

**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, November 7, 2016 at 7:30 p.m. at the Town of Lysander Town Offices, Large Group Room, 8220 Loop Road, Baldwinsville, New York, for the purpose of considering the following:

The application of Nicholas Melnick, for an Area Variance for property located at 603 West Genesee Road, Plainville, New York, Tax Map No. 034.-01-12.1 to allow the subdivision of an undersized residential lot, in accordance with Article IX, Section 139-22, Paragraph A(1), Minimum Lot Size of the Lysander Town Ordinance.

Dated: October 25, 2016

**L. Micha Ordway, Chairman
Lysander Zoning Board of Appeals**

TOWN OF LYSANDER
ZONING BOARD OF APPEALS

APPLICATION

Application Number 206-002 Date 9-15-14 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 IX Section 133-22, Paragraph
A(1) minimum lot size

**Review by Onondaga County
Planning Board**

Required Not Required

**Review by Town of Lysander
Planning Board**

Required Not Required

Applicant

Name NICHOLAS S. MELWIK
Street Number 53 W. RT 7 Municipality Lysander
State NY Zip Code 13074

Owner (if different than applicant)

Name _____
Street Number _____ Municipality _____
State _____ Zip Code _____
Signature _____

Property

Street Number 603 W. GENESEE RD Municipality Lysander
State NY Zip Code 13137
Tax Map Number 034-01-12.1
Zoning District LYSANDER A.P. Overlay Control Highway
Size of Property 115.39 ACRES acres
Existing Structures/Uses Conforming Nonconforming

Need and Description

For temporary permits, explain why a permit is needed. For special use permits and area variances, describe the project and 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.

FARM LAND IS BEING SOLD TO CURRENT RENTER WITHOUT RESIDENCE
APPLYING FOR SUBDIVISION FOR HOUSE & OUTBUILDING AND LAWN,
UNDER 50,000 SQ'

Area Variances

- Residential () Principal Structure () Shoreline 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 Lot Type _____
- Requirement 80,000 \$ Requirement _____
- * Variance Requested _____ Variance Requested _____

Alternatives

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

STATE APPROPRIATED LAND IS NOT MAINTAINED BY STATE, LAWN
IS MOWED BY TENANTS TO CONCRETE - WITH THIS IN ADDITION
TO THE 73,330.7 SQ' IT TOTALS 82,994.2 SQ' - WHICH IS MORE
TILAN REQUIRED. AS THE MAP SHOWS - MUCH OF THE FARM LAND
HAD TO BE TAKEN TO ACHIEVE THE AMOUNTS AND ADDITIONAL WOULD
NOT BE NECESSARY IF STATE APPROPRIATED WAS CONSIDERED.

Sworn this 21st day of Oct., 2014

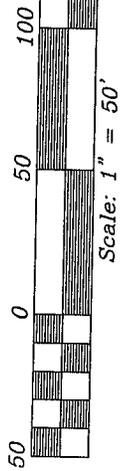
[Signature]
 Notary Public

[Signature]
 Applicant Signature

KAREN A. RICE
 Notary Public, State of New York
 Qualified in Onondaga County
 No. 4855987
 Commission Expires May 12, 2018

* Applicant has 80,000 \$ w/ road
 appropriate 73,330.7 w/out

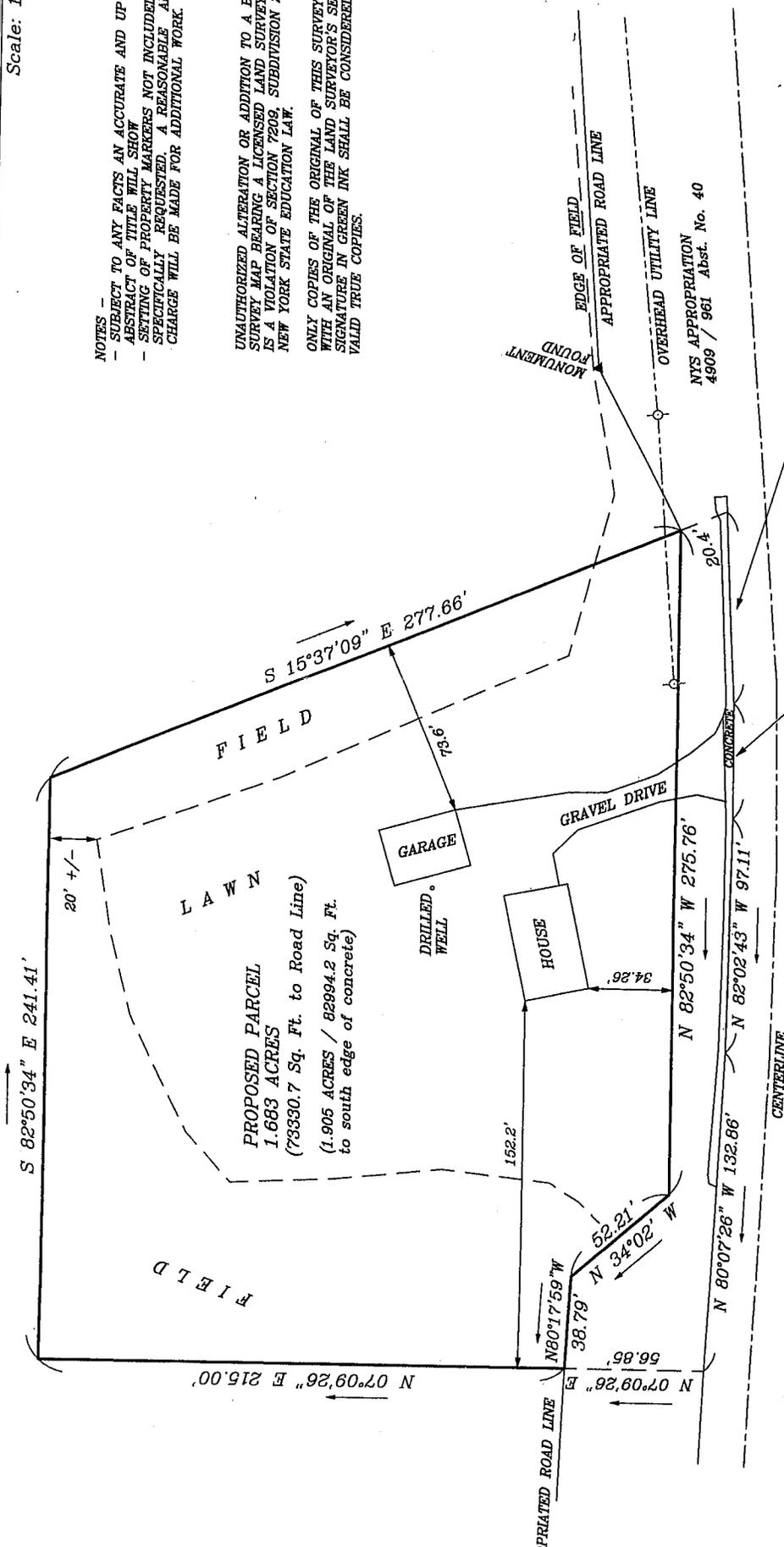
N / F
 NICHOLAS S. MELNICK
 4503 / 193 Abst. No. 39



NOTES -
 - SUBJECT TO ANY FACTS AN ACCURATE AND UP TO DATE
 - ABSTRACT OF TITLE WILL SHOW
 - SETTING OF PROPERTY MARKERS NOT INCLUDED UNLESS
 SPECIFICALLY REQUESTED. A REASONABLE ADDITIONAL
 CHARGE WILL BE MADE FOR ADDITIONAL WORK.

UNAUTHORIZED ALTERATION OR ADDITION TO A BOUNDARY
 SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL
 IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE
 NEW YORK STATE EDUCATION LAW.

ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MARKED
 WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL AND
 SIGNATURE IN GREEN INK SHALL BE CONSIDERED TO BE
 VALID TRUE COPIES.



WEST GENESEE ROAD

MAP OF -
 SUBDIVISION OF LANDS OF M...
 PART OF LOT 72 IN T...
 TOWN OF LYSANDER
 ONONDAGA COUNTY, NEW YORK

RUSSELL L. GETMAN
 LICENSED LAND SURVEYOR
 1324 COUNTY ROUTE 7
 OSTWEGO, NEW YORK 13126
 OFFICE (315) 564-0790
 FAX (315) 564-7112

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS
 MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY
 SHOWN HEREON, COMPLETED AUG. 15 20 16

OSWEGO, NY OCT. 7 20 16
 LICENSED LAND SURVEYOR
 I. S. No. 49298

