

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

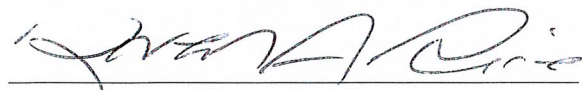
Other
 Type _____
 Requirement _____
 Variance Requested _____

Alternatives

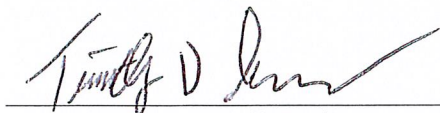
Explain in detail why the proposed action cannot be conducted where a variance would not be required, or where a smaller variance would be required (attach additional pages if necessary).

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

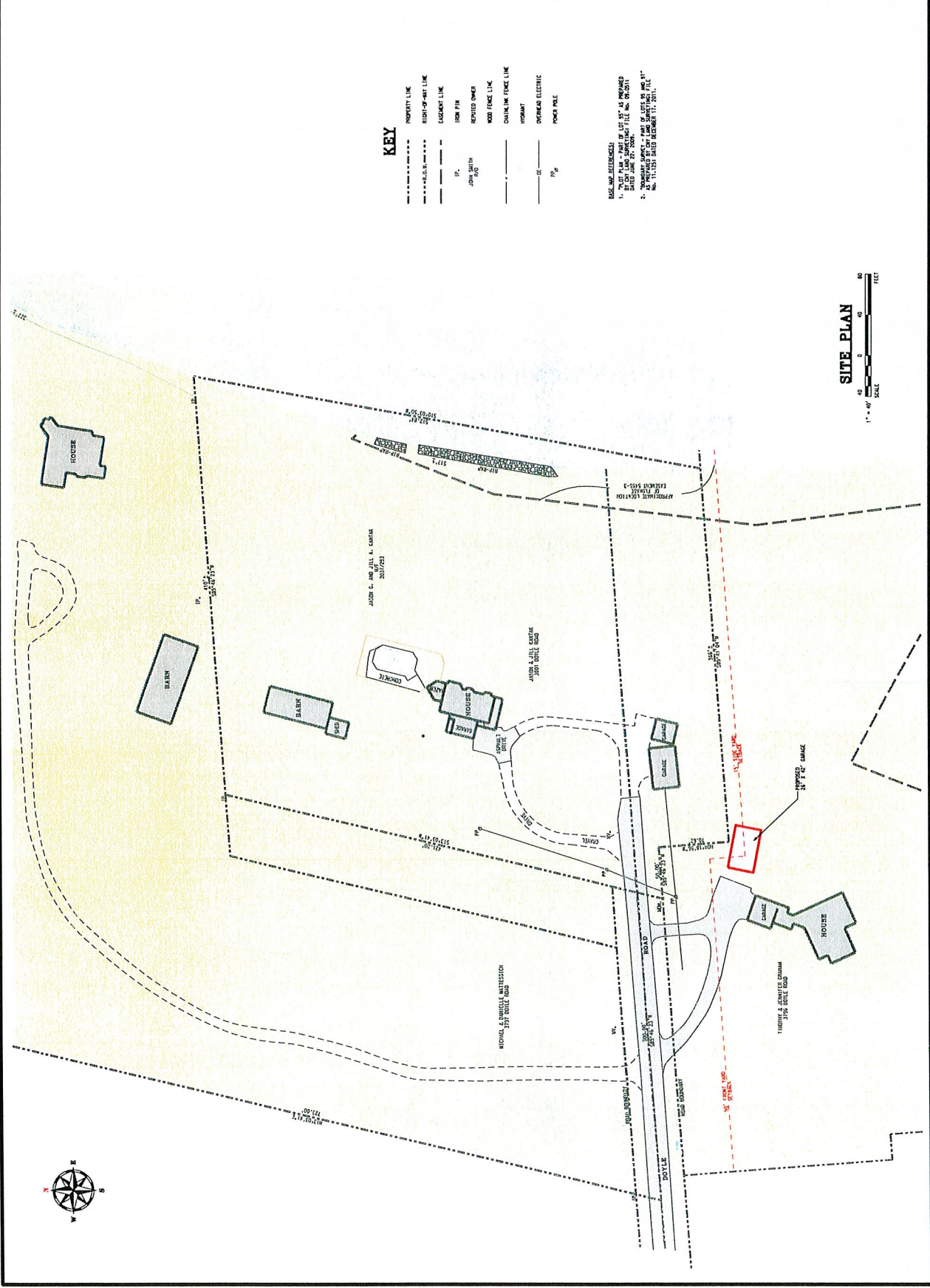


 Notary Public



 Applicant/Representative Signature

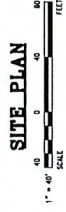
 Owner/Representative Signature



KEY

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- IRON PIN
- REPAIRED OWNER
- WOOD FENCE LINE
- CHAIN LINK FENCE LINE
- OVERHEAD ELECTRIC
- POWER POLE

BASIC MAP REFERENCES:
 1. TOWN OF LYONSANDER, ONONDAGA COUNTY, NEW YORK
 2. TOWN OF LYONSANDER, ONONDAGA COUNTY, NEW YORK
 3. TOWN OF LYONSANDER, ONONDAGA COUNTY, NEW YORK
 4. TOWN OF LYONSANDER, ONONDAGA COUNTY, NEW YORK
 5. TOWN OF LYONSANDER, ONONDAGA COUNTY, NEW YORK



E RD.

MONUMENT

13'

OVERHEAD WIRES

20' DRAINAGE

50' BUILDING L

383.70

2 STORY
W/F HOUSE
3796

201.8'

GAZEBO

70.62'
SHED

Approximate
Elevation

SHED

DEC WE
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FEDERA
WEST C

