

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, September 8, 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 Christian and Brittany Dorn, appealing a Decision made by the Code Enforcement Officer for property located at 7412 Plainville Road, Memphis, New York, Tax Map No. 036.-03-14.0 to allow the construction of a second single-family residence in accordance with Article XXIII, Section 320-65, Paragraph C(1) and referencing Article II, Section 320-4 Word Usage & Definitions of Accessory Structure, Lot and Principal Structure; Article IX, Section 320-21, Structures & Uses Preamble, Paragraph A(1) Single Family Dwelling of the Lysander Town Ordinance.

Dated: August 20, 2025

Richard Jarvis, Chairman
Lysander Zoning Board of Appeals

Dorn
TOWN OF LYSANDER
ZONING BOARD OF APPEALS

Recommendation to ZBA

APPLICATION

2025-044
Application Number _____

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

TBID- 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
Owner (if different than applicant)
Name _____
Address _____

Municipality Memphis

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 ☐ Principal Structure
☐ Nonresidential ☐ 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 11th 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, 2026

NYS License
H

[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.

PLAINVILLE - JACK'S REEF ROAD
 $L = 172.92'$
 $R = 1703.27'$

SMITH
 2810/177

N 79° 13' 00" W 443.39'

GRAVEL DRIVE

MANHOLE

LANDSCAPE BED

SAT. DISH

VENT

GREENE
 1681/538

1.8 ACRES

SERVICE LINE

S 80° 56' 20" E 390.21'

MIELNICKI
 2676/342

SHED

ONE STORY
 W/F HOUSE
 No. 7412

5.5'

DECK

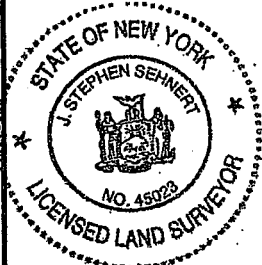
7.5'

WARNING

This copyrighted map may be
 reprinted (redated/updated)
 only by STEPHEN SEHNERT.

SHED

IRON ROD WITH YELLOW CAP
 MARKED "SEHNERT SURVEY"



IRON PIPE

SENECA RIVER

© Copyright 2019. Stephen Sehnert. All Rights Reserved.

Capt. & Steven L. L. Inc.

Filed Map No. _____
 Unauthorized alteration or addition to a survey map bearing a licensed land surveyors' seal is a violation of Section 7209, sub-division 2, of the New York State Education Law.
 Building location surveys do not include placing of property corner stakes.
 Valid only when marked with the land surveyor's original seal and signature.
 Certifications indicated hereon shall run only to those who rely on the map for the specific transaction for which this survey is prepared and to the assignees of the lending institution. Certifications are not transferable for subsequent transactions.
 This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.
 Offsets from property lines measured to foundation walls of buildings unless otherwise indicated.

MAP OF

Homestead Funding Corp. (52000)

PART OF LOT 96
 TOWN OF LYSANDER
 ONONDAGA COUNTY
 NEW YORK

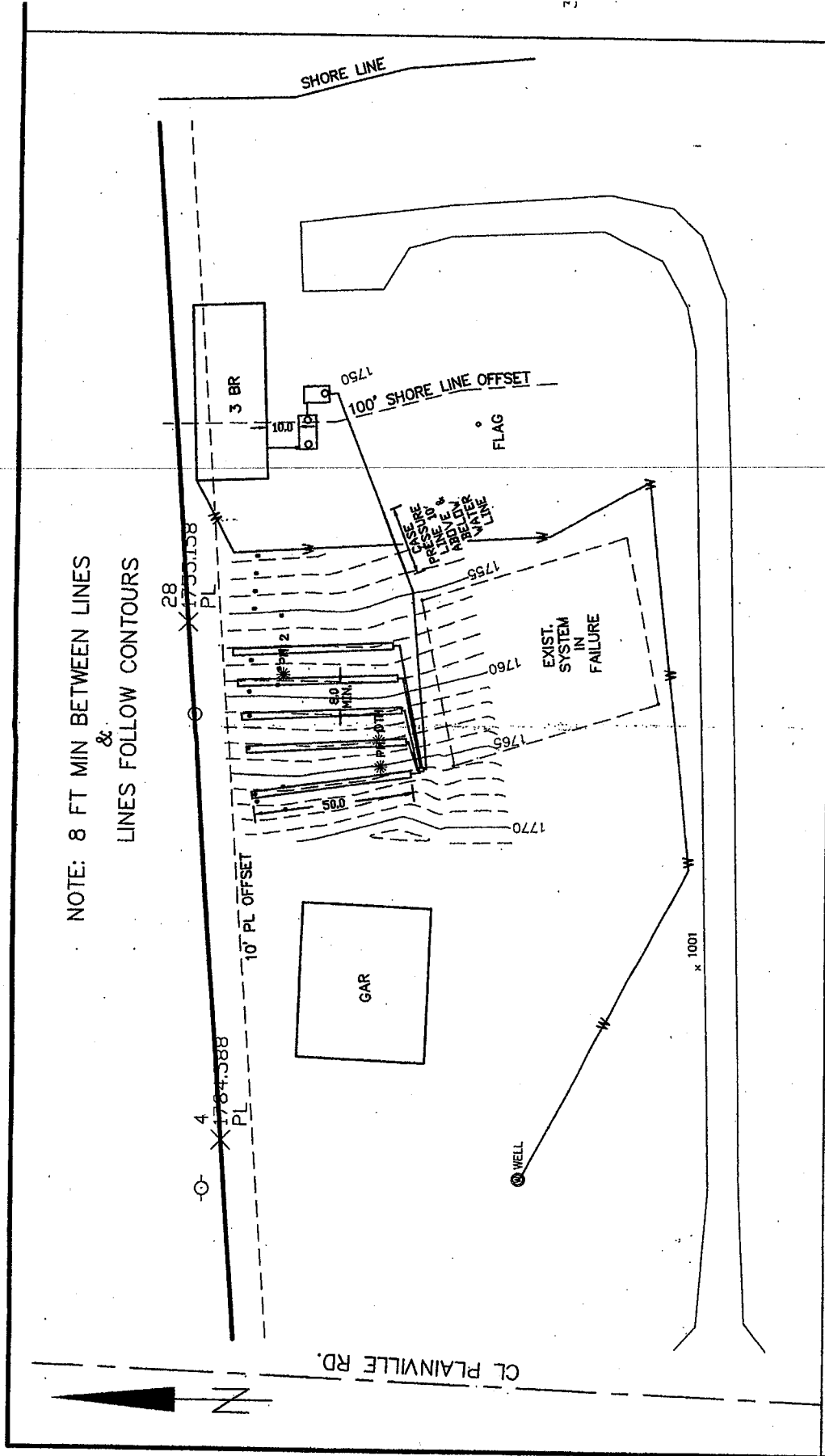
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.

SCALE: 1" = 50'

DATE:
 7-9-2019

APPLIED EARTH TECHNOLOGIES
 WHEN EXPERIENCE MATTERS
 STEPHEN SEHNERT, LAND SURVEYOR
 BALDWINVILLE, NE / YORK

LICENSED LAND SURVEYOR



INFILTRATOR TRENCHES ARE TO BE LEVEL
PER MANUFACTURERS SPECIFICATIONS,

TOP SOIL FOR SETTLING

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, September 8, 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 Garry Schnieder, for an Area Variance for property located at 3120 Gerald Lane, Baldwinsville, New York, Tax Map No. 074-01-13.0 to allow the construction of a Garage, in accordance with Article VI, Section 320-16. Paragraph A(2)(b), Side Yard Setback, of the Lysander Town Ordinance.

Dated: August 20, 2025

Richard J. Jarvis, Chairman
Lysander Zoning Board of Appeals

TOWN OF LYSANDER
ZONING BOARD OF APPEALS

APPLICATION

Application Number 2025-007 Date 7-24-25 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)(b) Side Yard
Setback

**Review by Onondaga County
Planning Board**

☐ Required ☒ Not Required

**Review by Town of Lysander
Planning Board**

☐ Required ☒ Not Required

Applicant

Name GARY L SCHNEIDER SR
Street Number 3120 Gerald Ln Municipality Lysander
State NY Zip Code 13027

Property

Street Number 3120 Gerald Ln Municipality Lysander
State NY Zip Code 13027
Tax Map Number 074-D-130
Owner (if different than applicant)
 Name _____
 Address _____
Zoning District R-20 Overlay Control N/A
Size of Property 100 X 150 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.

would like to have the garage 1'9" off property line, leaving 8' between the house and garage for access to septic tank and clean out, also it allows me to put proper drainage in to keep water out of the basement & also there are two big trees in the back yard that prevents me from moving the structure back

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 8' 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

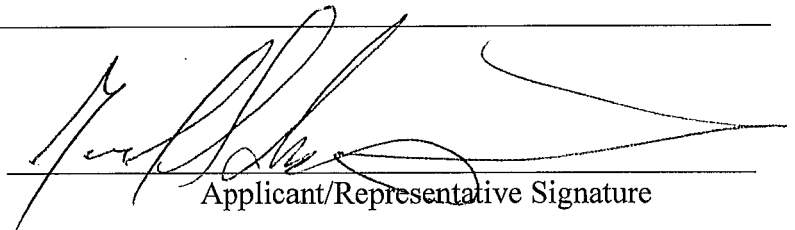
Explain in detail why the proposed action cannot be conducted where a variance would not be required, or where a smaller variance would be required (attach additional pages if necessary).

The size is determined for storage of an RV and vehical storage.

Sworn this 24 day of JULY, 2025


Notary Public

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


Applicant/Representative Signature

Owner/Representative Signature

SIKORA - R/O

GERALD

N. ST. 61' 27' E.

LANE

SOUTH STREET 109.0'

MARKHAM - R/O

SPEACH D.K. W. ROAD LINE 2

100' TO I.R.F.
NU 3070 BELGIUM ROAD, LLC - R/O

REF MADS:
3775
4564

Loach AP #:
(13)
074-01-

(14)

(15)

150.0'

100.0'

150.0'

