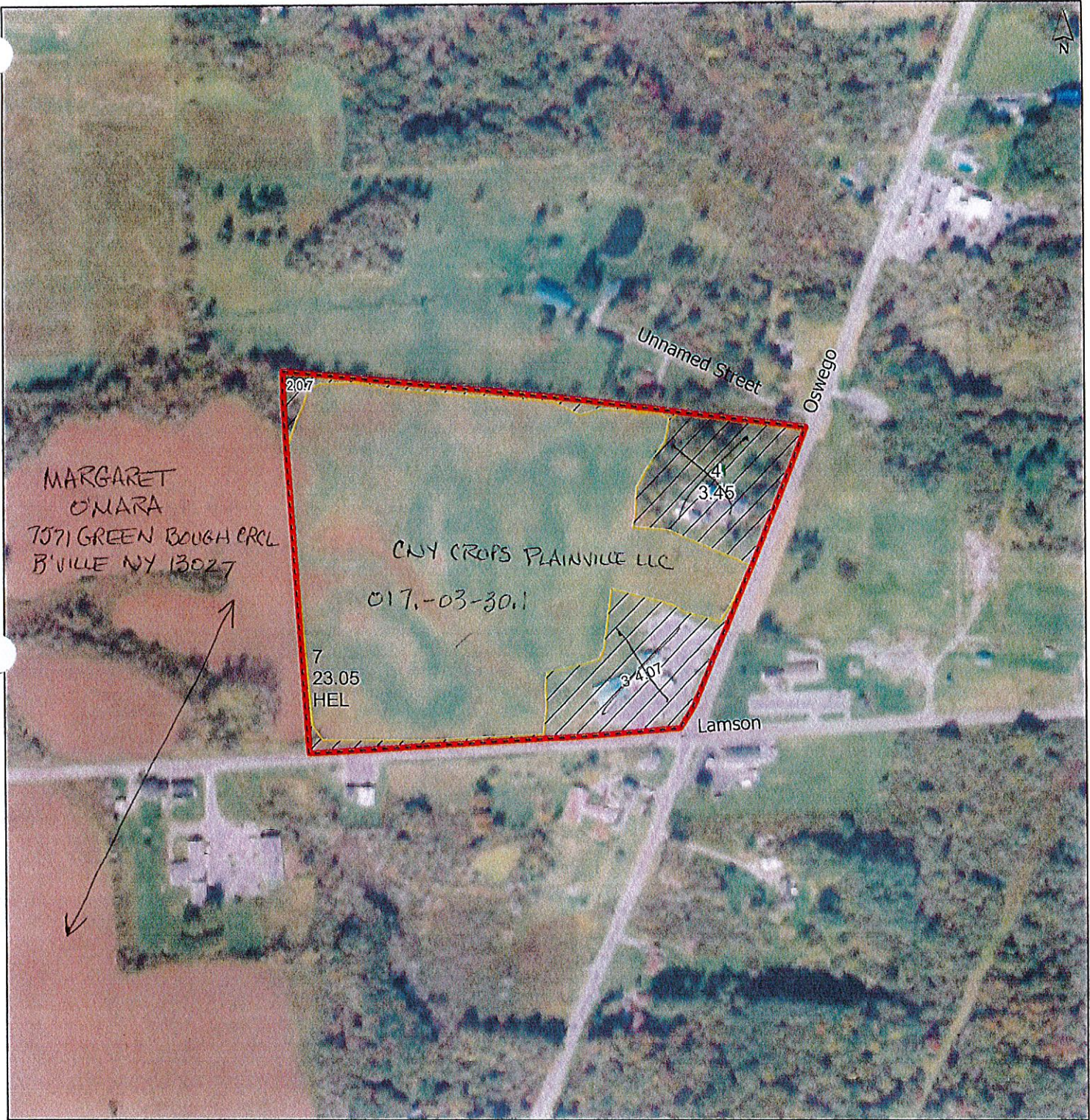
I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

**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.

Fred Allen MEMBER  
Name and Title of Person Completing Form

6/8/2026  
Date



Tract Boundary
  Cropland
  Noncropland

**Tract 668**

2026 Program Year

Tract Cropland Total: 23.05 acres

Phy. County: Onondaga, NY

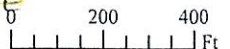
2024 imagery

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

All producer shares 100% unless otherwise indicated  
 All fields are non-irrigated unless otherwise note

NOTE: CNY CROPS  
 ALSO FARMS THE  
 O'MARA LAND



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). USDA is an equal opportunity provider, employer, and lender.







LAMS

NR-BD

NR-BD

NR-BD

NR-BD

A

GB

A

**LYSANDER TOWN HALL**  
 8220 LDOG ROAD BALDWINVILLE 13027  
 MONDAY THRU FRIDAY 9:00am-4:30PM  
 NO IN-PERSON CREDIT CARD PYMTS  
 PAY ONLINE: WWW.ONGOV.NET/ETAX  
  
**LYSANDER RECEIVER OF TAXES**  
 8220 LDOG ROAD  
 BALDWINVILLE, N.Y. 13027  
 TELEPHONE: 315-638-0224

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		SWIS 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		

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

**PAID**  
**LYSANDER RECEIVER OF TAXES**

**JAN 12 2026**

**BALDWINVILLE, NY**

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

\*See reverse for information about making partial payments\*

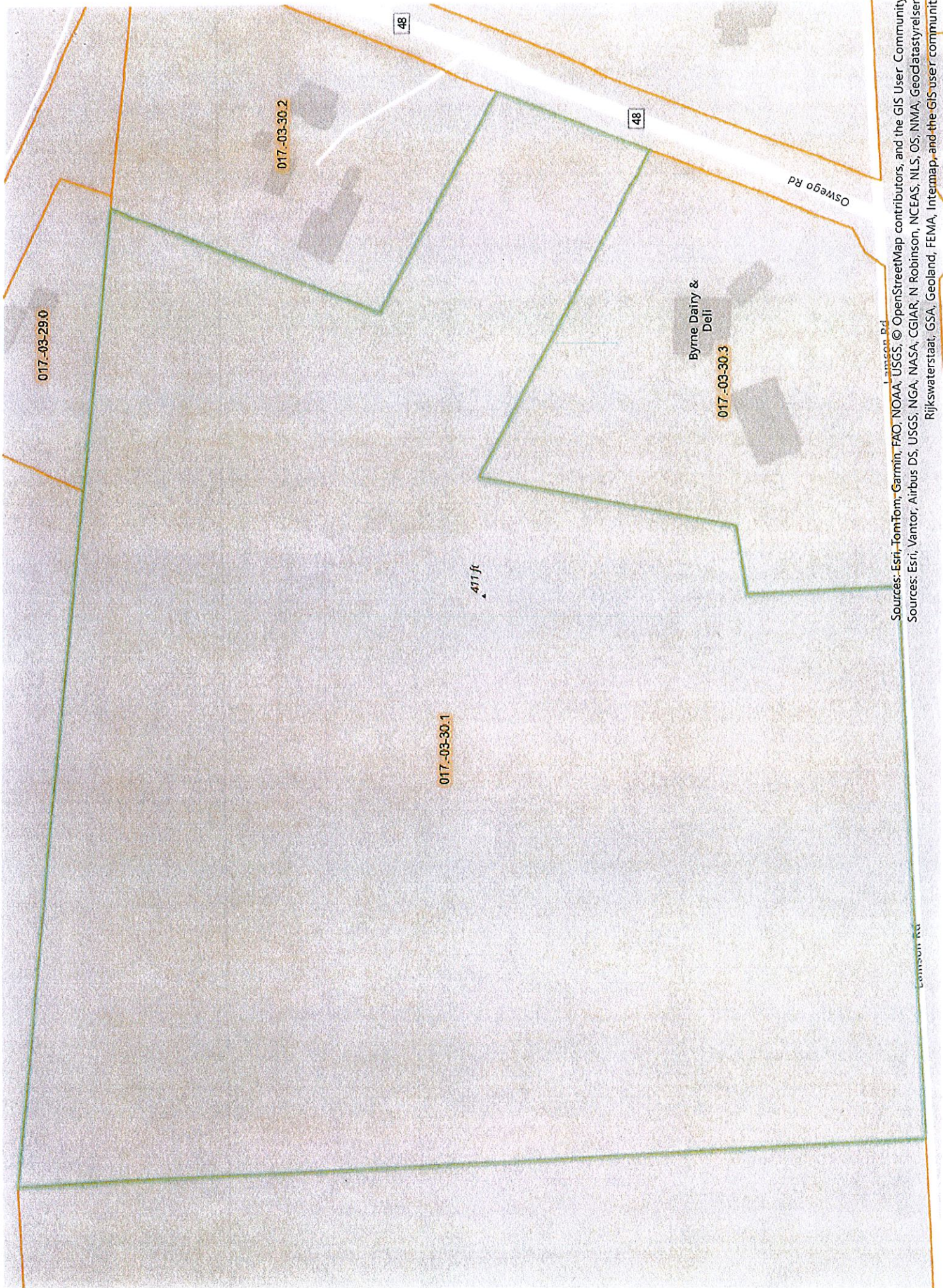
PROPERTY TAXES					
Taxing Purpose	Total Levy	% Change in Levy from Prior Year	Taxable Assessed Value or Units	Tax Rate	Tax Amount
County Tax (100% applied to NYS Mandated Costs)	146,225,244	0.0	13,850.00	4.184200	57.95
TOWN TAX	1,489,134	24.7	13,850.00	.691600	9.58
HIGHWAY TAX	2,449,082	4.2	13,850.00	1.300800	18.02
County water	4,696,205	27.1	50,000.00	.126600	6.33
North West Fire Dist	937,647	-1.5	50,000.00	1.915700	95.79

PENALTY SCHEDULE				
Pay Between	Original	Penalty/Interest		Total Due
01/02-02/02	187.67	0.00%	0.00	187.67
02/03-03/02	187.67	1.00%	1.88	189.55
03/03-03/14	187.67	1.50%	2.81	190.48
*03/15-03/31	187.67	1.50% + \$1	3.81	191.48
Pay To County:				
04/01-04/30	188.67	6.00%	11.32	199.99

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

Payment  
 15015  
 187.67  
 187.67  
 187.67

187.67



017-03-29.0

017-03-30.2

017-03-30.1

411 ft

Byrne Dairy & Dell

017-03-30.3

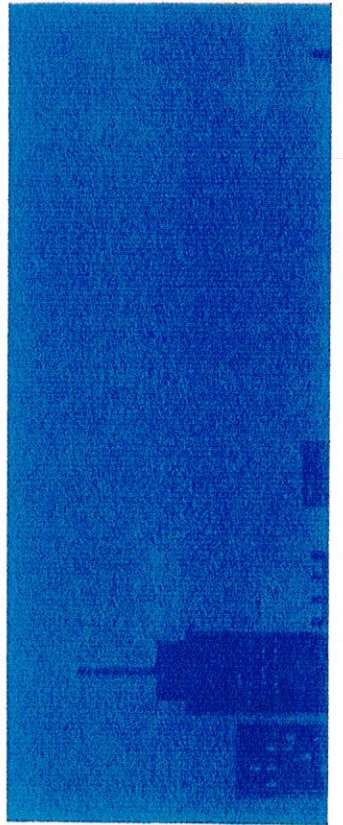
48

48

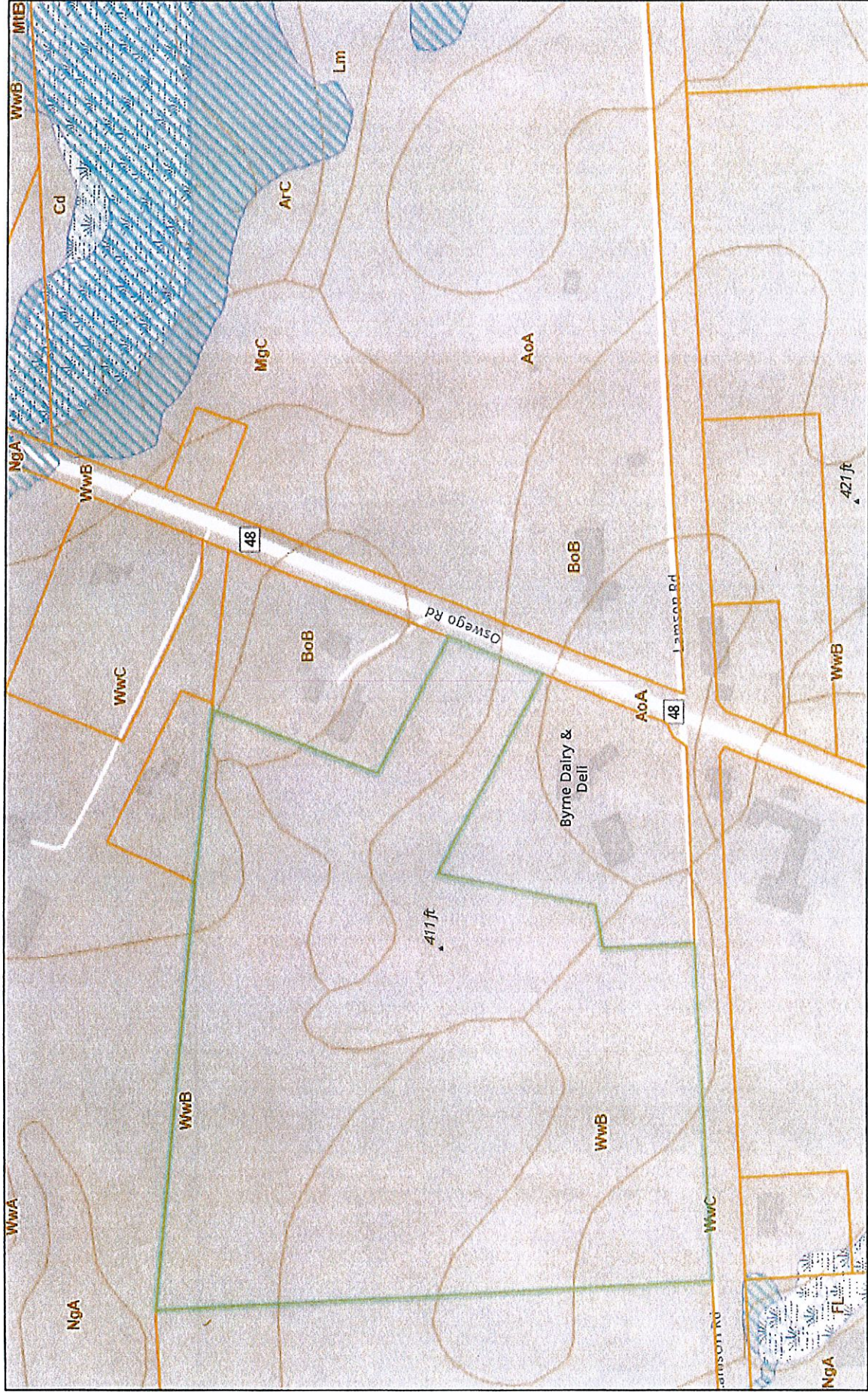
Oswego Rd

Lansdown Rd

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community  
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastreiser  
Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



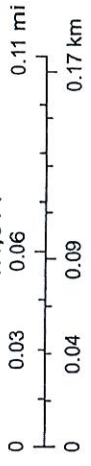
# Letter ANSI A Landscape



May 15, 2026

- Municipalities
- Parcels
- Floodplains
- Soils
- NYSDEC Informational Wetlands
- Federal Wetlands

1:4,514



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Aibus DS,

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 <sup>fifty</sup> 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, 1994 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 or <sup>sub-</sup> 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.

Copper River

Application to the Planning Board

For: X Subdivision of Land  
4/5 Number of Lots  
       Controlled Site Use  
       Site Plan Approval

Date: May 12, 2026  
       Information Only  
       Preliminary  
X Final

Name of proposed development: Copper River Phase 2, Section No. 4

**Applicant:**

Name Bella Casa Builders by Alberici Inc.  
Address 8245 Loop Road  
Baldwinsvill, NY 13027  
Telephone: 315-451-4034

**Owner of record:**

Name Same as applicant  
Address \_\_\_\_\_  
Telephone: \_\_\_\_\_

Proof of ownership attached: X

Site Location:  
3105 Patchett Road &  
Stoney Pond Way

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

Residential

**Current use & condition of site:**

Residential

**Plans prepared by:**

Name Ianuzi & Romans Land Surveying, P.C.  
Address 5251 Witz Drive  
North Syracuse, NY 13212  
Telephone: 315-457-7200

**Ownership intentions:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone: \_\_\_\_\_

Farm Lot No. 89

Tax Map No. 73.1-01-40.3 & 73.1-06-19

Current Zoning AR-40

Is site in an Agricultural Tax District? Yes

Area of land 2.10+/- acres.

**Plans for sewer and water connections**

Existing

**Character of surrounding:**

Residential

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

Bella Casa Builders by Alberici Inc.  
Name of Owner or Representative

Eustal Alberici  
Eustachio Alberici (May 31, 2026 10:26:53 EDT)  
Signature



Copper River

Application to the Planning Board

For:  Subdivision of Land  
Number of Lots 4/5  
 Controlled Site Use  
 Site Plan Approval

Date: May 12, 2026  
 Information Only  
 Preliminary  
 Final

Name of proposed development: Copper River Phase 2, Section No. 4

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