

TOWN OF LYSANDER  
ZONING BOARD OF APPEALS  
Monday, October 4, 2021 at 7:30 p.m.

I. PUBLIC HEARING—7:30 p.m.

1. Area Variance  
Case No. 2021—004

Lawrence, Margaret  
7916 Hicks Road

II OTHER BUSINESS

1. Information Only  
Case No. TBD

Musuraca, Michelle  
9452 Pendergast Road

APPROVAL OF MINUTES

Review and approval of the minutes of August 2, 2021 special Zoning Board of Appeals meeting.

III. ADJOURN

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, October 4, 2021 at 7:30 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 Margaret Lawrence, for an Area Variance for property located at 7916 Hicks Road, Baldwinsville, New York, Tax Map No. 071.-02-01.0 to allow the construction of a garage, in accordance with Article V, Section 320-14, Paragraph A(2) and Article XXI, Section 320-62, Paragraph D(1) of the Lysander Town Ordinance.

Dated: September 21, 2021

Richard Jarvis, Chairman  
Lysander Zoning Board of Appeals

TOWN OF LYSANDER

ZONING BOARD OF APPEALS

APPLICATION

Application Number 2021-024 Date 9-20-21 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 V Section 329-14 Paragraph A(2)  
Article XXI Section 329-163 Paragraph D(1)  
Subparts to be determined!

Review by Onondaga County  
Planning Board

Required  Not Required

Review by Town of Lysander  
Planning Board

Required  Not Required

Applicant

Name MARGARET LAWRENCE  
Street Number 6265 MORNING DOVE Municipality LYSANDER  
State NY Zip Code 13027

Property

Street Number 7916 HICKS RD Municipality LYSANDER  
State NY Zip Code 13027  
Tax Map Number 071-02-01.0

Owner (if different than applicant)

Name \_\_\_\_\_  
Address \_\_\_\_\_

Zoning District R40 Overlay Control \_\_\_\_\_

Size of Property 195x345.67 acres

Existing Structures/Uses  Conforming  Nonconforming

Corner Lot - 2 front yards  
S320-60

**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.

VARIANCE FOR STORAGE FOR VEHICLES - STORAGE OF LAWN EQUIP - RECREATIONAL VEHICLES, ETC. CANNOT BE PUT ANYWHERE ELSE DUE TO TREES ON PROPERTY. LESS OBTRUSIVE BEHIND POOL & ACROSS FROM FIRE DEPT. WORKING WITH COUNTY DOT FOR ACCESS LEACH FIELD IN FRONT YARD & SIDE

**Area Variances**

- Residential
- Nonresidential
- Principal Structure
- Accessory Structure

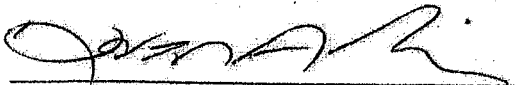
- Front Yard Setback  
Required Setback 100 CL feet  
Variance Requested 53 1/2 feet
- Individual Side Yard Setback  
Required Setback \_\_\_\_\_ feet  
Variance Requested \_\_\_\_\_ feet
- Lot Dimensions/Coverage/Floor Area  
Type \_\_\_\_\_  
Requirement \_\_\_\_\_  
Variance Requested \_\_\_\_\_
- 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**

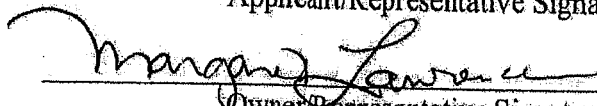
Explain in detail why the proposed action cannot be conducted where a variance would not be required, or where a smaller variance would be required (attach additional pages if necessary).

SEE ABOVE

Sworn this 20 day of September, 20 21

  
\_\_\_\_\_  
Notary Public

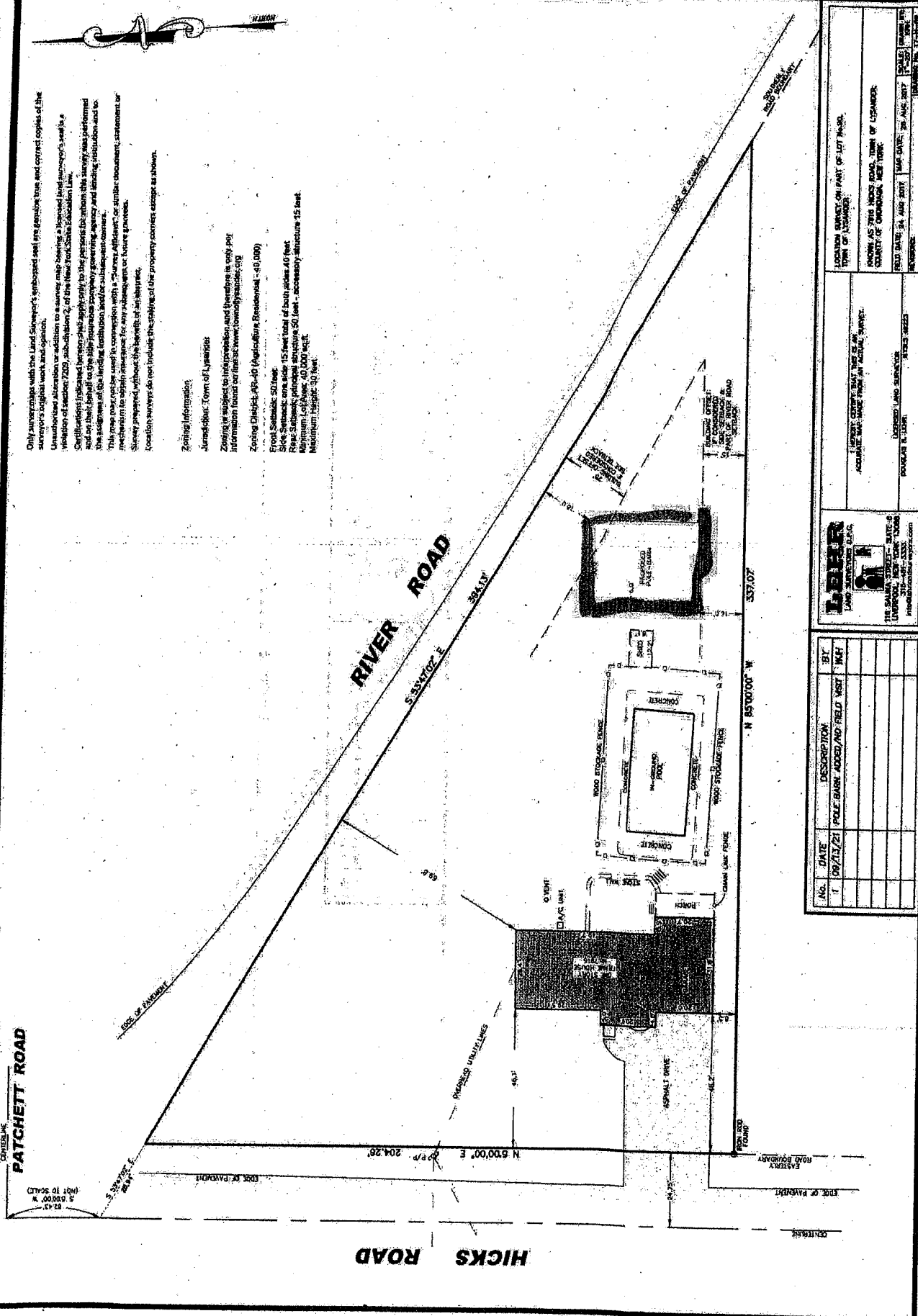
KAREN A. RICE  
Notary Public, State of New York  
Qualified in Onondaga County  
No. 4855987  
Commission Expires May 12, 20 22

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

10-4-2021

Handwritten signature

303-436



Only surveys with the Land Surveyor's embossed seal are genuine, true, and correct copies of the surveyor's original work and opinion.

Unauthorized alteration or addition to a survey may be a violation of section 2209, sub-section 2, of the New York State Education Law.

Certification is subject to the applicability of the provisions of this survey as performed and on their behalf to the applicable regulatory governing agency and funding institution and to the address of the land, institution, or other responsible party.

This map was prepared in accordance with the "Survey, Affidavit, or similar document, statement or mechanism to obtain assurance for any subsequent future grants."

Survey prepared without the benefit of independent location surveys do not include the stability of the property corners except as shown.

**Zoning Information:**  
 Jurisdiction: Town of Ijames  
 Zoning is subject to interpretation and therefore is only for information found on file at [www.townofijames.org](http://www.townofijames.org)  
 Zoning District: AP-10 (Agriculture Residential - 40,000)  
 Front Setback: 50 feet  
 Side Setback: one side 15 feet (one of both sides 40 feet)  
 Rear Setback: principal structure 50 feet - accessory structure 45 feet  
 Minimum Lot Area: 40,000 sq. ft.  
 Maximum Height: 30 feet

NO.	DATE	DESCRIPTION	BY
1	08/13/21	POLE BARN ADDED/NO FIELD VISIT	WAG

**LAND SURVEYOR**  
 THE STATE OF NEW YORK  
 LICENSE NO. 10000  
 315 WEST 105TH STREET  
 BROOKLYN, NY 11219  
 PHONE: 718-778-1111  
 FAX: 718-778-1112  
 WWW.LANDSURVEYORS.NY.GOV

**LOCATED AND SURVEYED**  
 DATE: 08/13/21  
 BY: WAG

**LOCATION SURVEY ON PART OF LOT 1000, TOWN OF IJAMES**  
 SHOWING 7916 HICKS ROAD, TOWN OF IJAMES, COUNTY OF ORANGETH, NEW YORK

**FIELD DATE: 08 AUG 2021 TIME: 09:45 AM 2021**  
 SURVEYOR'S SEAL

7-13-2021

**Karen Rice**

*- Musherca -*

**From:** Tim Coyer <tim.coyer@romanspc.com>  
**Sent:** Monday, August 16, 2021 10:08 AM  
**To:** Karen Rice  
**Cc:** musfm@aol.com  
**Subject:** 9452 PENDERGAST ROAD  
**Attachments:** 9452 PENDERGAST ROAD.pdf

Hi Karen,

I was just speaking with Michelle about her property at 9452 Pendergast Road.

She is looking at trying to do a simple subdivision with her property where she subdivides off the house on the river side and keeps the garage on a separate parcel on the road side.

I told her she should stop in and talk with you first. I "believe" this would need some variances to even be considered but figured a conversation with you might help.

The house has an existing right of way/driveway that they use for access.

I believe Michelle will be calling and said something about trying to meet Wednesday.

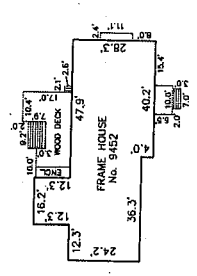
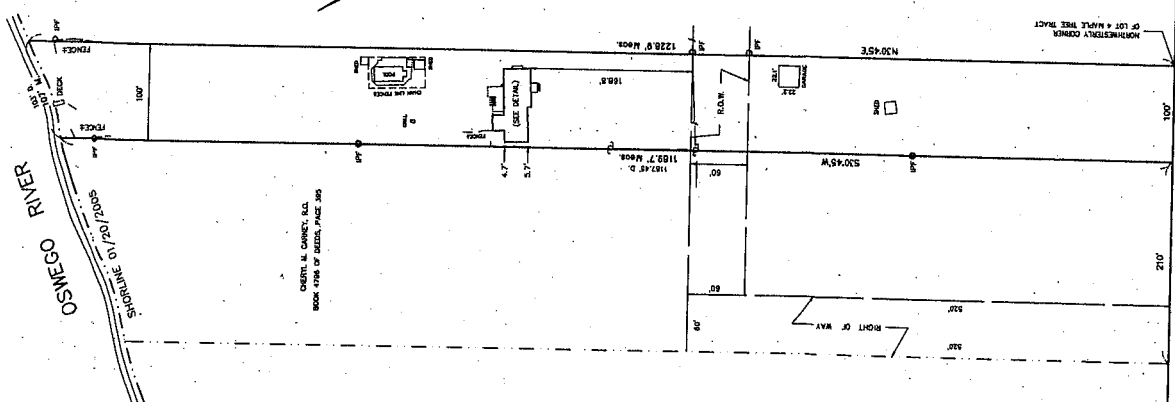
Please give me a call if you have any questions or concerns.

Thank you!

Vty,

Tim Coyer, L.S.  
lanuzi & Romans Land Surveying, P.C.  
5251 Witz Drive  
North Syracuse, NY. 13212  
Phone (315)457-7200 Ext. 107  
Fax(315)457-9251  
Email: [tim.coyer@romanspc.com](mailto:tim.coyer@romanspc.com)  
Website: [www.romanspc.com](http://www.romanspc.com)

4457B  
Pendergast  
- Mural -



DETAIL  
SCALE: 1" = 20'

PART OF FARM LOT No. 42 TOWN OF LYSANDER ONDUNGA COUNTY, NEW YORK	
LICENSED LAND SURVEYORS	DATE JANUARY 23, 2005
IANUZZI & ROMANS, P.C.	SCALE: 1" = 60'
LANSING, N. Y. 12085 CITY, ONYONDGA	
FILE NO. 2005-248	SHEET NO.
PLAT NO. 1135	

THE UNDERSIGNED HEREBY CERTIFIES  
THAT THE FOREGOING IS A TRUE AND CORRECT COPY  
FROM AN ORIGINAL SURVEY.

A.T.C. Licensed Land Surveyor

PENDERGAST ROAD

Taxer/Planning Section