

TOWN OF LYSANDER
ZONING BOARD OF APPEALS
Monday, September 5, 2023 @ 7:30 p.m.
8220 Loop Road

I. PUBLIC HEARING -- (Continuation from July 31, 2023)

- | | |
|----------------------------------|------------------|
| 1. Area Variance—Front Yard/Side | Beswick, John |
| Case No. 2023—004 | 7020 Guyder Road |

PUBLIC HEARING -- (Continuation from July 31, 2023)

- | | |
|----------------------------|------------------------|
| 2. Area Variance—Side Yard | Knapp, Barry & Jessica |
| Case No. 2023—005 | 9210 Oswego Road |

PUBLIC HEARING -- 7:30 p.m.

- | | |
|----------------------------|---------------------|
| 3. Area Variance—Side Yard | Clough, Tyler |
| Case No. 2023—006 | 2000 Farm Pond Road |

PUBLIC HEARING -- 7:45 p.m.

- | | |
|--|----------------|
| 4. Area Variance—Front Yard/Corner Lot | Ruggio, Carmen |
| Case No. 2023-007 | 2299 Mott Road |

II. APPROVAL OF MINUTES

Review and approval of the minutes of the July 31, 2023 special Zoning Board of Appeals meetings.

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 Tuesday, September 5, 2023 at 7:30 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 Tyler Clough, for an Area Variance for property located at 2000 Farm Pond Road, Baldwinsville, New York, Tax Map No. 031.-03-11.0 to allow the construction of a pole barn in accordance with Article IX, Section 320-22, Paragraph A(2), Side Yard Setback, of the Lysander Town Ordinance.

Dated: August 15, 2023

Richard Jarvis, Chairman
Lysander Zoning Board of Appeals

TOWN OF LYSANDER
ZONING BOARD OF APPEALS

APPLICATION

Application Number 2023-6 Date 7-24-23 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
(X) 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 IX Section 320-22
Paragraph 1A(2) Side Yard
Setback

**Review by Onondaga County
Planning Board**

() Required (X) Not Required

**Review by Town of Lysander
Planning Board**

() Required (X) Not Required

Applicant

Name Tyler Clough
Street Number 2000 Farm Pond Road Municipality Baldwinsville
State NY Zip Code 13027

Property

Street Number 2000 Farm Pond Road Municipality Baldwinsville
State NY Zip Code 13027
Tax Map Number 031-03-11.0
Owner (if different than applicant)
Name _____
Address _____

Zoning District AF Overlay Control _____
Size of Property 1 ± acres
Existing Structures/Uses (X) 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.

In order to avoid septic leach field, minimize cost of site work, preparations and materials due to grade, and maintain a straight line for easy vehicle access to structure, The ideal location is 15 feet from the right property line. This location is aesthetically pleasing and the most functional use of the space. This variance will also avoid the cistern well. My neighbors bordering this property line are in agreement and fully support this Variance.

Area Variances

☒ Residential
☐ Nonresidential

☐ Principal Structure
☒ Accessory Structure

☐ Front Yard Setback
Required Setback _____ feet
Variance Requested _____ feet

☒ Individual Side Yard Setback
Required Setback 20 feet
Variance Requested 15 feet 5'

☐ 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

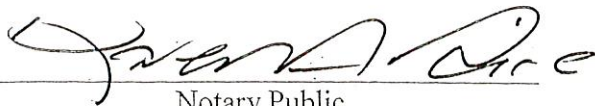
☐ Other
Type _____
Requirement _____
Variance Requested _____

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 place this structure anywhere else on my property and maintain functionality. My driveway is the only access point for vehicles.

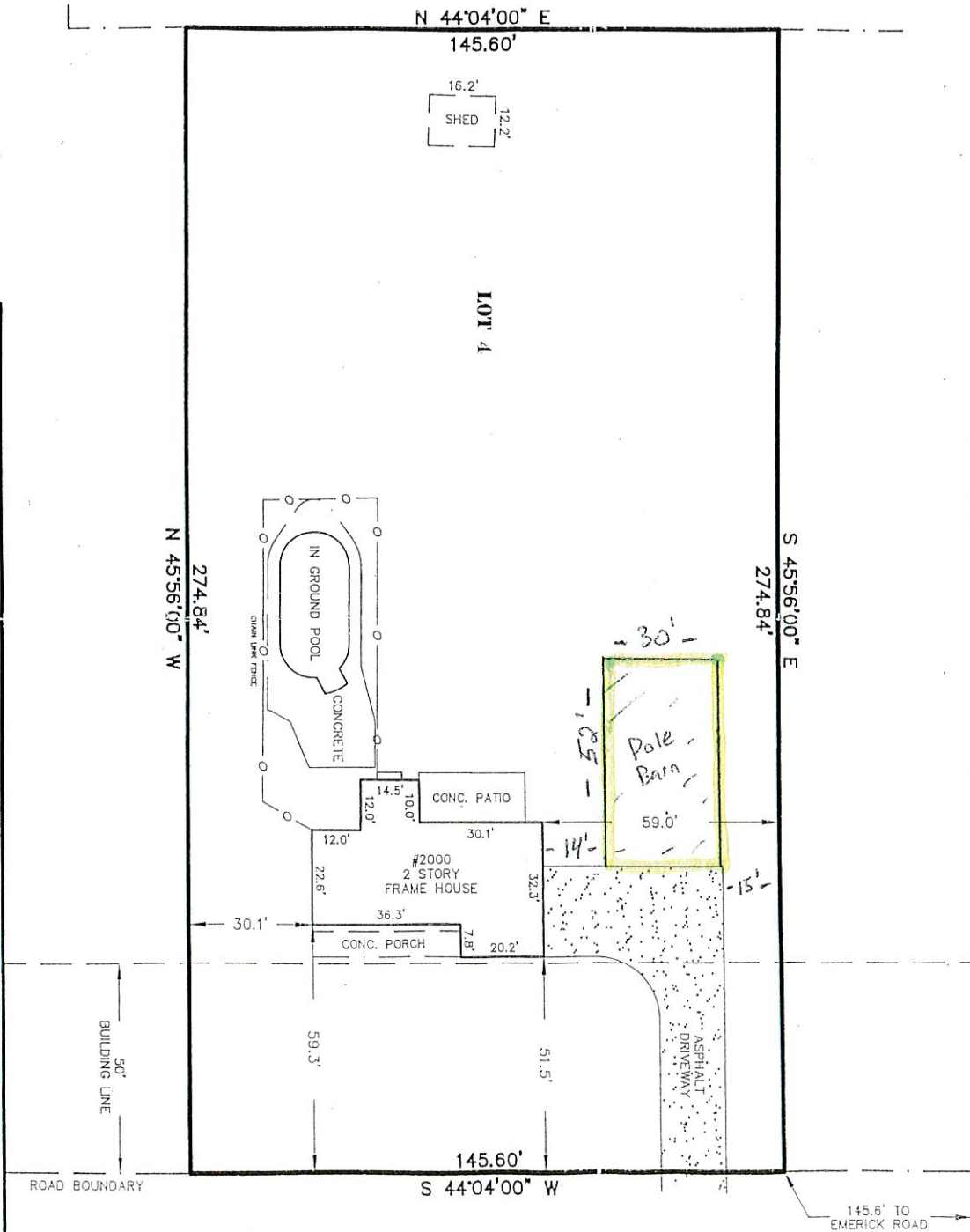
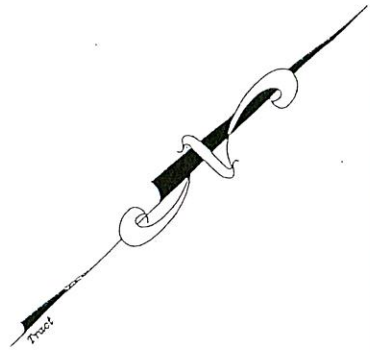
Sworn this 24 day of July, 2023


Notary Public

KAREN A. RICE
Notary Public, State of New York
Qualified in Onondaga County
No. 4855987
Commission Expires May 12, 2024


Applicant/Representative Signature

Owner/Representative Signature



FARM POND ROAD

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law. Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees. Survey prepared without the benefit of an abstract.

Location surveys do not include the staking of the property corners except as shown.



J. E. HERR
LAND SURVEYORS, D.P.C.

116 SALINA STREET - SUITE 6
LIVERPOOL, NEW YORK 13098
315-451-3333
info@ehrlandsurveyors.com

I HEREBY CERTIFY THAT THIS IS AN
ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

DOUGLAS R. DEER, LAND SURVEYOR
LICENSED LAND SURVEYOR
NY 3548223

LOCATION SURVEY ON LOT No. 4 OF THE EME
SUBDIVISION, FILED JANUARY 22, 1980, MAP

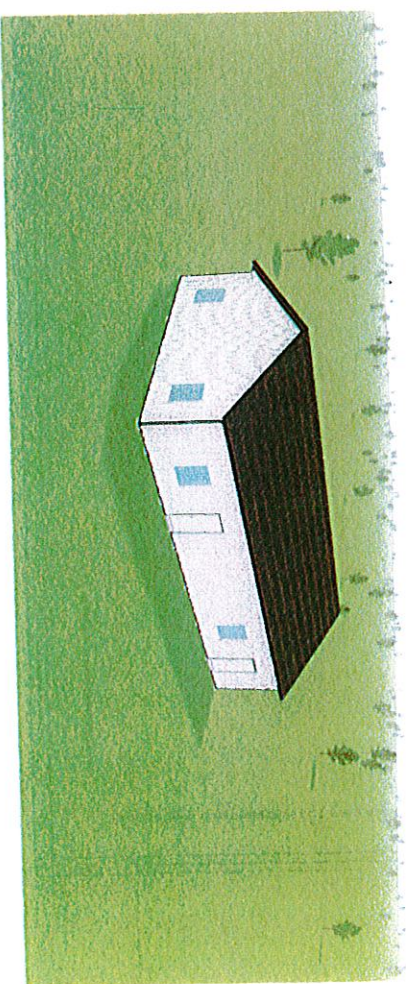
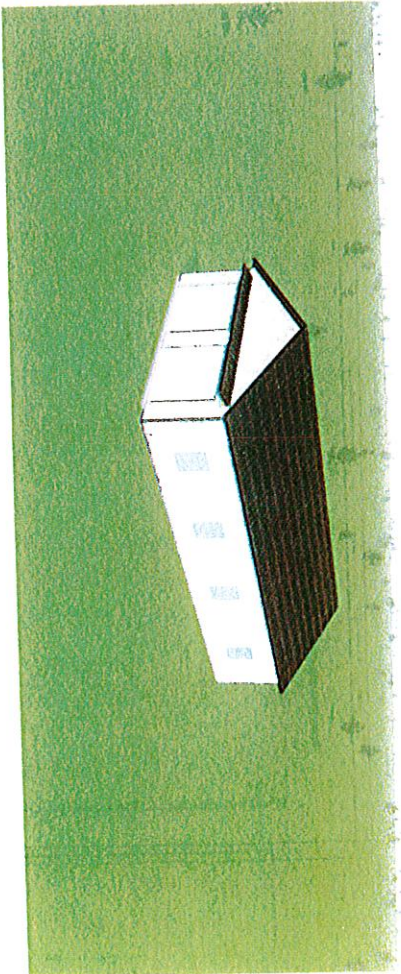
KNOWN AS No. 2000 FARM POND ROAD, TOWN
COUNTY OF ONONDAGA, NEW YORK

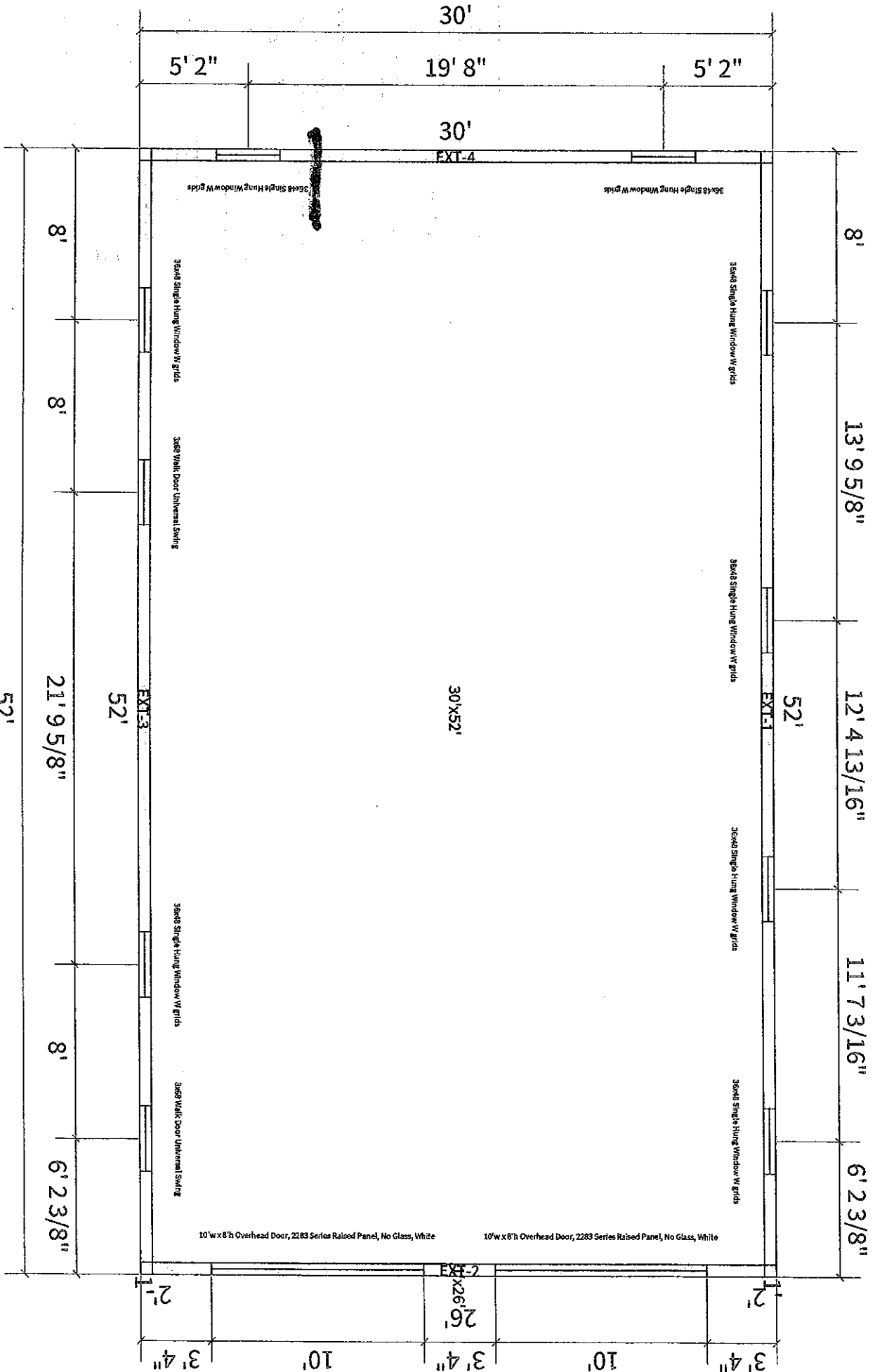
FIELD DATE: 19 NOV 2019
MAP DATE: 20 NOV 2019
REVISIONS:

Cover Sheet

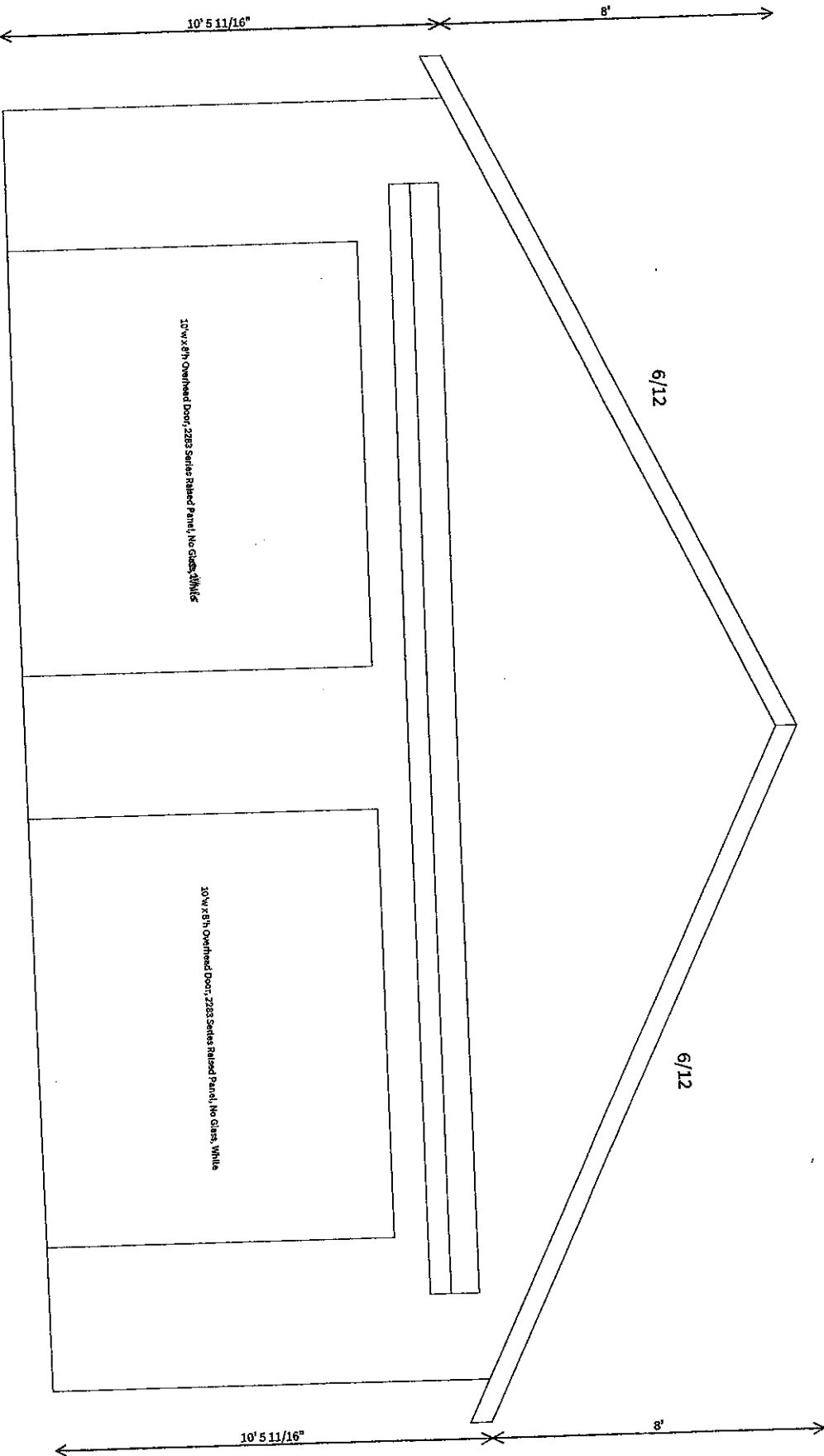
Summary	
Width	30'
Length	52'
Ceiling Height	10'
Slab Depth	0.3333333333333333'
Overhangs	4
Roof Pitch	6/12

Job Information	
Project Name	Tyler Clough
Company Name	
Contact	
Email	
Phone	
Delivery Address	2000 Farm Pond rd. Baldwinsville, NY
ZIP code	13027
Desired Date	
Comments	

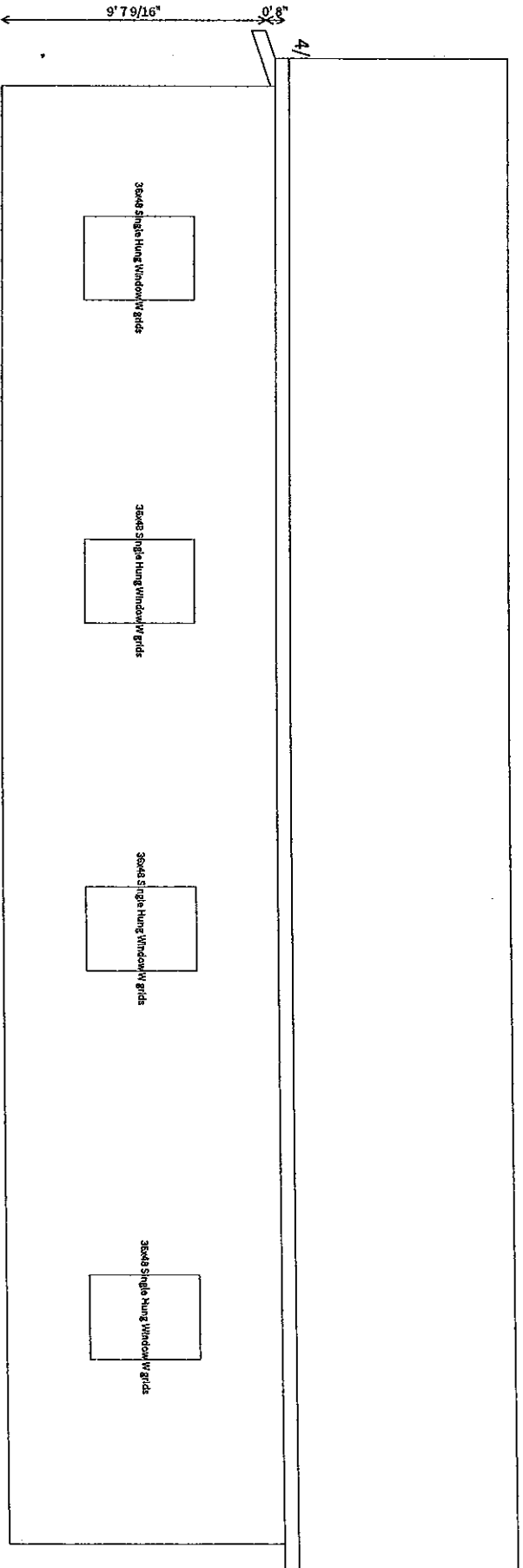




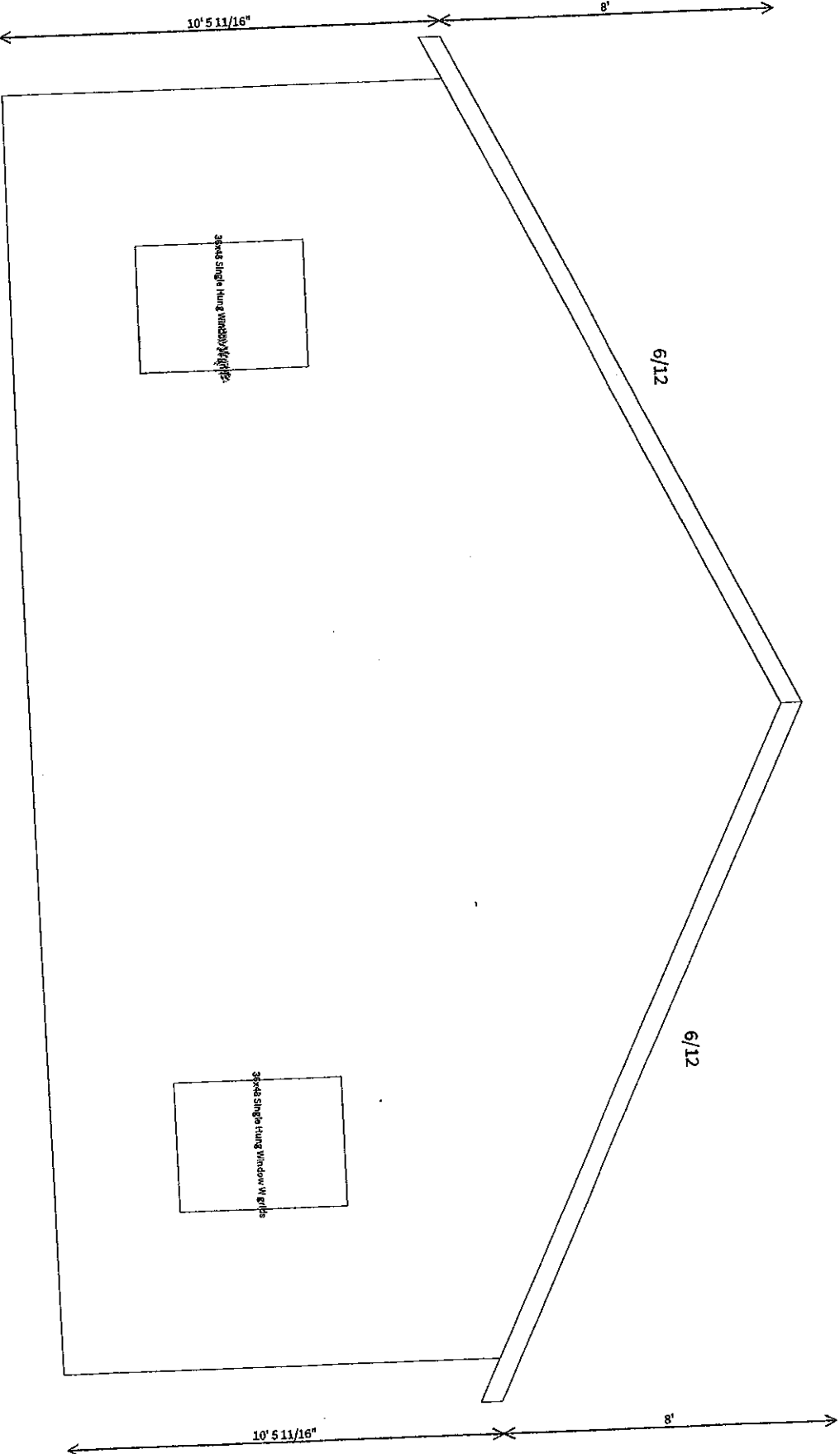
Front Elevation



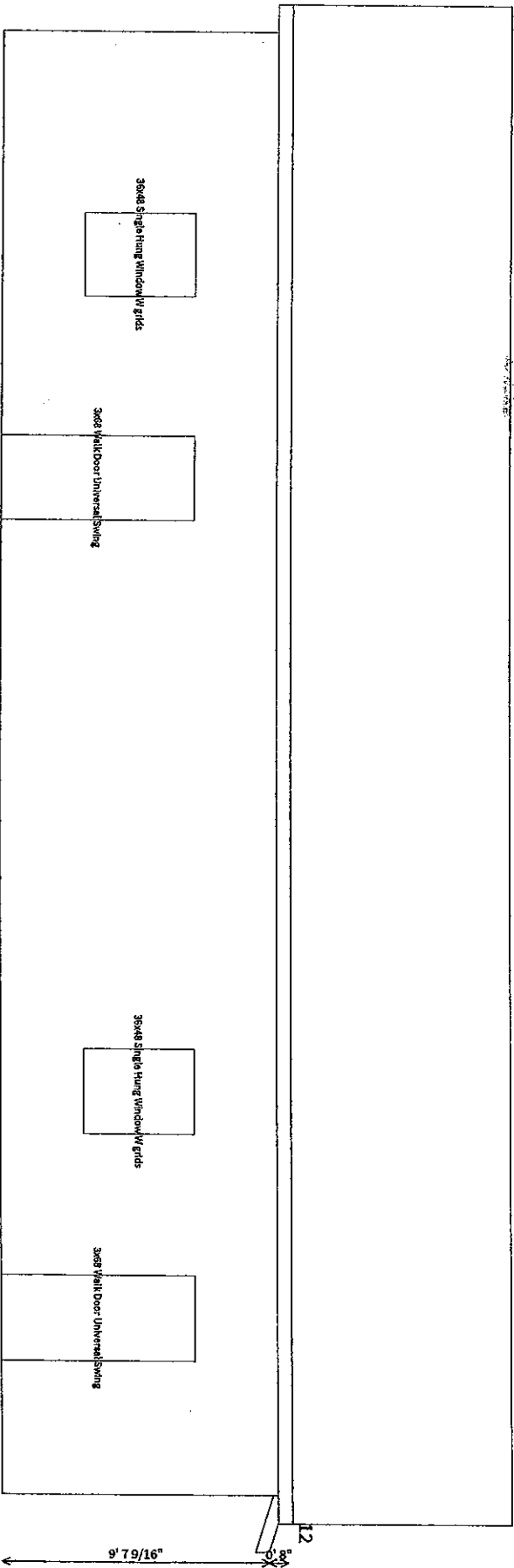
Left Elevation



Back Elevation



Right Elevation



Tyler Clough
2000 Farm Pond Road
Baldwinsville, NY 1302227

MATERIALS REQUIRED TO CONSTRUCT A 30 X 52 X 10' POST FRAME STRUCTURE.	
-	3 PLY - 2 X 6" LAMINATED PRESSURE TREATED POLES SET ON SONOTUBE CONCRETE FOOTERS.
-	2 X 4" - WALL AND ROOF PURLINS ON 2' CENTERS.
-	2 X 8" - PRESSURE TREATED SPLASHBOARD AROUND PERIMETER.
-	7/16" ZIP BOARD SHEATHING ON WALLS.
-	FRONT GABLE WALL PREPPED FOR STONE WAINSCOTING.
-	29 GAUGE, PREMIUM BLACK PAINTED STEEL ROOF AND TRIM WITH PAINTED SCREW FASTENERS.
-	PREMIUM WHITE VINYL SIDING, TRIMS, AND GUTTERS.
-	55# GROUND SNOW LOAD SCISSOR TRUSSES ON 2' CENTERS WITH 6:12 PITCH.
-	1' OVERHANG ON ALL FOUR SIDES.
-	2' X 26' EYEBROW OVER FRONT GARAGE DOORS.
-	VENTED RIDGE AT THE PEAK AND VENTED SOFFIT AT EAVES.
-	(8) 3' X 4' DOOUBLE HUNG BLACK WINDOWS WITH INSULATED GLASS AND SCREENS.
-	(2) 36" BLANK HEAVY DUTY WALK DOORS WITH LOCK SETS.
-	(2) 10 X 8' RAISED PANEL, INSULATED OVERHEAD DOORS WITH ROW OF GLASS & OPENERS.
-	100A ELECTRICAL SUB-PANNEL WITH LED INTERRIOR LIGHTING
-	(5) OUTDOOR DECORATIVE LIGHTS AT GARAGE AND WALK DOORS
SITE WORK WILL INCLUDE: EXCAVATION, DRAINAGE, AND STONE BASE FOR FUTURE CONCRETE PAD.	

To whom it may concern,

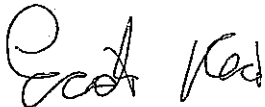
We have seen the building plans and the physical location the pole barn going on Tyler Clough's property. We understand it will be in line with the right side of the driveway which places the building closer to where our property lines meet. We fully support this plan and approve of this variance as his neighbor. Thank you for your time.

Respectfully,

Eric and Lindsey Rice

8407 Emerick Road

Baldwinsville, NY 13027

A handwritten signature in black ink, appearing to read "Eric and Lindsey" in a cursive, stylized script.

315 575 1099

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 Tuesday, September 5, 2023 at 7:45 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 Carmen Ruggio, for an Area Variance for property located at 2299 Mott Road, Baldwinsville, New York, Tax Map No. 052.-04-01.0 to allow the construction of a sun room, in accordance with Article VIII, Section 320-20, Paragraph A(2) and Article XX, Section 320-60, Front Yard Setback, of the Lysander Town Ordinance.

Dated: August 15, 2023

Richard Jarvis, Chairman
Lysander Zoning Board of Appeals

TOWN OF LYSANDER
ZONING BOARD OF APPEALS

APPLICATION

Application Number 3023-007 Date 7-24-23 Fee \$150

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

Section 320-20, Paragraph A(2) Front
Yard Setback and Section 320-60,
Corner Lots

**Review by Onondaga County
Planning Board**

() Required ☒ Not Required

**Review by Town of Lysander
Planning Board**

() Required ☒ Not Required

Applicant

Name CARMEN LUGGIO
Street Number 2299 MOTT RD.
State NY Zip Code 13027

Municipality BALDWINSVILLE / LYSANDER

Property

Street Number 2299 MOTT ROAD
State NY Zip Code 13027

Municipality LYSANDER

Tax Map Number 053-04-010

Owner (if different than applicant)

Name _____

Address _____

Zoning District R-10

Overlay Control N/A

Size of Property 140.47 X 101.9 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.

Area Variances

☒ Residential
☐ Nonresidential

☐ Principal Structure
☒ Accessory Structure

☐ Front Yard Setback
Required Setback 30' feet
Variance Requested 11'6" 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 _____

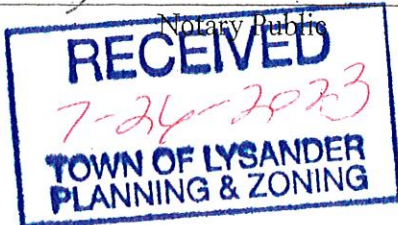
* Alternatives

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).

THERE IS NO OTHER PLACE FOR IT, THAT CAN BE ATTACHED TO
THE LIVING AREA.
THERE WOULD BE NO OBSTRUCTION.

Sworn this 24 day of July, 2023

Karen A. Rice



[Signature]
Applicant/Representative Signature

[Signature]
Owner/Representative Signature

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

7-25-2023

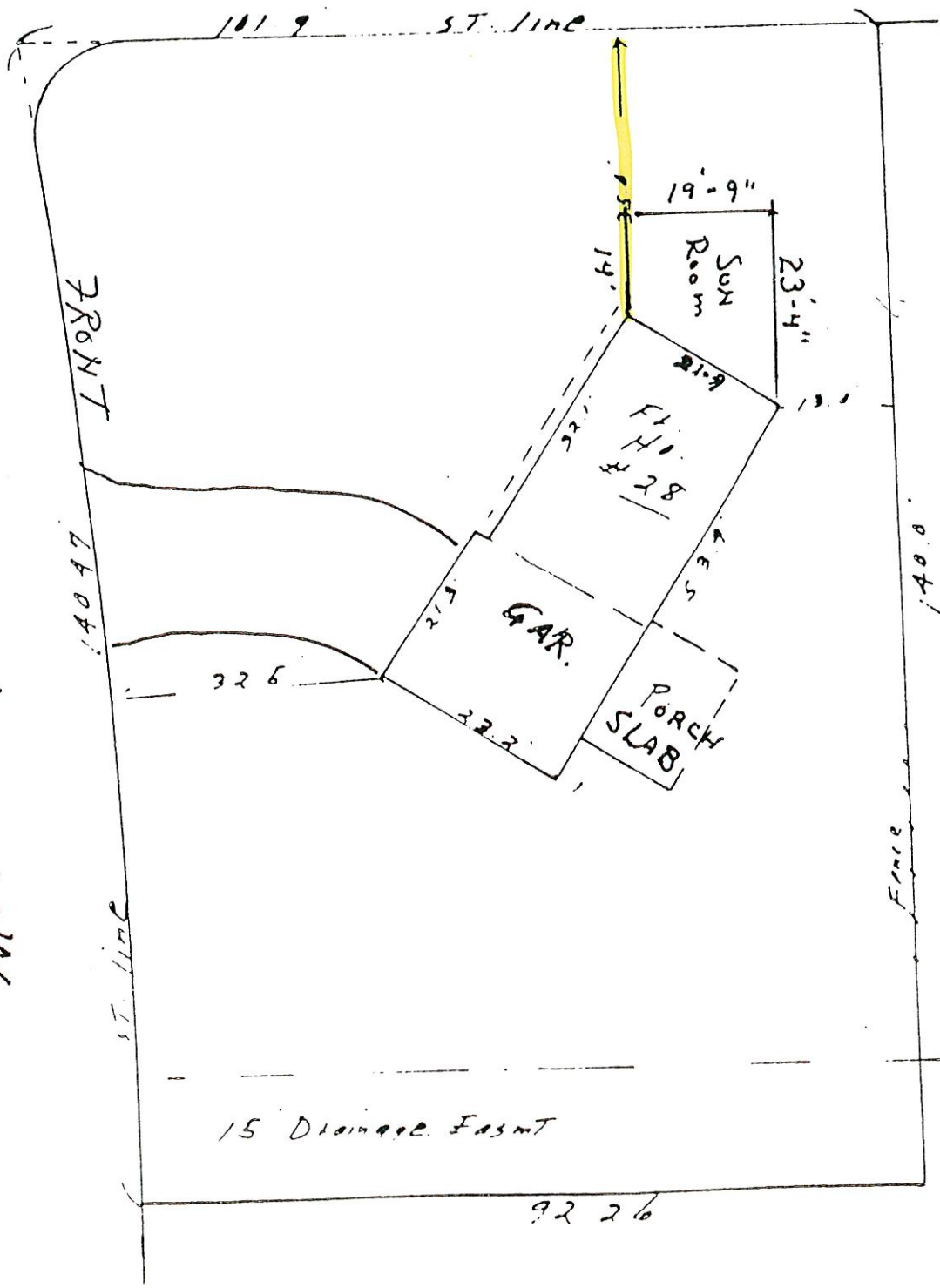
35' to street line existing house
NEED 11'6" VARIANCE



Eden Lane

6/15

Mott Road



Ticor Title Guaranty Co.
To: Albany Savings Bank

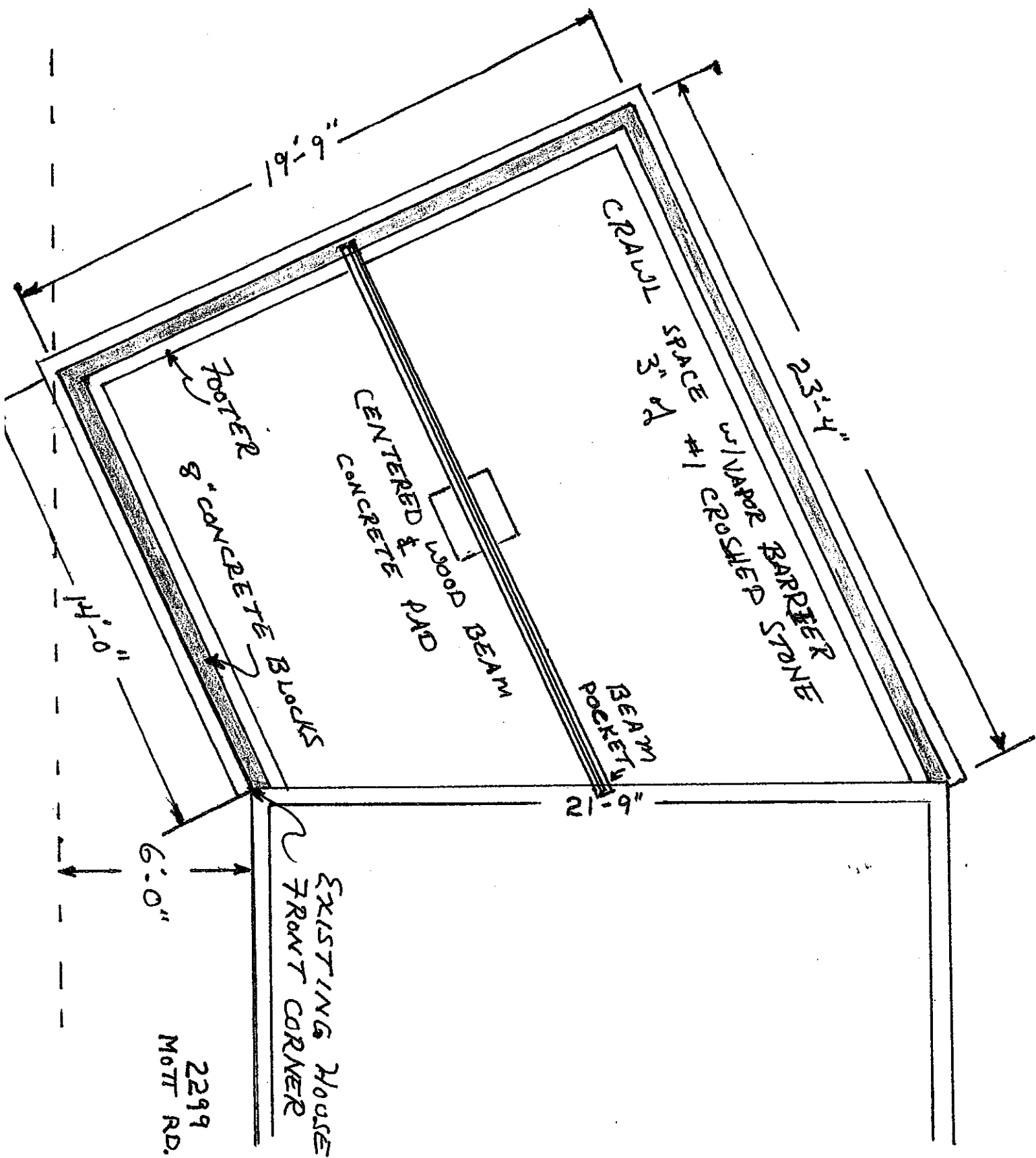
I hereby certify that this map is made from an actual survey of the property shown here, completed 8/12/87, and that both survey and map are correct.

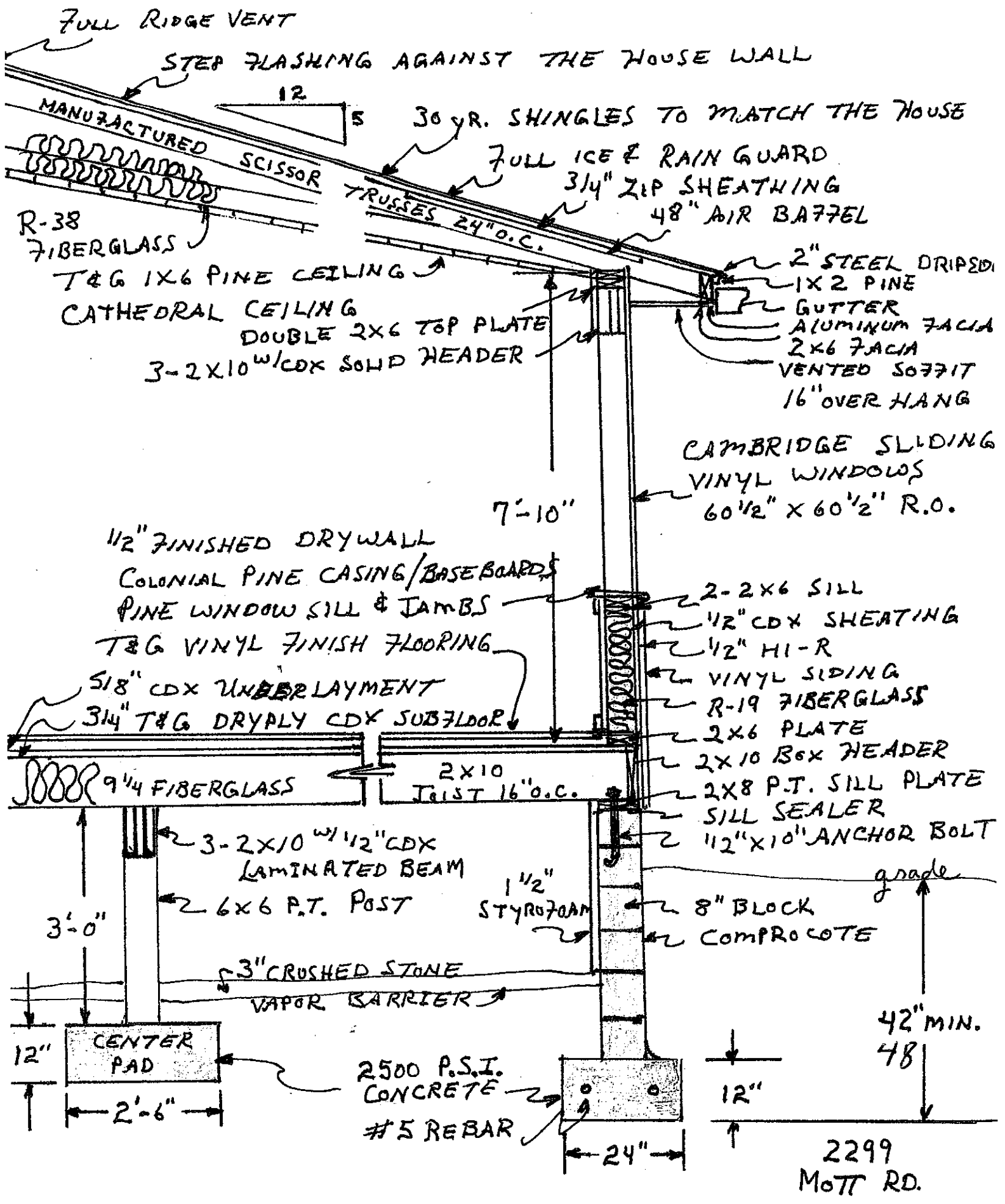
No corner stakes

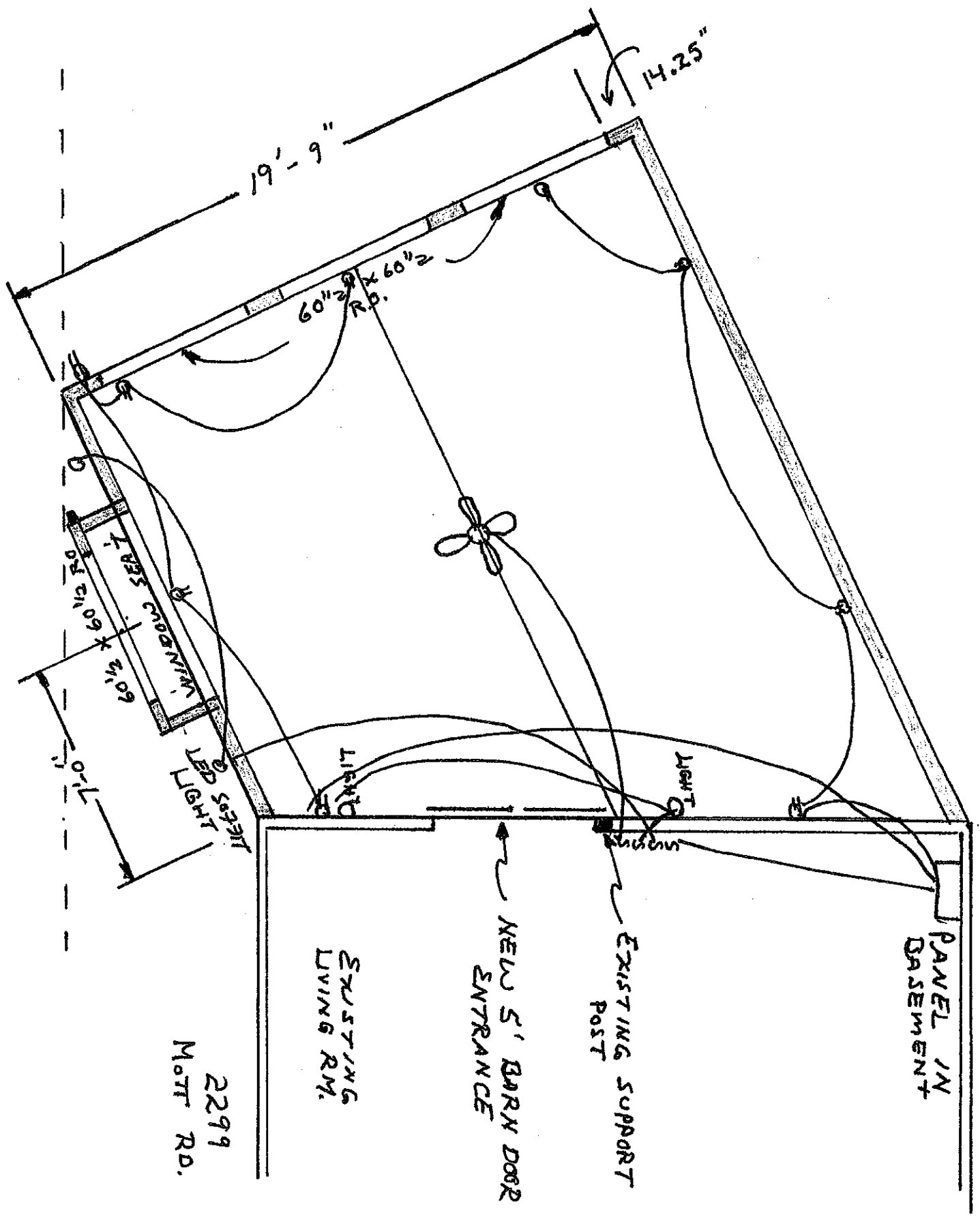
set this survey

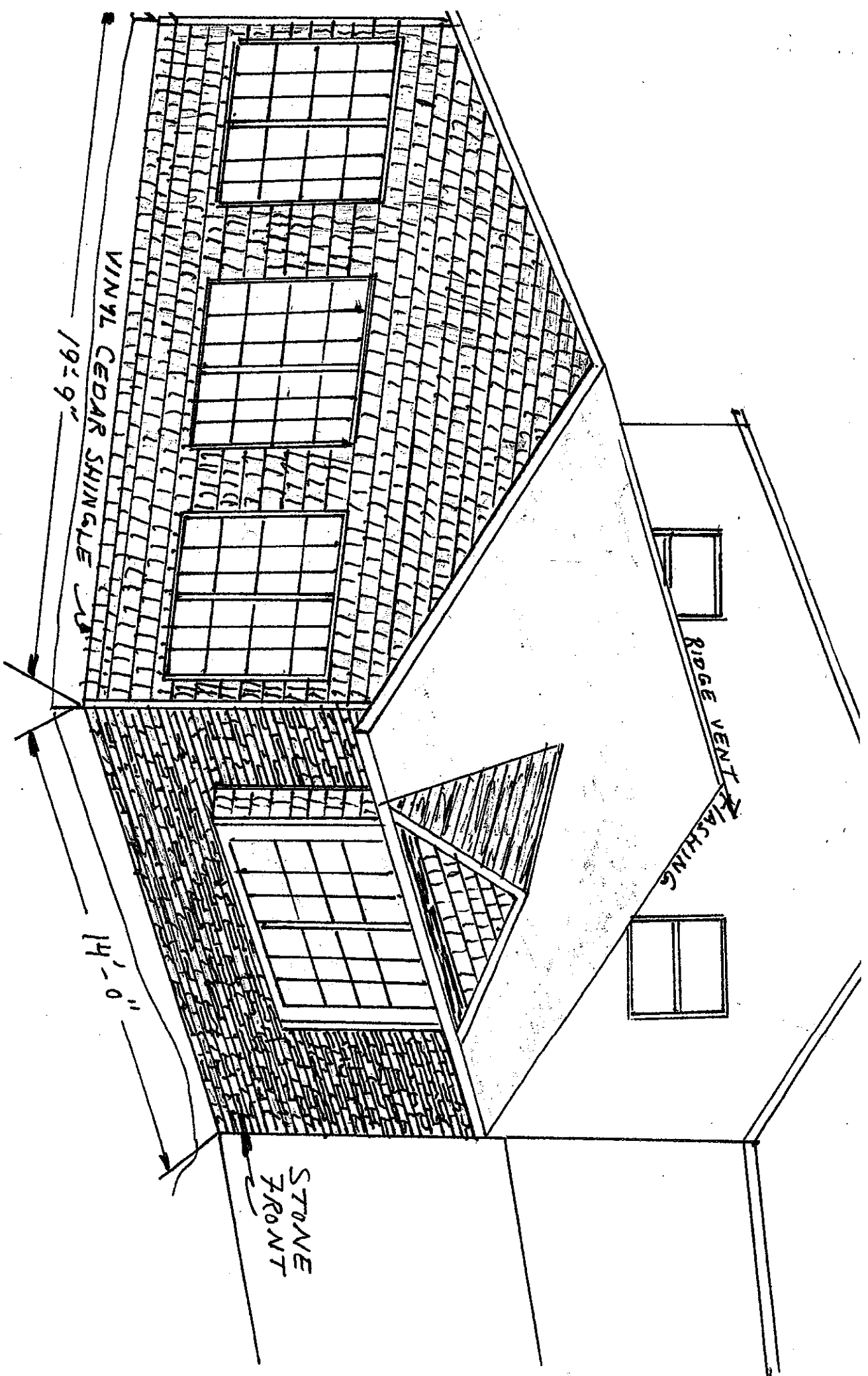
ROBERT SHAFER
Lic. Land Surveyor Ph. 457-5831

LOT 203
Indian Springs Manor
Town of L. Island
Onondaga Co. N.Y.









2299
14077 RD

Chapter 320. Zoning

Article XX. Supplemental Regulations

§ 320-60. Corner lots.

- A. In the case of a corner lot, each yard abutting a street shall have a minimum depth equal to the front yard depth of the adjacent lot on the same street or the front yard depth required for the district in which such adjacent lot is located, whichever is the lesser, and, if in a residential district, shall be unoccupied except for fences and/or other decorative or landscaping uses. Each other yard of such corner lot shall have a minimum width equal to the width of the side yard which it adjoins or the side yard width of the district in which such adjoining side yard is located, whichever is the lesser, and, if such corner lot is in a residential district, shall be unoccupied adjacent to the boundary of the adjoining yard to such minimum width except for fences and/or other decorative or landscaping uses.
- B. On corner lots, no berm, fence, wall, hedge or other planting or structure more than three feet in height shall be erected, placed or maintained within the triangular area formed by the intersecting street lines and a straight line joining said street lines at points which are 35 feet distant from the point of intersection, measured along said street line.

July 25, 2023

We, the undersigned, have no objection to Carmen Ruggio's front yard setback to allow the construction of a sunroom.

Name

Address

Lynette Durkin

2291 Mott Rd. (across st)

Jayson Pritchard

2292 Mott Rd. (across St)

Keith Gilc

16 Mott Rd (nextdoor)

Eileen Merritt

16 Mott Rd. (nextdoor)

Zacharyus

2296 Mott Rd
(across st.)

Ann Dugrey

8241 Eden Ln (around corner)

Chris Wooldridge *Verbal ok*

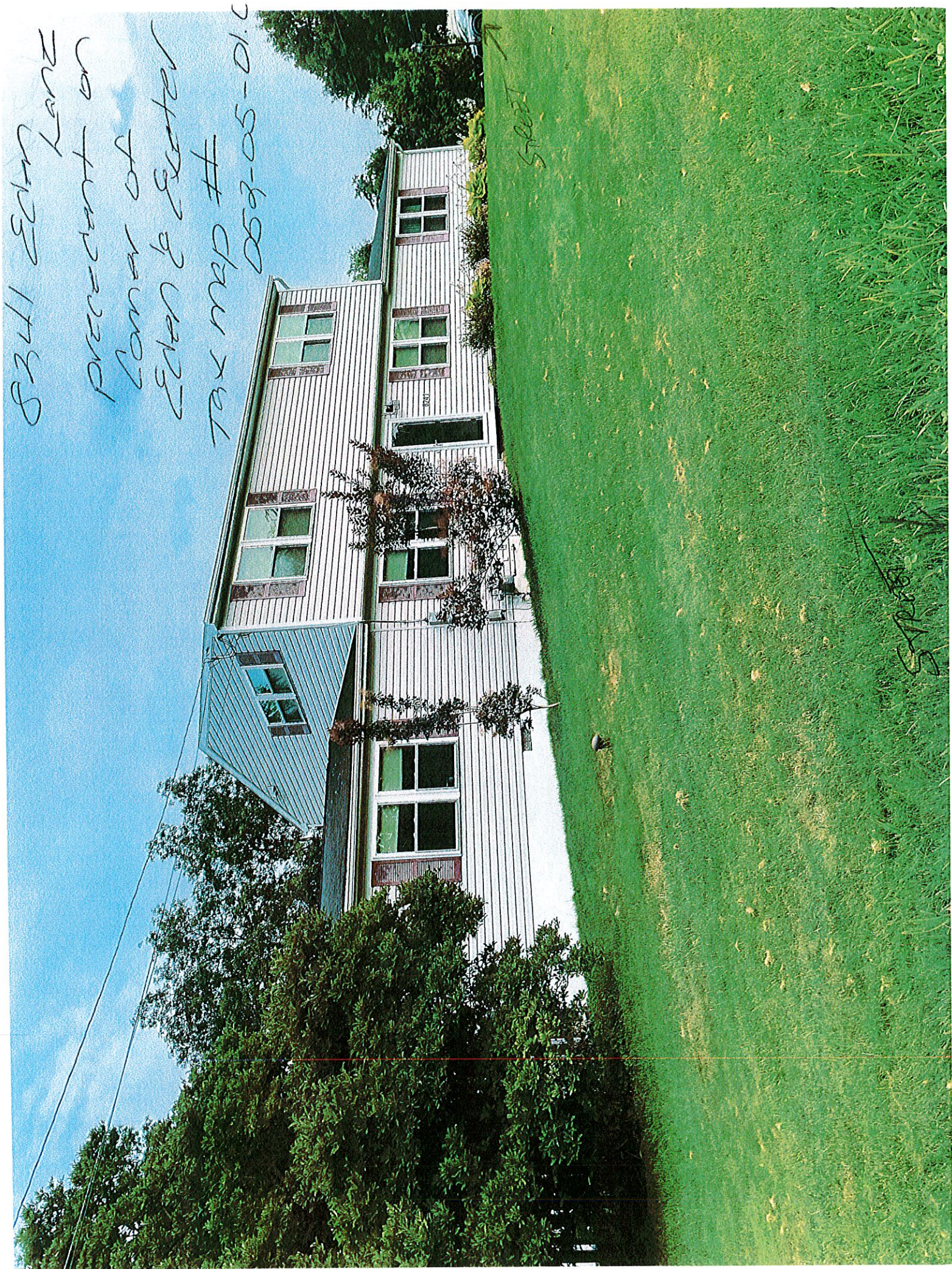
8226 Eden Lane (nextdoor)

Marisa Herbert

2300 mott rd

Todd Davis

8225 Eden Ln



8341 Eden
Lent
present on
corner of
Eden & State
tax map #
067-05-01.0

5005

5005

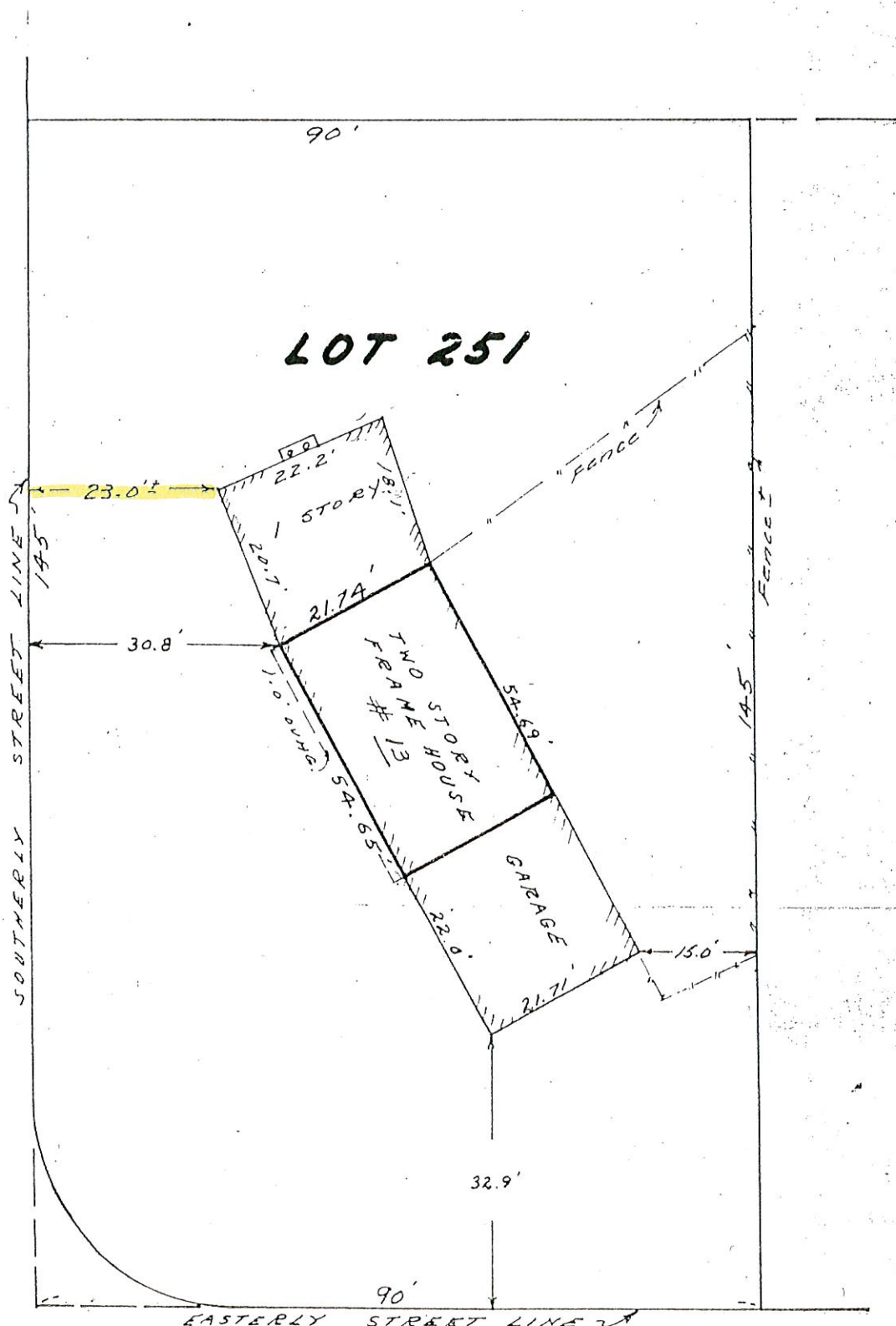
RE-CERTIFIED AS OF Sept. 9, 1973

SUBJECT TO ANY STATE OF FACTS AN ACCURATE
AND UP TO DATE ABSTRACT WILL SHOW.

A. Christopher

PROFESSIONAL LAND SURVEYOR - SYRACUSE, N. Y.

EDEN LANE



EXETER DRIVE

