

TOWN OF LYSANDER
ZONING BOARD OF APPEALS
Monday, July 31, 2023 @ 7:30 p.m.
8220 Loop Road

I. PUBLIC HEARING -- 7:30 p.m. (Continuation from June 5, 2023)

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

PUBLIC HEARING -- 7:35 p.m.

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

II. APPROVAL OF MINUTES

Review and approval of the minutes of the May 8, 2023 and June 5, 2023 special Zoning Board of Appeals meetings.

III. ADJOURN

TOWN OF LYSANDER
ZONING BOARD OF APPEALS

APPLICATION

Application Number 2023-004² Date 5-9-2023 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 VI, Section 320-16, Paragraph
A(2)(a) and A(2)(b) Front Yard Setback
and Side Yard Setback

**Review by Onondaga County
Planning Board**

☐ Required ☒ Not Required

**Review by Town of Lysander
Planning Board**

☐ Required ☒ Not Required

Applicant

Name JOHN BESWICK
Street Number 7020 GUYDER RD Municipality MEMPHIS
State NY Zip Code 13112

Property

Street Number 7020 GUYDER RD Municipality MEMPHIS
State NY Zip Code 13112
Tax Map Number 042-01-06.0
Owner (if different than applicant)
 Name _____
 Address _____
Zoning District LYSANDER Overlay Control _____
Size of Property 50x144 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.

REPLACEMENT OF EXISTING GARAGE WITH NEW STRUCTURE
ON SAME LOCATION 3.5' FROM NORTH SIDE YARD PROPERTY LINE
NEW 30' X 29' STRUCTURE WILL BE SET SUCH THAT IT IS NO
CLOSER TO NORTH SIDE YARD LINE NOR ROAD

Area Variances

☒ Residential

☐ Nonresidential

☐ Principal Structure

☐ Accessory Structure

☐ Front Yard Setback

Required Setback _____ feet

Variance Requested _____ feet

☒ Individual Side Yard Setback

Required Setback 15 feet

Variance Requested 3.5 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).

NEW STRUCTURE WILL NOT FIT WITHIN TOTAL SIDE YARD SETBACK
AND WOULD REQUIRE VARIANCES TO BOTH NORTH AND SOUTH SIDE
YARDS. STRUCTURE SIZE LESS THAN PROPOSED WOULD NOT BE
FEASIBLE TO MEET THE NEEDS OF OWNER. STRUCTURE IS BEING
BUILT TO PROVIDE REASONABLE STORAGE OF PERSONAL ITEMS.
HOUSE BASEMENT IS ONLY PARTIAL AND PROVIDES SPACE FOR
MECHANICAL NEED AND MINIMAL STORAGE. PRIMARY IS BOILER SYSTEM
AND HOT WATER TANK

Sworn this 8 day of May, 2023

Notary Public

Notary Public, State of New York
Qualified in Onondaga County
No. 4855987

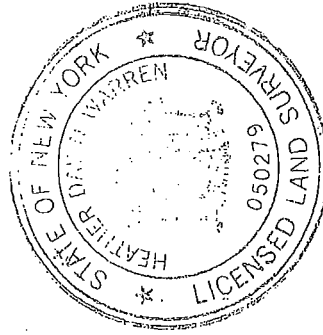
Commission Expires May 12, 2024

John Bil

Applicant/Representative Signature

Owner/Representative Signature

SENECA RIVER



ANDRIJ GUZELAK, JR.
and NANCY J. GUZELAK
5304 / 056

HOUSE

N 65°10'00" E
144.00' ±

I.R.F.

CONC. RETAINING WALL

WOOD DECK

BRICK PATIO

WOOD STEPS

WOOD STEPS

BRICK WALK

CONC. STEPS

I.R.F.

I.R.F.

0.6'

APPROX. SHORE LINE

WOOD DOCK

SEA WALL

WOOD DOCK

50.00' ±

WOOD STEPS

BRICK PATIO

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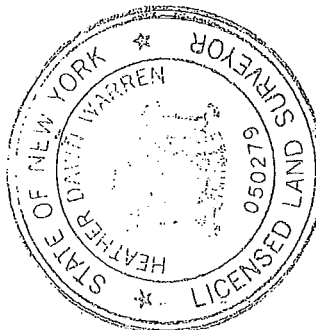
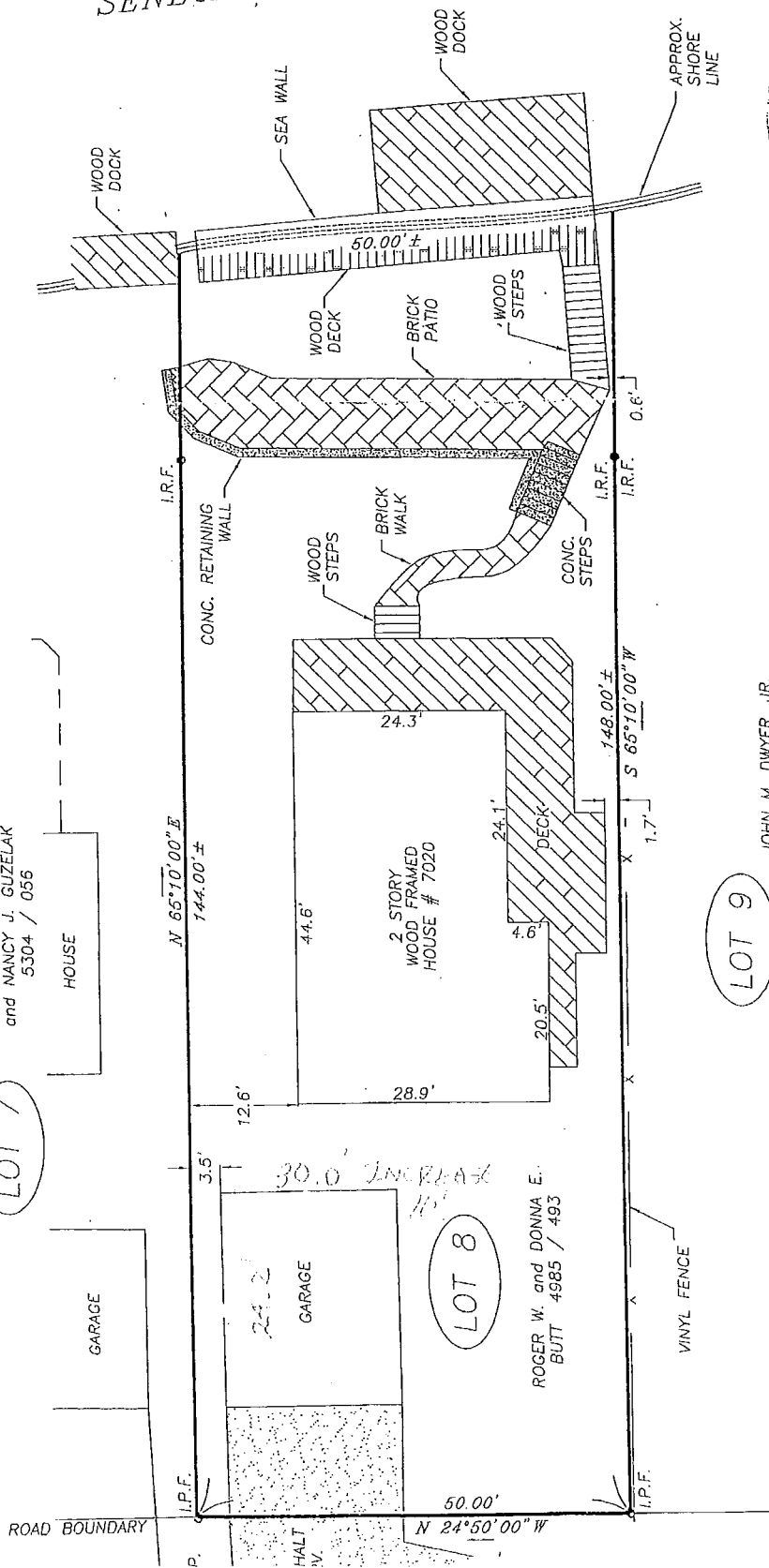
050276
LICENSED LAND
No. 1

NOTE:
- SNOW
- SNOW

REVISIONS

1/25/2007 - 1
07/25/2018 -

SENECA RIVER



MAP REFERENCE:
- SURVEY MAP DRAWN BY WILLIAM A. NICOLINI
DATED JULY 3, 1990

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, July 31, 2023 at 7:35 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 Barry & Jessica Knapp, for an Area Variance for property located at 9210 Oswego Road, Baldwinsville, New York, Tax Map No. 024.-01-01.6 to allow the construction of an addition in accordance with Article IX, Section 139-22, Paragraph A(2), Side Yard Setback. of the Lysander Town Ordinance.

Dated: July 12, 2023

Richard Jarvis, Chairman
Lysander Zoning Board of Appeals

TOWN OF LYSANDER
ZONING BOARD OF APPEALS

APPLICATION

Application Number 2023-005 Date 7-5-23 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)
(X) Appeal of Decision made by the Code Enforcement Officer
 (A) 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 133-22, Paragraph A(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 Barry + Jessica Knapp
Street Number 9210 Oswego Road Municipality _____
State NY Zip Code 13027

Property

Street Number 9210 Oswego Road Municipality _____
State NY Zip Code 13027
Tax Map Number 024-01-01.6
Owner (if different than applicant)

Name _____
Address _____

Zoning District _____ Overlay Control _____
Size of Property 1.78± 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.

Behind house - removing 1st and 2nd level of deck. Starting at back left corner of house (going to within 20 feet variance of line) - I would like to add 20 feet width addition by approximately 28 feet long. Electricity and water are existing as it will be attached to house. If I were to put it on the other end of house it would be too close to septic. Also, I do not want to add to back of garage as it does not have water.

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 12± 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).

Sworn this 5th day of JULY, 2023

Karen A. Rice
Notary Public

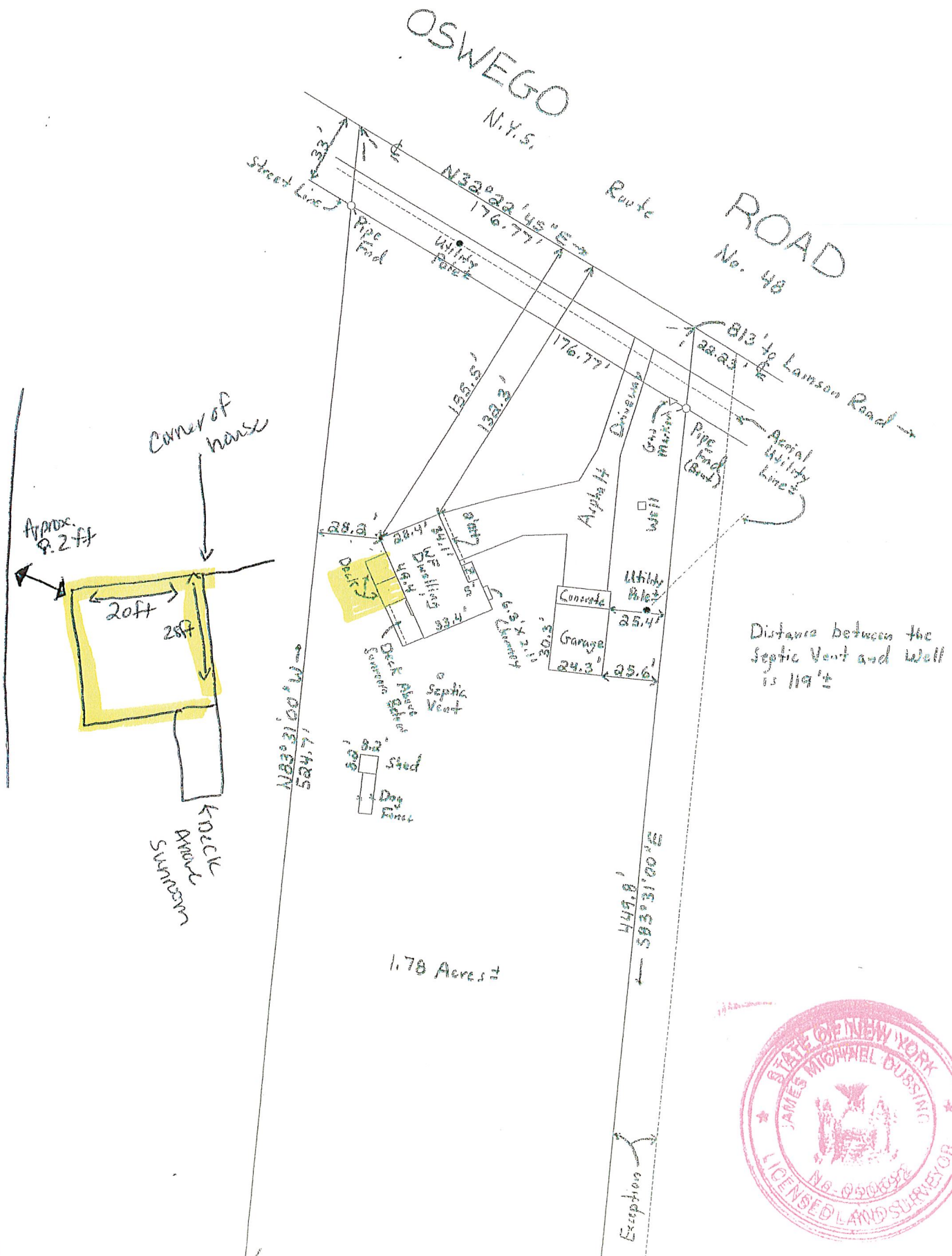
KAREN A. RICE
Notary Public, State of New York
Qualified in Onondaga County
No. 4855987

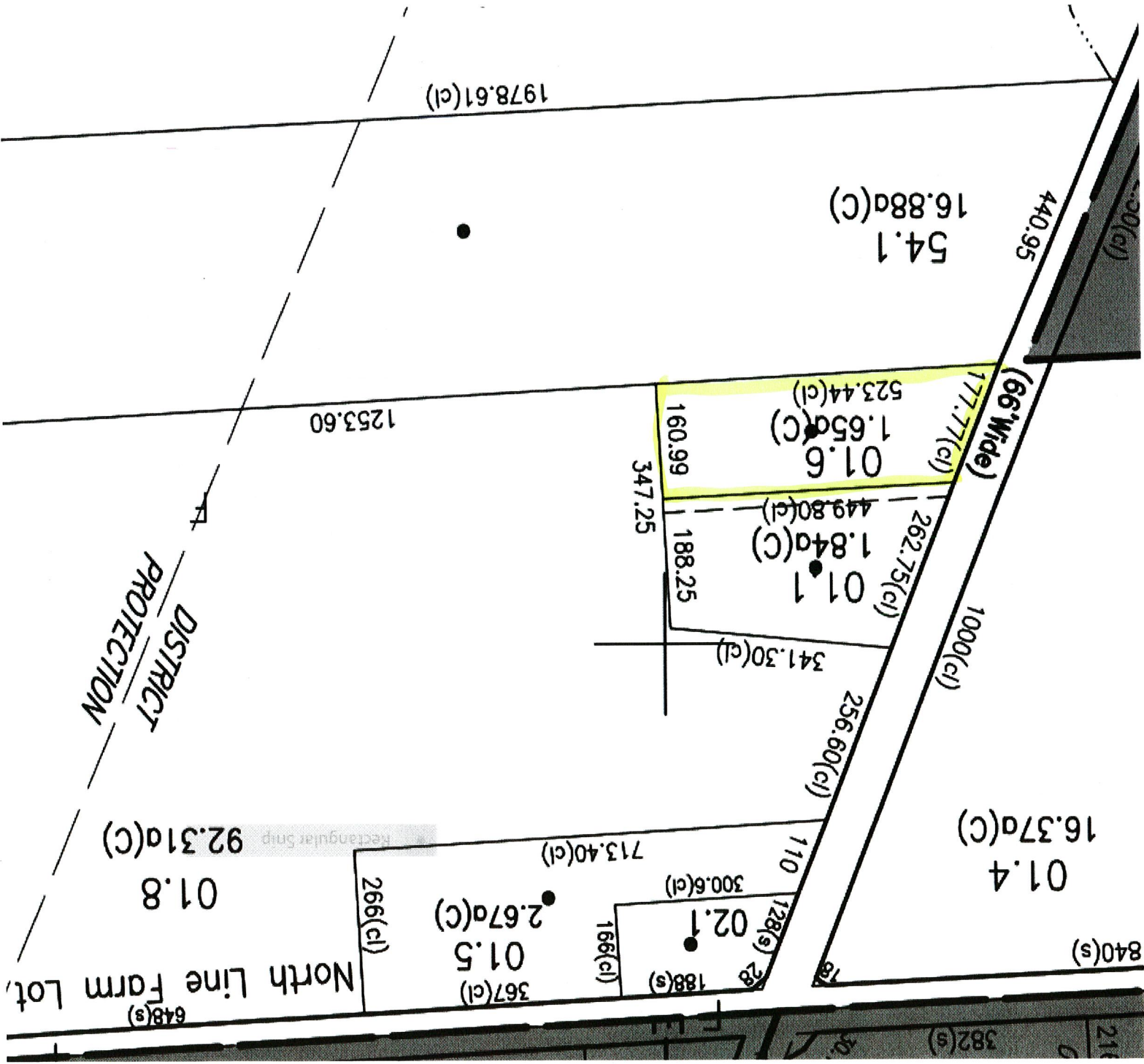
Commission Expires May 12, 2024

Jessica Knapp
Applicant/Representative Signature

Jessica Knapp
Owner/Representative Signature

SUBJECT TO EASEMENTS, ROWS, RESTRICTIONS
& EXCEPTIONS OF RECORD WHICH AN UPDATED
ABSTRACT WOULD SHOW.





ison Rd

Wrights
Corners

Lambert

421 ft

410 ft

