

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

The special meeting of the Town of Lysander Zoning Board of Appeals was held Monday, May 5, 2025 at 7:30 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: Richard Jarvis, Chairman; Frank Costanzo; Robert Sweet and Vince Mangan

MEMBERS ABSENT: Frank O'Donnell

OTHERS PRESENT: Timothy Graham; Jason Kantak and Karen Rice, Clerk

The meeting was called to order at 7:01 p.m.

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

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

The Public Hearing reopened at 7:02 p.m.

Richard Jarvis, Chairman, reviewed the application of Timothy Graham, 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. This item was tabled from our April 7, 2025 meeting awaiting representation from the applicant.

Mr. Jarvis reiterated that he owns property adjacent to the Graham's, on a different street, but sees no need to step down as Chairman and/or discussion as there is no conflict of interest. However, I may recuse myself from voting. Briefly, Doyle Road dead ends at the Graham and Kantak homes. It appears that the proposed building is on the river side of the property. The Board had some questions with regard to the size of the building as well as some additional information that was missing.

Timothy Graham, 3796 Doyle Road, stated that they'd like to build a detached garage within 3' of the property line requesting a 12' Side Yard Setback Variance.

The applicant indicated that Alternatives don't exist in his application, stating '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. The proposed location makes the most sense given the topography, drainage easements and maintaining access to the property.'

Mr. Graham continued that his neighbor, Jason Kantak, is supportive of the project as well.

With regard to access to the rear of the property with large equipment Mr. Graham stated that he owns property to the river and needs to get in there cut down the dead Ash trees. Tree Landers has been out there at least five times doing so. I didn't want to squeeze the garage too close to the actual house because I wouldn't be able to get any vehicles into the back so I just 'pushed' it towards the Kantak's property line to maintain that access.

Mr. Jarvis stated that Doyle dead-ends so the public road doesn't get down there. They're basically adjacent neighbors.

Frank Costanzo questioned the size of the structure, a 26' x 42'?

Mr. Graham concurred.

Mr. Costanzo questioned if it was a 2 ½ car garage.

Mr. Graham stated that it will serve a couple purposes. If you've seen the property there is a barn in the back corner, an old pole barn. That barn's days are numbered, and will be coming down. So I'm basically going to have a one car garage with a storage/workshop area that is kind of what my barn is doing now. In the other back corner I'm going to put a sauna in.

Mr. Costanzo questioned how tall the building was going to be, the same height as your home?

Mr. Graham stated that it will be a single story, with 9' ceilings.

Mr. Costanzo questioned if it was going to be a prefab garage.

Mr. Graham stated that it will be custom-built.

Robert Sweet stated that he took a few pictures that he is reviewing now...it looks like where you want to build it trees have to be cleared.

Mr. Graham concurred stating that a handful will have to go.

Mr. Sweet continued questioning a gully and asked if any drainage goes through that gully.

Mr. Graham stated that the drainage for the whole street goes in front of the house. There is no street drainage at all that goes down that side.

Jason Kantak, 3801 Doyle Road, he moved into this home with his parents in 1981 and has since purchased the home from his parents. My whole life and even now there is no drainage that ever goes through there. It's just kind of fill area that went down in...if you look at the topo it's a very small area. We never even see any water in there.

Mr. Sweet stated his concern was more for the property owner.

Mr. Kantak stated that he has no objection to the proposed garage.

The Public Hearing closed at 7:09 p.m.

FINDINGS:

An undesirable change in the neighborhood will not occur.

The proposed use is sufficient to preserve the general character of the neighborhood and to safeguard the public health.

The use is not substantial and there will/will not be any adverse impact on the physical or environmental conditions.

Reasonable alternatives may exist without impacting the surrounding community, but it has been explained why options aren't acceptable.

Motion by Costanzo, Second by Mangan to accept the Findings.

RESOLUTION #1 -- Motion by Jarvis, Second by Mangan

RESOLVED, that the Zoning Board of Appeals grant to property located at 3796 Doyle Road, Baldwinsville, New York, Tax Map No. 064-02-11.1, a twelve (12) foot Side Yard Setback Variance in accordance with Article V, Section 139-14, Paragraph A(2)(b) and Paragraph A(2)(a), Front Yard Setback, if applicable, of the Lysander Town Ordinance, to allow the construction of a 26' x 42' garage . Note: Front Yard Setback was not required.

3 Ayes -- 1 Abstain (Jarvis being an adjacent property owner)

II. APPROVAL OF MINUTES

Review and approval of the minutes of April 7, 2025 Zoning Board of Appeals Meeting will be tabled.

III. ADJOURN

RESOLUTION #2 -- Motion by Costanzo, Second by Sweet

RESOLVED, that the May 5, 2025 special Zoning Board of Appeals meeting be adjourn at 7:12 p.m.

4 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk
Zoning Board of Appeals

