

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: LAMSON RD

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

Total Acreage: 22.98



Current Zoning District: AGRICULTURE
Requested Zoning District: GEN COMMERCIAL

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	<u>SEE</u>	<u> </u>
South	<u>ATTACHED</u>	<u> </u>
East	<u>PICTURE</u>	<u> </u>
West	<u> </u>	<u> </u>

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: _____

Date: _____

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.

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 RD / NW CORNER			
Brief Description of Proposed Action: ZONE CHANGE FROM 'AGRICULTURE' TO 'GEN COMMERCIAL' TO ALLOW FOR POTENTIAL BUSINESS DEVELOPMENT			
Name of Applicant or Sponsor: CNY CROPS PLAINVILLE LLC		Telephone: (J) 315 727-1290 (E) 315 345-4377	
Address: PO BOX 284		E-Mail: FRED@CNYCROPS.COM JOSH@CNYCROPS.COM	
City/PO: PLAINVILLE NY 13137	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 checked="" type="checkbox"/>	YES <input 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		22.98 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 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 type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>NR-3D</u>			
<input type="checkbox"/> Parkland			

<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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><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?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><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?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

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

Agency Use Only [If applicable]

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:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
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.

- 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.
- 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

LAMS

NR-BD

NR-BD

NR-BD

NR-BD

A

GB

A

Person
ymment

LYSANDER TOWN HALL
8220 LOOP ROAD, BALDWINVILLE 13027
MONDAY - FRIDAY 9:00am-4:30PM
NO IN-PERSON CREDIT CARD PYMTS
PAY ONLINE: WWW.ONCOV.NET/ETAX

Checks
able to:

LYSANDER RECEIVER OF TAXES
8220 LOOP 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		
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 120 Field crops			Uniform Percentage
				70.00
Exemption	Value	Tax Purpose	Full Value Estimate	
AG DIST PR	36,150	CO/TOWN/SCH	51,643	

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

PAID
LYSANDER RECEIVER OF TAXES

JAN 12 2026
BALDWINVILLE, NY

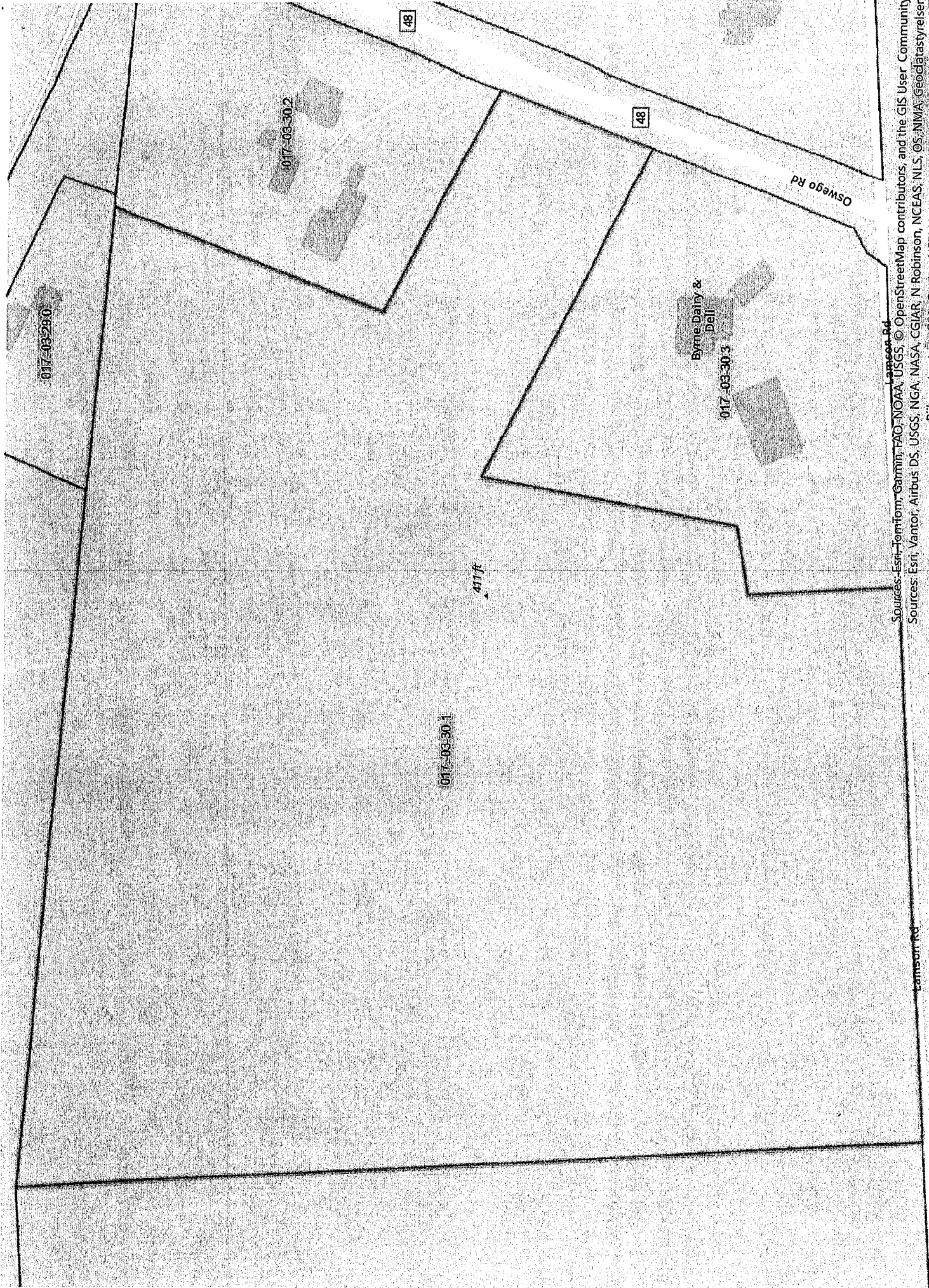
See reverse for information about making partial payments

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

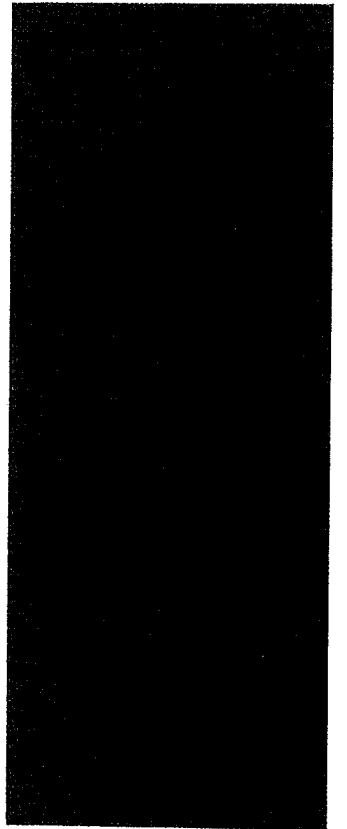
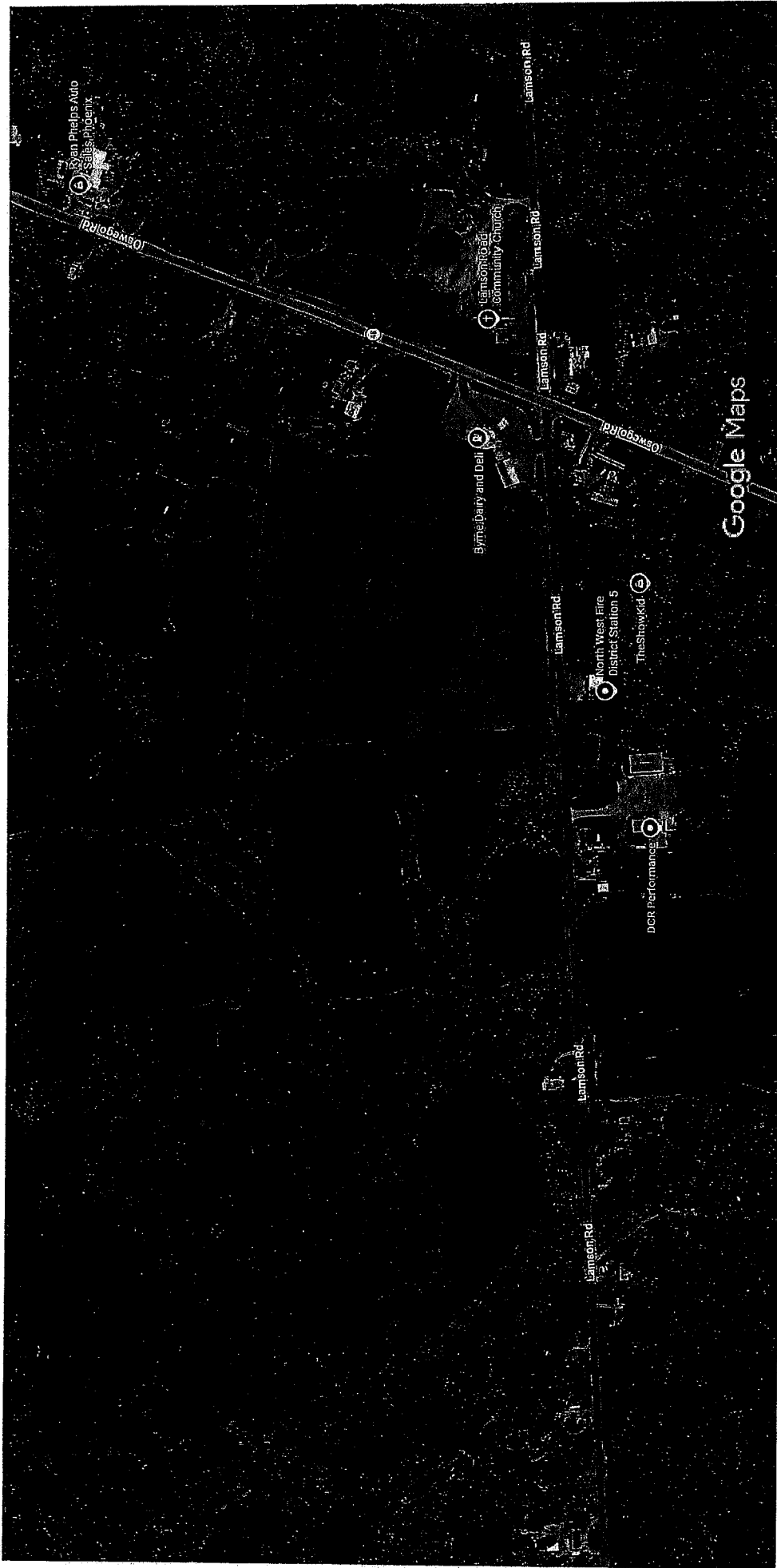
PENALTY SCHEDULE				
Pay Between	Original	Penalty/Interest	Total Due	
01/02-02/02	187.67	0.00%	0.00	187.67
02/03-03/02	187.67	1.00%	1.88	189.55
03/03-03/14	187.67	1.50%	2.81	190.48
*03/15-03/31	187.67	1.50% + \$1	3.81	191.48
Pay to County				
04/01-04/30	188.67	6.00%	11.32	199.99

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

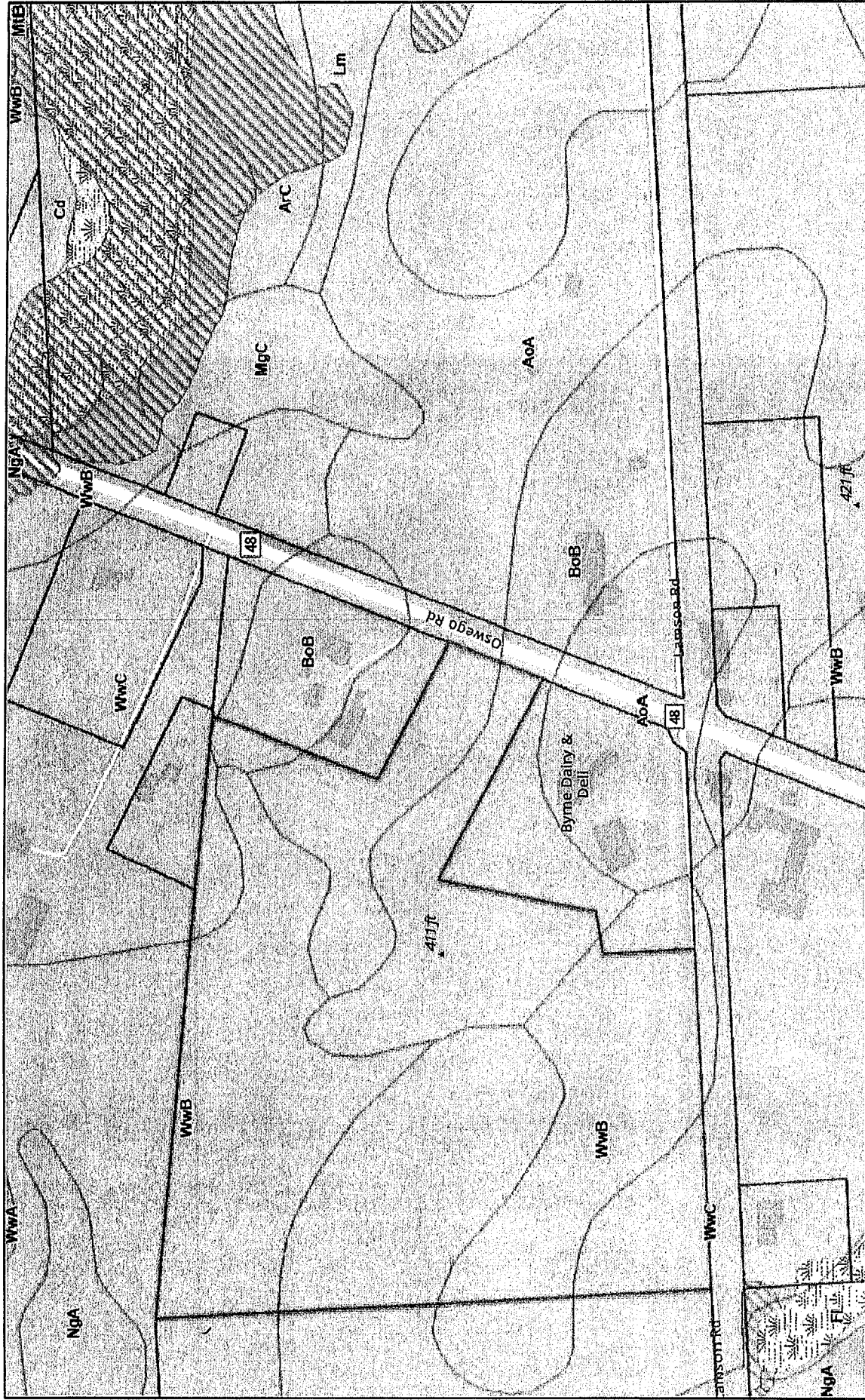
187.67
187.67
187.67
Payment
15015









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



Letter ANSI A Landscape



May 15, 2026

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

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Vantor, Airbus 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 ^{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, 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 ^{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.