

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, May 4, 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 a Use Variance on property 2935 Lamson Road, Phoenix, New York, Tax Map No. 022-01-10.1 to allow the expansion of an existing structure and consideration for any future accessory structures, in accordance with Article X, Section 320-23, Paragraph D(1) and (2) of the Lysander Town Ordinance.

Dated: April 14, 2026

Richard J. Jarvis, Chairman  
Lysander Zoning Board of Appeals

**TOWN OF LYSANDER**

**ZONING BOARD OF APPEALS**

**APPLICATION**

Application Number 2024-001 Date 3-17-24 Fee \$75-

**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 Bldg over 3000sqft prohibited)
- Informal Interpretation (describe issue on page 2)
- Other Controlled Site Use - Planning Board -

**Applicable Sections of the Zoning Ordinance**

Article X NRPD Section 320-23  
Paragraph D(1) and (2)

**Review by Onondaga County  
Planning Board**

Required  Not Required

**Review by Town of Lysander  
Planning Board**

Required  Not Required

**Applicant**

Name Jessie Reynolds  
Street Number 2935 Lamson Rd Municipality Lysander  
State NY Zip Code 13135

**Property**

Street Number 2935 Lamson Rd Municipality Lysander  
State NY Zip Code 13135  
Tax Map Number 022-01-10.1

Owner (if different than applicant)

Name \_\_\_\_\_  
Address \_\_\_\_\_

Zoning District NRPD Overlay Control Highway  
Size of Property 1.14 acres acres  
Existing Structures/Uses  Conforming  Nonconforming

franchised

**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.

*See attached*

**Area Variances**

- Residential
- Nonresidential
- Principal Structure
- Accessory Structure

- |  |  |
|--|--|
| <input type="checkbox"/> Front Yard Setback<br>Required Setback _____ feet<br>Variance Requested _____ feet                | <input type="checkbox"/> Rear Yard Setback<br>Required Setback _____ feet<br>Variance Requested _____ feet       |
| <input type="checkbox"/> Individual Side Yard Setback<br>Required Setback _____ feet<br>Variance Requested _____ feet      | <input type="checkbox"/> Total Side Yard Setback<br>Required Setback _____ feet<br>Variance Requested _____ feet |
| <input type="checkbox"/> Lot Dimensions/Coverage/Floor Area<br>Type _____<br>Requirement _____<br>Variance Requested _____ | <input type="checkbox"/> Other<br>Type _____<br>Requirement _____<br>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).

Sworn this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
Applicant/Representative Signature

\_\_\_\_\_  
Owner/Representative Signature

# 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: <i>Restaurant expansion</i>			
Project Location (describe, and attach a location map): <i>2935 Lanson Rd Phoenix NY 13135</i>			
Brief Description of Proposed Action: <i>addition for restaurant space &amp; pavilion out back. future pole barn for food truck &amp; catering storage. future side addition for restaurant.</i>			
Name of Applicant or Sponsor: <i>Joshua Reynolds</i>		Telephone: <i>863-832-9736</i>	
Address: <i>8224 Tutin Dr</i>		E-Mail: <i>josh@theanarypigbbq.com</i>	
City/PO: <i>clay</i>		State: <i>NY</i>	Zip Code: <i>13641</i>
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 government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>1.4</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>N/A</i> 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 checked="" type="checkbox"/> Commercial <input 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,		NO	YES	N/A
a. A permitted use under the zoning regulations?		<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?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____		<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?		NO	YES	
		<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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?		NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input 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"/>	
_____				
_____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline    Forest    Agricultural/grasslands    Early mid-successional  
 Wetland    Urban    Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Joshua Reynolds Date: \_\_\_\_\_

Signature: [Signature] Title: Owner

# **PROJECT DESCRIPTION — THE ANGRY PIG BBQ INC EXPANSION**

## **Background of the Applicant & Business Overview**

The Angry Pig BBQ Inc is a locally owned and operated food truck & restaurant that has quickly become a staple in the community. Since purchasing the building, the business has undergone a substantial transformation involving more than \$125,000 in renovations, upgrades, and new commercial equipment. Our mission has always been to bring high-quality, authentic Texas style BBQ to an area that previously had very few dining options—especially family-friendly spaces that emphasize both great food and community engagement.

Over the past several years, The Angry Pig BBQ Inc has developed a strong and loyal customer base, drawing diners from both the immediate community and from surrounding towns. Customers visit not only for the food, but also for the welcoming atmosphere, family-oriented environment, and the sense of community our restaurant helps foster. We serve a wide range of patrons—from families to local workers, BBQ enthusiasts, and travelers exploring the region.

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## **Description of the Proposed Project**

This project involves a significant expansion to the existing restaurant structure that will enhance customer experience, expand seating capacity, and improve operational efficiency.

### **Key elements of the expansion include:**

- Connection of both the existing building and the new addition to the sewer system, along with the installation of a new grease trap to bring the facility up to modern commercial standards.
- Construction of a new addition on the side of the building to greatly expand indoor customer seating capacity.
- Two brand-new ADA-compliant bathrooms, improving accessibility and comfort for all guests.
- A new HVAC room, ensuring efficient climate control and increased reliability of equipment.
- A newly built indoor bar area, creating an elevated guest experience and expanding service offerings.
- Integration of the new addition with our outdoor seating area, creating a seamless flow between indoor and outdoor spaces for year-round use.
- Future plan for an outdoor pavilion, allowing for covered events, music, and community activities during warmer months.

This added interior and exterior space will create a more versatile, functional, and inviting environment for both everyday dining and special events.

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## **Economic & Community Benefits**

This expansion offers several direct and indirect benefits to the community:

### **Tourism & Hospitality Growth**

- Very few local establishments provide meaningful outdoor seating or event spaces. Our expanded indoor dining area and large outdoor venue will give residents and visitors a place to gather, relax, and enjoy warm-weather dining.
- The new bar area and event-friendly layout will attract both locals and out-of-town guests, increasing tourism traffic and supporting the hospitality sector in the region.

### **Increased Event Capacity & Community Engagement**

The new space will allow us to host:

- Corporate meetings and outings
- Birthday parties and special occasions
- Community fundraisers
- Non-profit events
- Seasonal celebrations and local activities

These offerings will keep more dollars circulating within the local economy while also giving local organizations more accessible, affordable event options.

### **Support for Local Jobs & Economic Activity**

With the expansion, The Angry Pig BBQ will:

- Create new employment opportunities in both the restaurant and event service sectors
- Increase local spending through additional supply purchases and service partnerships
- Contribute more tax revenue to the municipality
- Boost nearby businesses through increased foot traffic

As we continue to grow, this project directly supports long-term economic vitality for the community.

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## **Recent Investments by the Applicant**

Since acquiring the property, more than **\$125,000** has been invested into:

- Building renovations and structural improvements
- Upgraded commercial kitchen equipment
- Dining room enhancements
- Outdoor seating improvements
- New smoker equipment and food-preparation tools
- General infrastructure upgrades

These investments were necessary to bring the facility up to modern standards and create an attractive dining experience for the community.

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## **Future Investment Potential**

If this expansion is successful, additional long-term investments may include:

- Further expansion of the current building to increase capacity
- Development of a larger outdoor pavilion for summer festivals, BBQ events, and community gatherings
- Acquisition of a second location to serve customers who currently travel 25+ minutes to reach our restaurant
- Additional commercial kitchen upgrades to support higher-volume operations

These future steps would allow us to better serve the growing customer base, expand our geographic reach, and increase economic contributions to the region.

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## **Conclusion**

This proposed project represents a major step forward—not only for The Angry Pig BBQ, but for the surrounding community. By expanding seating, improving infrastructure, adding bathrooms and a bar and integrating indoor and outdoor event spaces, the project will significantly enhance local dining options, create new economic opportunities, and provide a welcoming gathering place for residents, organizations, and visitors.

The overall estimated project budget for the side addition is estimated at approximately \$300,000. This figure includes costs associated with excavation, foundation and footers, framing, roofing, plumbing, electrical work, and all interior finishing items.

The estimated project budget for the 30x30 pavilion is \$65,000. This includes the excavation, foundation, concrete, trusses, roofing etc that is needed to complete the work.

The estimated cost for connecting to sewer, installing new 1000g grease trap, removing old grease trap and removing old septic system is \$45,000. This includes all excavation, installation, equipment and plumbing.

Funding for the project will be covered through a combination of business cash on hand and available business loan options.

- LEGEND:**
- PROPERTY LINE SETBACK
  - PROPOSED IMPAVEMENT
  - PROPOSED ASPHALT DRIVE
  - PROPOSED SIDEWALK
  - PROPOSED TREE
  - PROPOSED FENCE
  - EXISTING ALIEN CONTIGUOUS
  - EXISTING ROAD CONTIGUOUS

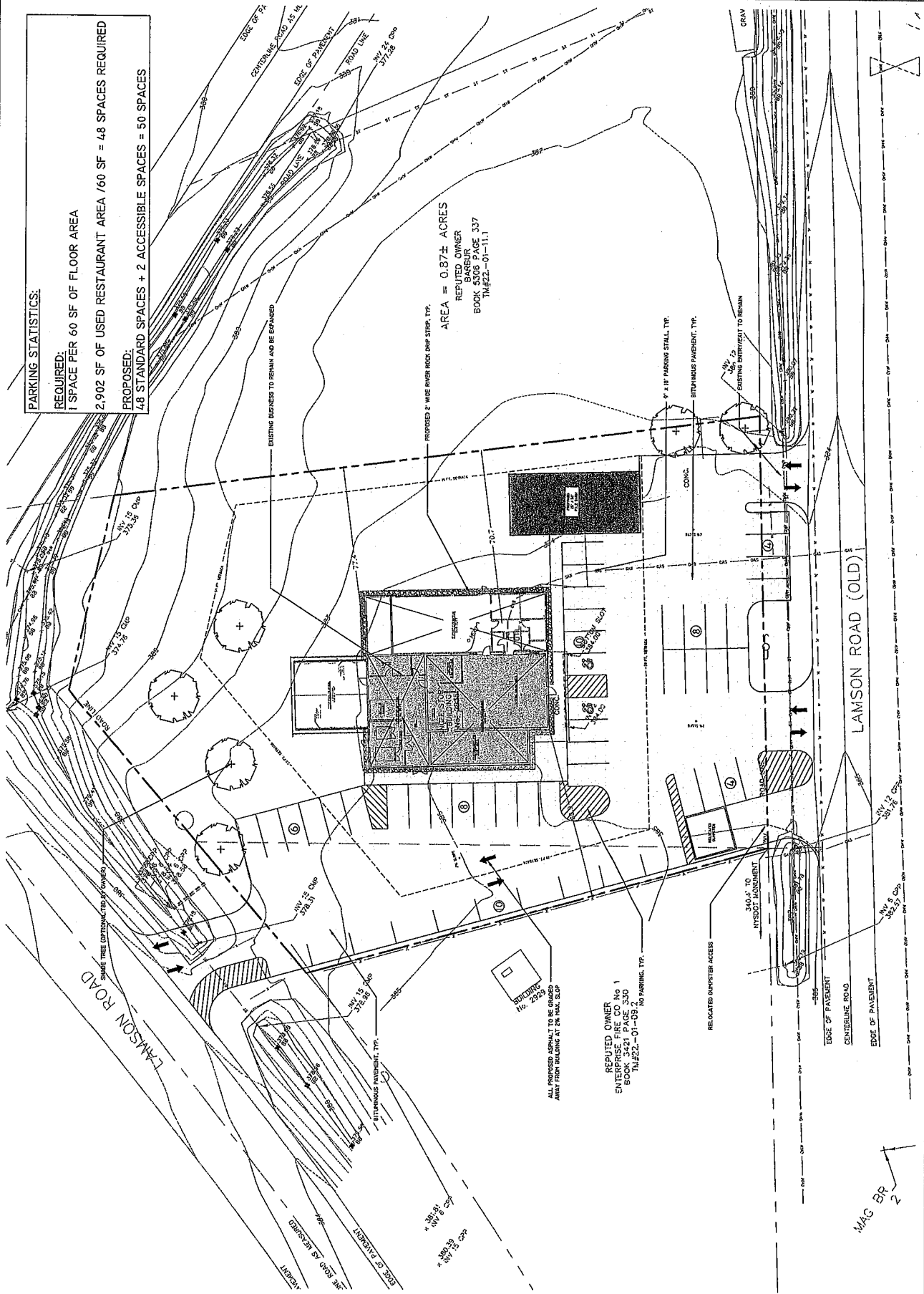


DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

PROJECT: THE ANGRY PIG BBQ  
 2935 LAMSON RD,  
 PHOENIX, AZ 85018  
 DRAWING TITLE: LAYOUT & MATERIALS PLAN

PREPARED FOR: JOSH REYNOLDS

PROJECT NO. 20001  
 DRAWING NO. L1.10  
 DATE: 04/22/2024  
 DWG 3 OF 6



**PARKING STATISTICS:**  
**REQUIRED:**  
 1 SPACE PER 60 SF OF FLOOR AREA  
 2,902 SF OF USED RESTAURANT AREA / 60 SF = 48 SPACES REQUIRED  
**PROPOSED:**  
 48 STANDARD SPACES + 2 ACCESSIBLE SPACES = 50 SPACES

AREA = 0.87 ± ACRES  
 REPUTED OWNER  
 BOOK 5308 PAGE 337  
 TM#22-01-11.1

REPUTED OWNER  
 ENTIRE PARCEL No. 1  
 BOOK 5301 PAGE 330  
 TM#22-01-09.2  
 NO PARKING, TYP.

ALL PROPOSED ACCESS TO BE 10 FEET AWAY FROM BUILDING AT THE ROAD EDGE

MAG BR 2

DRAWINGS NOT FOR CONSTRUCTION

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, May 4, 2026 at 7:00 p.m. at the Town of Lysander Town Offices, 8220 Loop Road, Baldwinsville, New York, for the purpose of complying with an Order by the Hon. Robert E. Antonacci, II, Supreme Court Justice, pertaining to:

The application of Christian and Brittany Dorn, having appealed a Decision made by the Code Enforcement Officer through the Town of Lysander Zoning Board of Appeals for property located at 7412 Plainville Road, Memphis, New York, Tax Map No. 036.-03-14.0 to allow the construction of a single-family residence in accordance with Article XXIII, Section 320-65, Paragraph C(1) and allowing the existing single-family structure to become an accessory structure in accordance with Article X, Section 320-23, Paragraph A(1) of the Lysander Zoning Ordinance. The Zoning Board of Appeals having upheld the decision of the Code Enforcement Officer and the matter having been litigated through New York State Supreme Court (Onondaga County). The Zoning Board of Appeals will now by complying with the aforementioned Order by the Court.

Dated: April 14, 2026

Richard Jarvis, Chairman  
Lysander Zoning Board of Appeals

*Dorn*  
**TOWN OF LYSANDER**  
**ZONING BOARD OF APPEALS**

*Recommendation to ZBA*

**APPLICATION**

Application Number 2025-004 Date 7-11-25 Fee \$75-

**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**

TBD - ZBA Legal Notice  
Draft Attached

**Review by Onondaga County Planning Board**  
 Required  Not Required

**Review by Town of Lysander Planning Board**  
 Required  Not Required

**Applicant**

Name Christian and Brittany Dorn  
Street Number 7412 Plainville Rd  
State New York Zip Code 13112

Municipality Memphis

**Property**

Street Number 7412 Plainville Rd  
State New York Zip Code 13112  
Tax Map Number 036-03-14.0

Municipality Memphis

Owner (if different than applicant)

Name \_\_\_\_\_  
Address \_\_\_\_\_

Zoning District AG Overlay Control \_\_\_\_\_

Size of Property 1.53 acres

Existing Structures/Uses  Conforming  Nonconforming

*Beemer1013@yahoo.com*

**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.

*See page 3 attached*

**Area Variances**

- Residential
- Nonresidential
- Principal Structure
- Accessory Structure

- Front Yard Setback  
Required Setback \_\_\_\_\_ feet  
Variance Requested \_\_\_\_\_ feet
- Individual Side Yard Setback  
Required Setback \_\_\_\_\_ feet  
Variance Requested \_\_\_\_\_ 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).

*See page 3 attached*

Sworn this 11<sup>th</sup> day of July, 2025

*Karen A. Rice*

Notary Public  
KAREN A. RICE  
Notary Public, State of New York  
Qualified in Onondaga County  
No. 4855987  
Commission Expires May 12, 2036

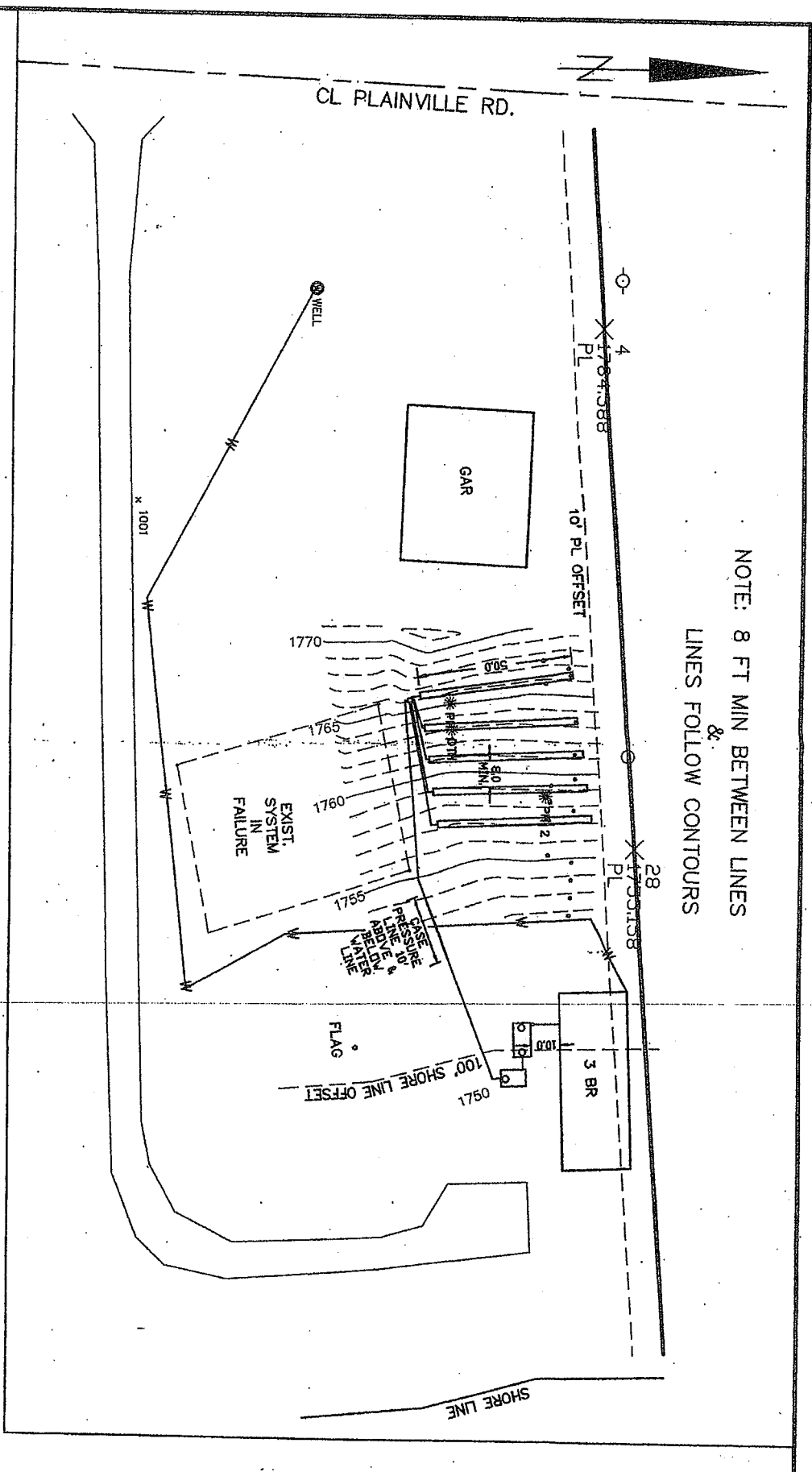
*NYS License #*

*[Signature]*  
Applicant/Representative Signature

Owner/Representative Signature

**This applicant has been informed by the Codes Enforcement Office that our application for a building permit for a new home on our property located at 7412 Plainville Rd, zoned Agricultural, is denied for the following reason: Two primary residences are not allowed and the permission for an accessory building is denied. We are requesting intervention of the Zoning Board in our appeal for the reversal of the Code Enforcement Officer's decision and the issuance of the Building Permit. It is our position in this appeal that the new home as proposed in the permit application cannot be considered a primary residence during construction and not until an issuance of a Certificate of Occupancy by the Codes Enforcement Officer. At such time, this applicant will cease to reside in the existing building and will occupy the new home as the only permanent primary residence. It is also our position that articles within the zoning ordinance allow for an accessory building that is less than 50% of the primary residence main floor. This request is conforming to that article. The use of the accessory building will be limited to a recreational playhouse for the children and recreational boating support. It is our belief that our request is consistent with the 2015 Town of Lysander Comprehensive Land Use Plan. In the interest of cooperation and commitment and to satisfy any concerns, this applicant is offering and willing to engage in and abide by a land use agreement developed by the Town's counsel that prohibits the use of the designated accessory structure for a residence, domicile or additional income.**

Down  
Plainville Rd



NOTE: 8 FT MIN BETWEEN LINES  
&  
LINES FOLLOW CONTOURS

TOP SOIL FOR SETTLING

INFILTRATOR TRENCHES ARE TO BE LEVEL  
PER MANUFACTURERS SPECIFICATIONS.

LIQUID INLET FROM

