

**TOWN OF LYSANDER**

**ZONING BOARD OF APPEALS**

**APPLICATION**

Application Number 2016-001 Date September 22, 2016 Fee — 0 —

**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 XIII General Commercial, Section 139-29 (B)(11)

**Review by Onondaga County  
Planning Board**

Required  Not Required

**Review by Town of Lysander  
Planning Board**

Required  Not Required

**Applicant**

Name SDA Sports, LLC  
 Street Number 3947 Merganser Drive Municipality Liverpool  
 State NY Zip Code 13090

**Property**

Street Number 2079 Church Road Municipality Lysander  
 State NY Zip Code 13027  
 Tax Map Number 030.-03-06.1  
 Owner (if different than applicant)  
 Name JC Peaceful Properties, LLC (Judith Church)  
 Address 7808 1st Avenue W, Bradenton, FL 34209-2117

Zoning District General Commercial Overlay Control \_\_\_\_\_  
 Size of Property 28.137 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.

The proposed use is for construction of multi-purpose (soccer & lacrosse) playing fields with associated parking and facilities (concession stand/bathrooms). The short term plan is for construction of natural turf fields and the long term plan is for the construction of one or more artificial turf fields. We believe this use is within the uses permitted by special permit under Article XIII General Commercial District, Section 139-29 (B)(11). The facility will be used primarily by the owner for training of its soccer teams.

**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 \_\_\_\_\_ feet
- Lot Dimensions/Coverage/Floor Area  
Type \_\_\_\_\_  
Requirement \_\_\_\_\_  
Variance Requested \_\_\_\_\_

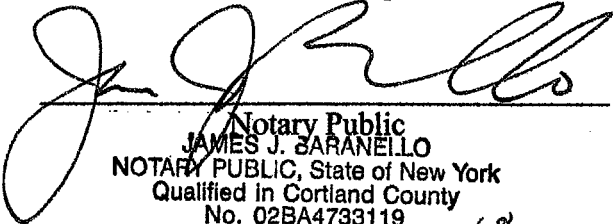
- Rear Yard Setback  
Required Setback \_\_\_\_\_ feet  
Variance Requested \_\_\_\_\_ feet
- Total Side Yard Setback  
Required Setback \_\_\_\_\_ feet  
Variance Requested \_\_\_\_\_ feet
- Other  
Type \_\_\_\_\_  
Requirement \_\_\_\_\_  
Variance Requested \_\_\_\_\_

**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).

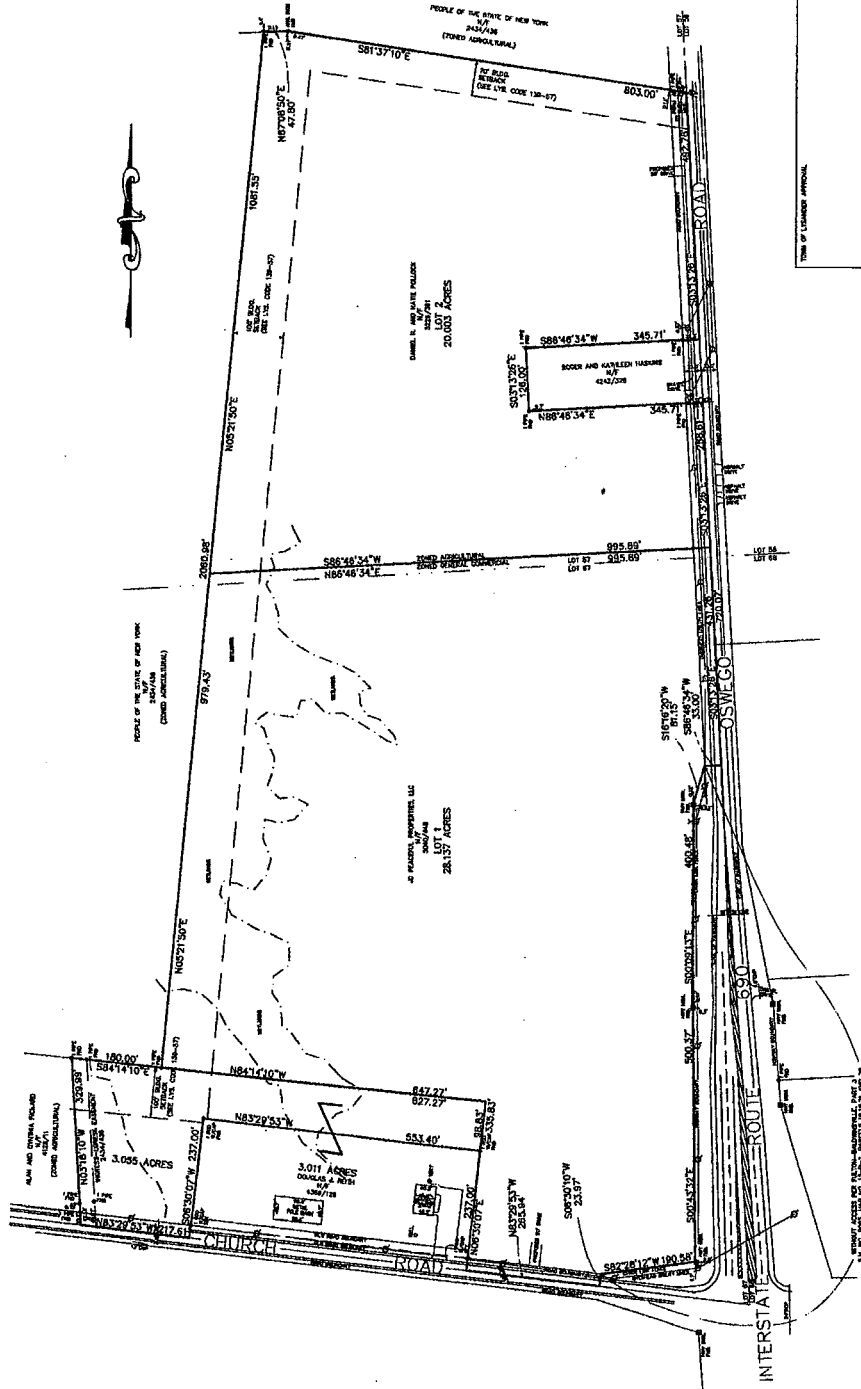
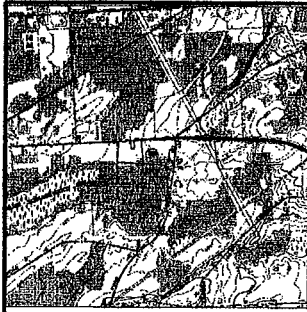
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Sworn this 22<sup>nd</sup> day of September, 20 16

  
\_\_\_\_\_  
Notary Public  
JAMES J. BARANEILLO  
NOTARY PUBLIC, State of New York  
Qualified in Cortland County  
No. 02BA4733119  
Commission Expires Sept. 30, 20 18

SDA Sports, LLC  
  
\_\_\_\_\_  
Applicant/Representative Signature

\_\_\_\_\_  
Owner/Representative Signature



NOTES:  
 1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE  
 PROVISIONS OF THE SURVEYING AND MAPPING LAW OF THE STATE OF NEW YORK.  
 2. THE BOUNDARIES SHOWN ON THIS PLAN ARE THE RESULT OF A FIELD SURVEY  
 MADE BY THE SURVEYOR ON THE DATE INDICATED ON THE PLAN.  
 3. THE DISTANCES AND BEARINGS SHOWN ON THIS PLAN ARE THE RESULT OF  
 THE FIELD SURVEY AND ARE SUBJECT TO THE USUAL ACCURACY OF SUCH SURVEYS.  
 4. THE AREAS SHOWN ON THIS PLAN ARE THE RESULT OF A CALCULATION  
 MADE BY THE SURVEYOR FROM THE FIELD DATA AND ARE SUBJECT TO THE  
 USUAL ACCURACY OF SUCH CALCULATIONS.  
 5. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY INTERESTS IN THE  
 PROPERTY SURVEYED AND HAS NOT BEEN REQUIRED TO INVESTIGATE THE SAME.  
 6. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES ON THE  
 PROPERTY SURVEYED AND HAS NOT BEEN REQUIRED TO INVESTIGATE THE SAME.  
 7. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY RIGHTS OF WAY OR  
 EASEMENTS ON THE PROPERTY SURVEYED AND HAS NOT BEEN REQUIRED TO  
 INVESTIGATE THE SAME.  
 8. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER MATTERS  
 WHICH MAY AFFECT THE SURVEY AND HAS NOT BEEN REQUIRED TO INVESTIGATE  
 THE SAME.

ONONDAGA COUNTY SURVEYOR GENERAL APPROVAL

DRAWING TITLE <b>FINAL PLAT</b> <b>JC PEACEFUL PROPERTIES</b> <b>SUBDIVISION AMENDED</b>	FILE NO. 15,108
	SCALE 1" = 100'
DATE 05/20/03	DRAWN BY D.J. BETH
PART OF LOTS 57 AND 67 TOWN OF LYSANDER COUNTY OF ONONDAGA STATE OF NEW YORK	COUNTY LAND SURVEYING 2075 CHURCH ROAD BALDWINVILLE, NEW YORK 13027 (315) 638-4874
THE SURVEYOR HAS NOT BEEN ADVISED OF ANY INTERESTS IN THE PROPERTY SURVEYED AND HAS NOT BEEN REQUIRED TO INVESTIGATE THE SAME.	APPROVED BY D.J. BETH SURVEYOR