

TOWN OF LYSANDER  
ZONING BOARD OF APPEALS  
Monday, October 2, 2023 @ 7:30 p.m.  
8220 Loop Road

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

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

The application of Carmen Ruggio has been withdrawn after an inspection by the Code Enforcement Officer who determined that the setbacks can be met without a variance.

PUBLIC HEARING -- 7:30 p.m.

2. Area Variance—Lot Width Ravas, Chris and Rick  
Case No. 2023—008 Merle, Scott  
8719 Smokey Hollow Road

II. APPROVAL OF MINUTES

Review and approval of the minutes of the September 5, 2023 special Zoning Board of Appeals meetings.

III. ADJOURN

TOWN OF LYSANDER

ZONING BOARD OF APPEALS

APPLICATION

Application Number AP 23-008 Date 7-14-23 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
  - 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

HIGHWAY OVERLAY  
320-62 A(2) D(1)g

Review by Onondaga County  
Planning Board

Required  Not Required

Review by Town of Lysander  
Planning Board

Required  Not Required

Applicant

Name CHRIS & RICK RAYAS  
Street Number 8719 SMOKE HOLLOW Municipality BALDWINSVILLE  
State NY Zip Code 13027

Property

(BALDWINSVILLE - MAIL)  
Street Number 8719 SMOKE HOLLOW RD Municipality LYSANDER  
State NY Zip Code 13027  
Tax Map Number 55-01-04.2  
Owner (if different than applicant)  
Name SAME  
Address \_\_\_\_\_

Zoning District AC Overlay Control HIGHWAY  
Size of Property 2.2 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.

LOT 2 REQUIRES A HIGHWAY OVERLAY OR SOFT THAT IS NOT AVAILABLE. HOWEVER THE LOT MEETS THE AG ZONE WIDTH OR 200 FT.

**Area Variances**

- Residential                      ( ) Principal Structure
- ( ) Nonresidential                      ( ) Accessory Structure

- |  |                               |
|--|-------------------------------|
| ( ) Front Yard Setback                 | ( ) Rear Yard Setback         |
| Required Setback _____ feet            | Required Setback _____ feet   |
| Variance Requested _____ feet          | Variance Requested _____ feet |
| ( ) Individual Side Yard Setback       | ( ) Total Side Yard Setback   |
| Required Setback _____ feet            | Required Setback _____ feet   |
| Variance Requested _____ feet          | Variance Requested _____ feet |
| ( ) Lot Dimensions/Coverage/Floor Area | ( ) Other                     |
| Type <u>LOT WIDTH</u>                  | Type _____                    |
| Requirement <u>250'</u>                | Requirement _____             |
| Variance Requested <u>50'</u>          | 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).

LAND FOR ADDITIONAL WIDTH IS NOT AVAILABLE.

Sworn this 17 day of September, 2023

*[Signature]*

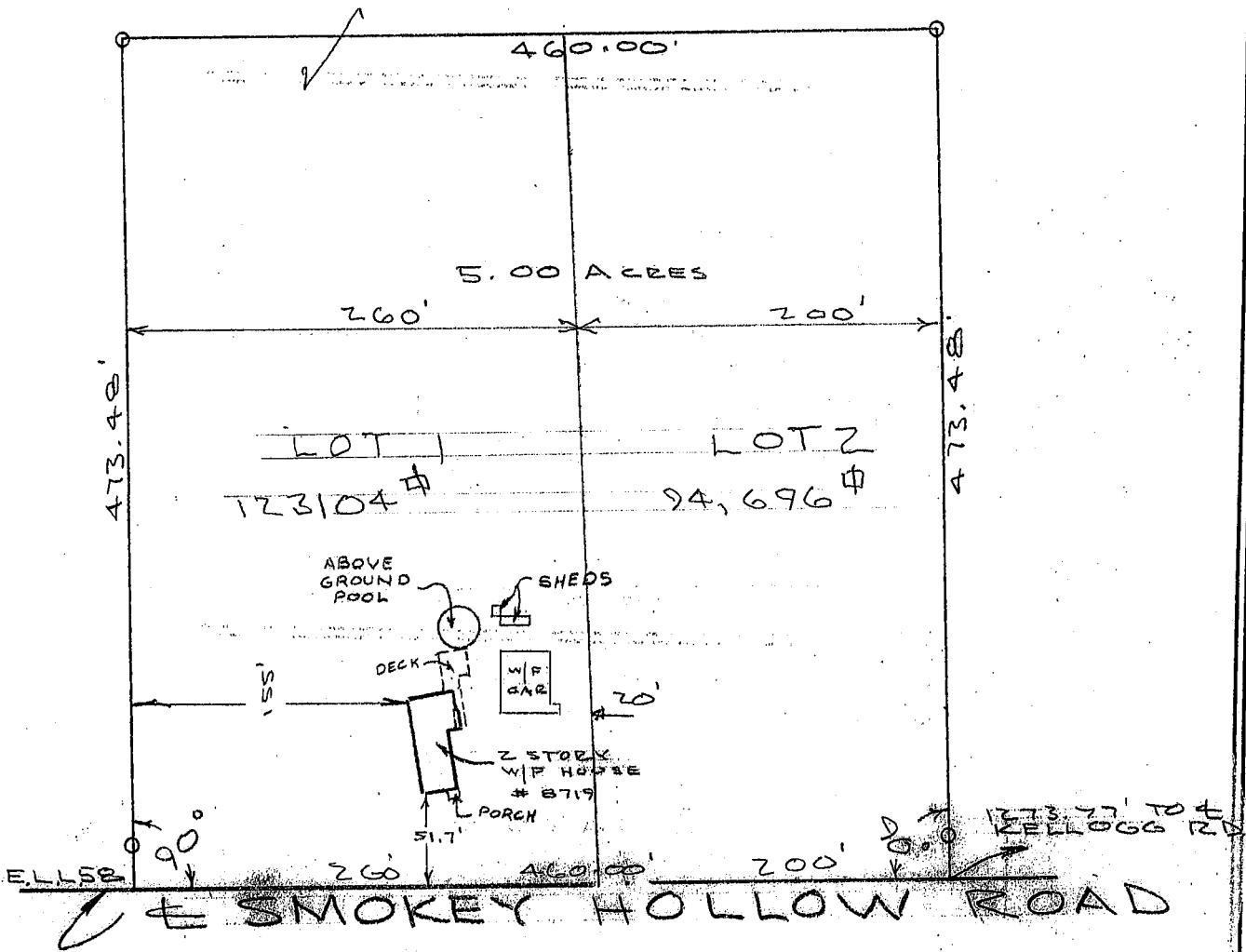
KAREN A. RICE  
Notary Public, State of New York  
Qualified in Onondaga County  
No. 4855987  
Commission Expires May 12, 2024

*[Signature]*

Applicant/Representative Signature



BIGLIARDI  
941/366



0-IRON ROD WITH YELLOW CAP MARKED "SEHNERT SURVEY" 9/85