

TOWN OF LYSANDER
Zoning Board of Appeals Meeting
8220 Loop Road, Baldwinsville, NY 13027
Monday, May 5, 2025 @ 7:00 p.m.

I. PUBLIC HEARING -- 7:00 p.m. (Continuation from 4/7/2025)

- | | |
|-------------------|-----------------|
| 1. Area Variance | Graham, Timothy |
| Case No. 2025—005 | 3796 Doyle Road |

II. APPROVAL OF MINUTES

Review and approval of the minutes of the April 7, 2025 special Zoning Board of Appeals Meeting.

III. ADJOURN

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, April 7, 2025 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 Timothy Graham, for an Area Variance for property located at 3796 Doyle Road, Baldwinsville, New York, Tax Map No. 064.-02-11.1 to allow the construction of a Garage, in accordance with Article V, Section 139-14, Paragraph A(2)(b), Side Yard Setback and Paragraph A(2)(a), Front Yard Setback, if applicable, of the Lysander Town Ordinance.

Dated: March 13, 2025

Richard J. Jarvis, Chairman
Lysander Zoning Board of Appeals

TOWN OF LYSANDER
ZONING BOARD OF APPEALS

APPLICATION

Application Number 2025-005 Date 3/13/2025 Fee \$50

Type of Application

- Special Use Permit
- Permit for Temporary Structure/Occupancy (explain need on page 2)
- Extension of Permit for Temporary Structure/Occupancy (explain need on page 2)
- Appeal of Decision made by the Code Enforcement Officer
 - Area Variance (provide details on page 2)
 - Use Variance (use requested _____)
- Informal Interpretation (describe issue on page 2)
- Other _____

Applicable Sections of the Zoning Ordinance

Article V Section 320-14, paragraph A(2)a and A(2)b, side and front yard setback

**Review by Onondaga County
Planning Board**

Required Not Required

**Review by Town of Lysander
Planning Board**

Required Not Required

Applicant

Name Timothy Graham _____
Street Number 3796 Doyle Road Municipality Town of Lysander _____
State _NY Zip Code 13027

Property

Street Number ___3796 Doyle Road___ Municipality: Town of Lysander___
State _NY Zip Code 13027
Tax Map Number __064.-02-11.1_____
Owner (if different than applicant)
Name _____
Address _____

Zoning District _AR-40 Overlay Control: Riverfront Development
Size of Property __14.5 acres
Existing Structures/Uses Conforming Nonconforming

Need and Description

For temporary permits, explain why a permit is needed. For area variances, attach a copy of a current survey and any drawings or plans - if reducing or enlarging documents that **do not** include a graphic representation of scale indicate the percentage of reduction or enlargement. Attach additional pages if necessary.

I would like to build an external garage on my property. The proposed location is shown on the file "Graham_Garage_Proposed_Location.pdf" as the red rectangle. This location is within 15' of the side-yard property line setback, which is why I'm seeking a variance. The dimensions in the file are taken from the attached survey "3796_Doyle_Road_Survey.jpg". A zoomed in portion of the survey of the area of interest is included in the file "3796_Doyle_Road_Survey_Zoom.jpg".

Area Variances

- Residential
- Nonresidential
- Principal Structure
- Accessory Structure

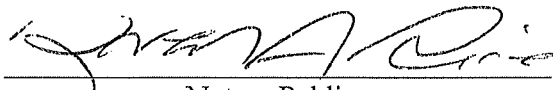
- Front Yard Setback
 - Required Setback 50 feet *see pic*
 - Variance Requested TBD feet
- Individual Side Yard Setback
 - Required Setback 15 feet
 - Variance Requested 3 feet
- Lot Dimensions/Coverage/Floor Area Type _____ Requirement _____ Variance Requested _____
- Rear Yard Setback
 - Required Setback _____ feet
 - Variance Requested _____ feet
- Total Side Yard Setback
 - Required Setback _____ feet
 - Variance Requested _____ feet
- Other Type _____ Requirement _____ Variance Requested _____

Alternatives

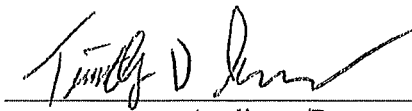
Explain in detail why the proposed action cannot be conducted where a variance would not be required, or where a smaller variance would be required (attach additional pages if necessary).

I cannot put the garage to the north of my house due to the 50' road setback limitation. The west side of my property has a drainage easement and steep slope, preventing building a garage. If I moved the garage further South to avoid the 15' setback line, it would block large vehicle access to the rear of my property, which is regularly needed for tree removal equipment to take down dead ash trees on the property. The proposed location makes the most sense given the topography, drainage easements, and maintaining access to the property. My neighbor with the adjacent property, Jason Kantak, is supportive of the project as well. I'd be happy to show the desired project location to any members of the planning board.

Sworn this 13 day of March, 2025



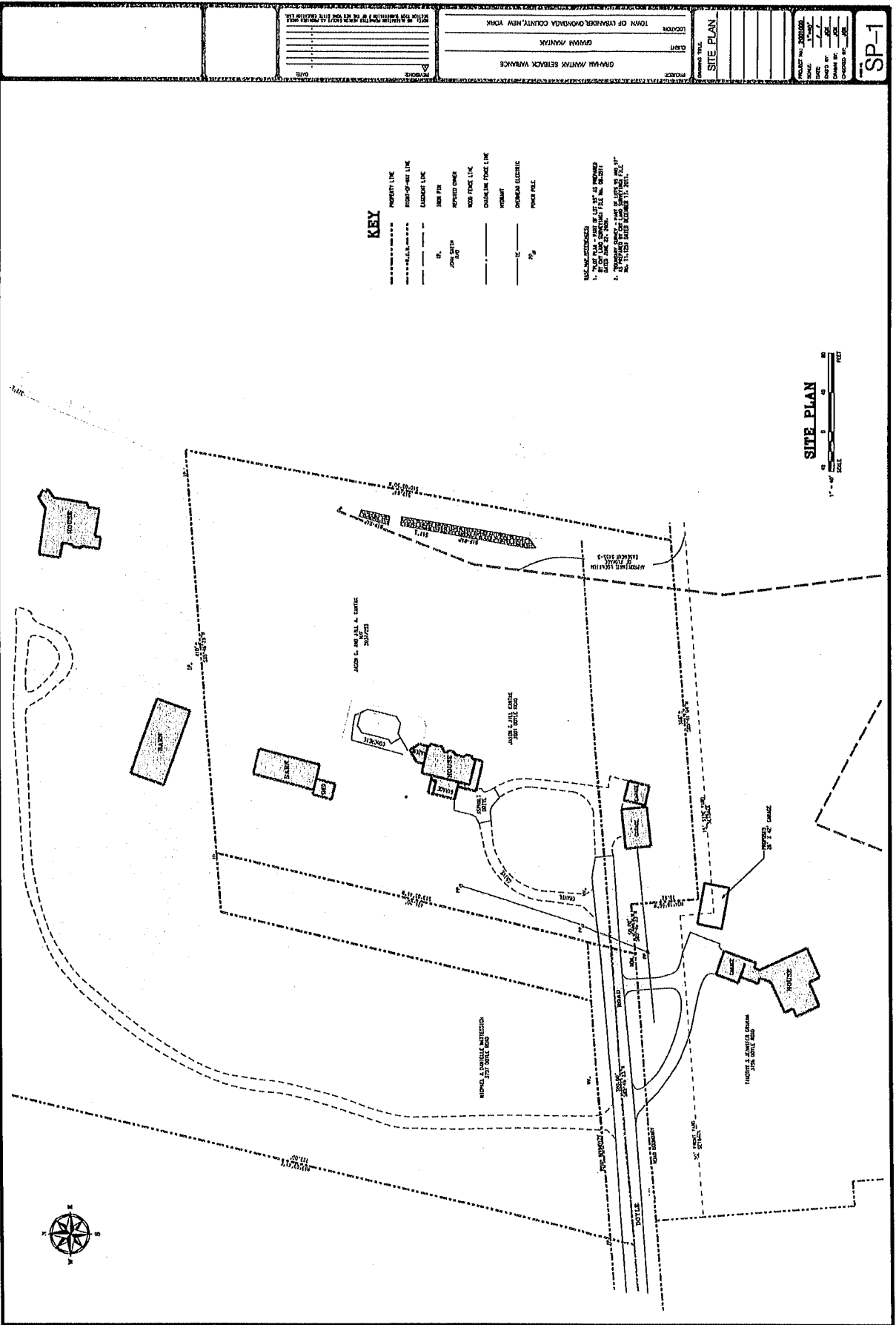
Notary Public



Applicant/Representative Signature

Owner/Representative Signature

KAREN A. RICE
Notary Public, State of New York
Qualified in Onondaga County
No. 4855987
Commission Expires May 12, 2026



SITE PLAN
 1" = 40' SCALE

KEY

- PROPERTY LINE
- HIGHWAY
- EXISTING ROAD
- NEW ROAD
- EXISTING DRIVE
- NEW DRIVE
- EXISTING FENCE
- NEW FENCE
- EXISTING UTILITY
- NEW UTILITY
- EXISTING POWER
- NEW POWER
- EXISTING WATER
- NEW WATER
- EXISTING SEWER
- NEW SEWER

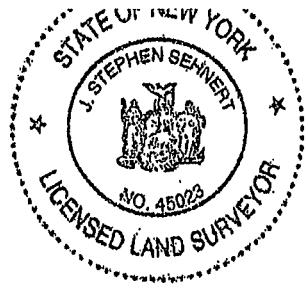
NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. PROPERTY OWNER'S NAME IS LISTED AS PER 17-100.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

SITE PLAN

PROJECT NO. 2000000
 DATE 1/1/00
 DRAWN BY JSC
 CHECKED BY JSC
 APPROVED BY JSC

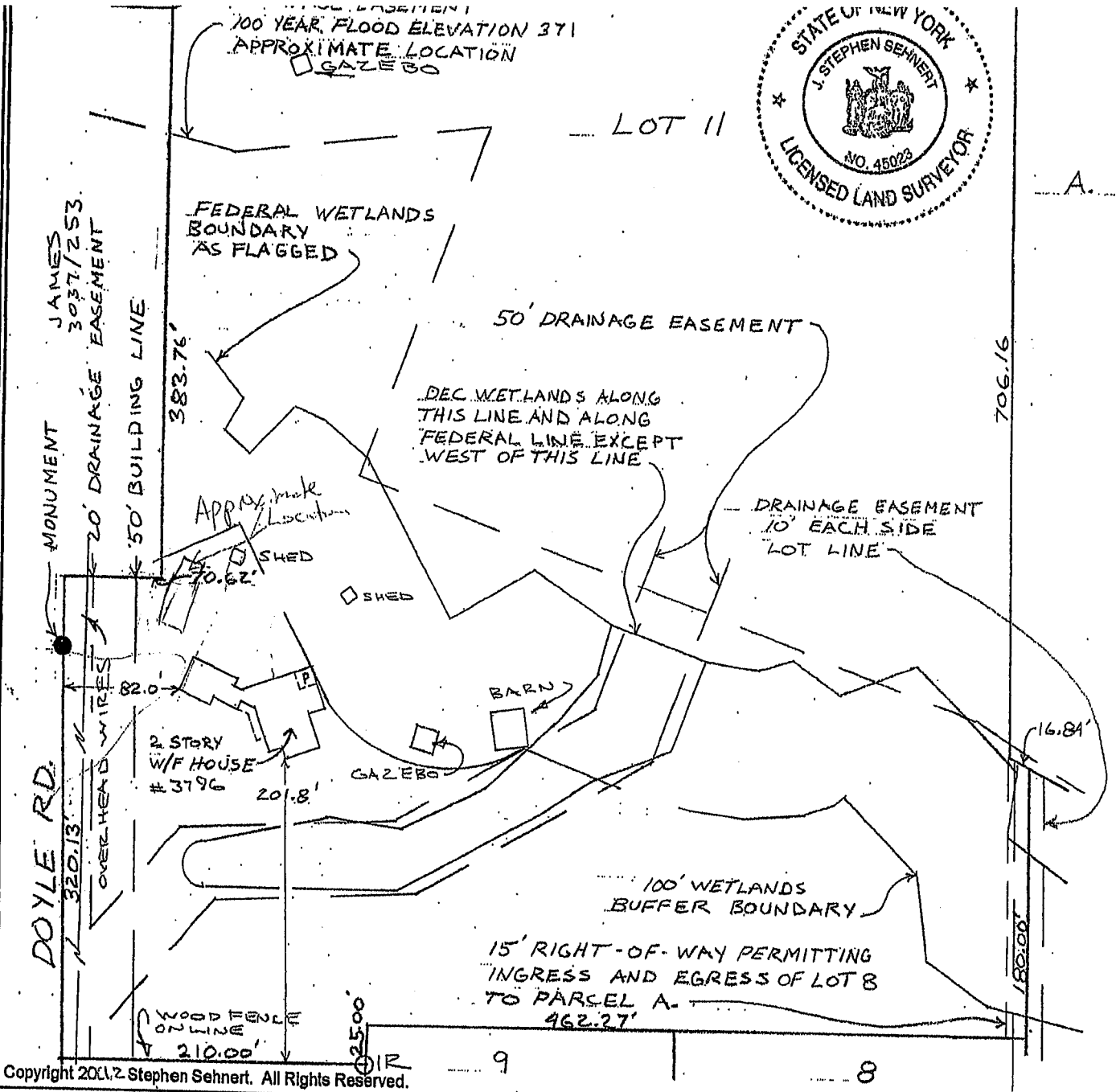
PROJECT: GRAYMAN MANTON ESTROCK VILLAGE
 LOCATION: TOWN OF VANHOE, OHIO, VANHOE COUNTY, OHIO

SP-1



LOT 11

A.



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Filed Map No. _____

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors' seal is a violation of Section 7209, sub-division 2, of the New York State Education Law.

Building location surveys do not include placing of property corner stakes.

Valid only when marked with the land surveyor's original seal and signature.

Certifications indicated hereon shall run only to those who rely on this map for the specific transaction for which this survey is prepared and to the assignees of the lending institution. Certifications are not transferable for subsequent transactions.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

Offsets from property lines measured to foundation walls of buildings unless otherwise indicated.

MAP OF

LOT 11
THE LANDINGS AMENDED
TOWN OF LYSANDER
ONONDAGA COUNTY
NEW YORK

APPLIED EARTH TECHNOLOGIES

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.

Stephen Sehnert

LICENSED LAND SURVEYOR

SCALE: 1" = 100'

DATE:

6-20-2012

STEPHEN SEHNERT
LAND SURVEYOR
BALDWINVILLE, NEW YORK

226	51	1693.70
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