

**TOWN OF LYSANDER**  
8220 LOOP ROAD  
BALDWINSVILLE, NY 13027

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

May 9, 2023

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

Robert Wicks, Supervisor  
Town of Lysander  
8220 Loop Road  
Baldwinsville, NY 13027

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

Dear Bob:

On behalf of the Chairman of the Zoning Board of Appeals, please be advised that the Zoning Board of Appeals, at their meeting of May 8, 2023, made the following recommendation to the Town Board to be used in their consideration for Incentive Zoning on the application Landmark Challenger, LLC for property known as Melvin Farms on NYS Route 370/and Hayes Road:

**RESOLUTION #3** -- Motion by Jarvis, Second by Costanzo

At the request of the Town Board, the Zoning Board of Appeals has reviewed the Letter of Intent to consider higher density for the application of Landmark Challenger, LLC, for property located at NYS Route 370 and Hayes Road, also known as Melvin Farms, Baldwinsville, New York. At their meeting of May 8, 2023 the Zoning Board of Appeals determined that they needed more time to address their concerns. After allowing more time to review the Letter of Intent and accompanied plans the following concerns were raised and need to be taken under consideration with regard to the acceptance of this proposal:

1. Looking down from Route. 370 you can see the beautiful vista now. You would only see 590 homes and 3 story apartments in the future This will be a big loss to the community.
2. Traffic from Route 370 that runs into Baldwinsville Four Corners will be a big bottle-neck. This issue has been brought up at every Town Comprehensive Land Use Plan.
3. Traffic on River Road is only a two lane highway. The Melvin Farms residents will be using River Road to go to Route 31, YMCA, shopping, services and recreation. The road is too small in size and very treacherous in the winter. This road has been closed several times because of ice build-up. More maintenance time and manpower would be required.

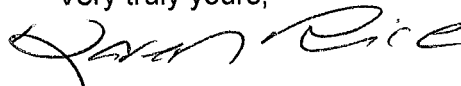
Robert Wicks, Supervisor  
May 9, 2023  
Page two of two

4. We need to look at services to the Melvin Community. Will they have enough fire protection and emergency response services? It was stated that there is sufficient fire projection for the project. I believe that the fire companies that would be called in the event of a fire could be strained. They have all been searching for new members, coverage for an additional 500 families should be studied. Further, there should be a traffic light installed at the north entrance of Route 370.
5. John Glen Boulevard and Route 370 East has recently been upgraded to accommodate large amounts of traffic. Do we need to look at this?
6. We have to make sure that we look at the James Carter letter about Historic Preservation. It seems like we have some issues that needed to be addressed.
7. A big plus for this area is the contractor is going to put in sanitary sewers and pump station which is needed badly in this area. However, the residents still have to pay for hook-up to their homes and the necessary long-term annual costs associated to provide those sewers.

4 Ayes -- 0 Noes

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

Very truly yours,



Karen Rice, Clerk  
Zoning Board of Appeals

cc: Dina Falcone, Town Clerk  
Town Board Members  
Anthony Rivizzigno, Town Attorney  
Al Yager, Town Engineer