

TOWN OF LYSANDER
ZONING BOARD OF APPEALS
Monday, January 9, 2023 @ 7:30 p.m.
8220 Loop Road

A special meeting of the Town of Lysander Zoning Board of Appeals was held Monday, January 9, 2023 at 7:30 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: Richard Jarvis, Chairman; Frank Costanzo; Frank O'Donnell; Ed Baker and Robert Sweet

OTHERS PRESENT: Greg Holbrook; Jodi Supernault; William Supernault and Karen Rice, Clerk

The meeting was called to order at 7:30 p.m.

I. PUBLIC HEARING -- 7:30 p.m.

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| 1. Area Variance—Side Yard
Case No. 2023—001 | Supernault, William
7206 Farnham Road |
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The Public Hearing opened at 7:30 p.m.

Richard Jarvis, Chairman, reviewed the application of William Supernault for a Side Yard Setback Area Variance for property located at 7206 Farnham Road, Memphis, New York, Tax Map No. 037-01-023.0, that would allow the construction of an attached garage in accordance with Article VI, Section 320-16, Paragraph A(2)(b) of the Lysander Town Ordinance.

William Supernault introduced his wife Jodi Supernault and his contractor, Greg Holbrook stating that they'd like to construct a 14' x 28' attached garage.

Mr. Supernault presented his architectural plans as well as a letter from the neighbor most affected, Kenneth Bowen, 7202 Farnham Road, that will be made part of the public record, in part:

Please accept this letter as my approval to allow Bill and Jodi Supernault of 7206 Farnham Road, Memphis, New York to build a garage between our two properties that is within a foot of our shared property line.

Mr. Supernault continued stating that basically what we've been talking about doing is putting essentially an oversized one car garage, deeper, but only 14' wide. It's a narrow home. The other side of the property is the septic system, leach field, etc... There is no attic, we have no storage whatsoever, so what we're looking to do is gain that space where we can house a car in the winter months for my wife to park in; we can also house pellets for our heating fuel, dog food...the things people put in their garage is what we're looking to do. Obviously the side yard setback is too close and that's why were here and what we're looking to do.

Mr. Jarvis stated that it appears you are requesting a four (4) foot variance. The distances on the amended plan shows approximately 6' from the property line and asked if the applicant if he's comfortable with that distance.

Mr. Supernault concurred stating that that's as much as we need to still leave a nice boundary between us. The nicest part between the neighbors is it would be garage to garage with a large space in between the two structures. As far as aesthetics for the neighbor, it's garage to garage.

Mr. Jarvis asked how many people received letters.

Karen Rice, Clerk, stated that she notified property owners within 300', 8 I believe, with no response.

Robert Sweet stated that he had the opportunity to visit the site, had a chance to speak with them and is all set.

Ed Baker questioned what the garage space you have there is for.

Mr. Supernault stated that it's a utility space with a washer and dryer and mudroom.

Frank O'Donnell indicated that he's all set.

Frank Costanzo stated that he looked at the property and associated survey and the four foot variance...your home is skewered to the left.

Mr. Supernault concurred stating that it's not quite in the middle; and I believe the lot, all of the lots on that side, all seem to shift one way.

Mr. Costanza continued stating that in calculating the figures there's 21.7' at the rear and 20.02 at the front.

Mr. Supernault concurred stating a 4' variance is sufficient.

There being nothing further the Public Hearing closed at 7:36 p.m.

FINDINGS:

An undesirable change in the neighborhood will not occur.

The requested area variance is not substantial.

The proposed area variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;

Reasonable alternatives do not reasonably exist without impacting the applicant and/or the surrounding community.

There is not opposition from the community.

Motion by Baker to accept the Findings, Second by Costanzo

RESOLUTION #1 -- Motion by Jarvis, Second by Sweet

RESOLVED, that the Zoning Board of Appeals grant to property located at 7206 Farnham Road, Memphis, New York, a Four (4) foot Side Yard Setback Variance, to allow the construction of an attached garage, pursuant to the application and survey provided, and pursuant to with Article VI, Section 320-16, Paragraph A(2)(b) of the Lysander Town Ordinance.

5 Ayes -- 0 Noes

The Supernault's thanked the Board for their time.

II. APPROVAL OF MINUTES

Review and approval of the minutes of the November 7, 2022 special Zoning Board of Appeals meeting.

RESOLUTION #2 -- Motion by O'Donnell, Second by Costanzo

RESOLVED, that the minutes of the November 7, 2022 special Zoning Board of Appeals meeting be approved as submitted.

5 Ayes -- 0 Noes

III. ADJOURN

RESOLUTION #3 -- Motion by Costanzo, Second by Baker

RESOLVED, that the January 9, 2023 Town of Lysander special Zoning Board of Appeals meeting adjourn at 7:38 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk