

**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 5, 2020 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 Christopher and Melissa Staats, for a Side Yard and Total Side Yard Setback Variance for property located at 9500 Pendergast Road, Phoenix, New York, to allow the construction of an addition to an existing attached garage in accordance with Article V, Section 320-14, Paragraph A(2)(b) of the Lysander Town Ordinance.

Dated: September 9, 2020

Richard Jarvis, Chairman
Lysander Zoning Board of Appeals

TOWN OF LYSANDER
ZONING BOARD OF APPEALS

APPLICATION

Application Number 2020-004 **Date** September 8, 2020 **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 320-14, Paragraph
A(2)(b) [1] and [2]

**Review by Onondaga County
Planning Board**

Required Not Required

**Review by Town of Lysander
Planning Board**

Required Not Required

Applicant

Name Christopher and Melissa Staats
Street Number 5868 Pontiac Lane Municipality Brewerton
State NY Zip Code 13029

Property

Street Number 5900 Pendergast Road Municipality Phoenix
State NY Zip Code 13135
Tax Map Number 313689-020-000-0001-034-000-0000

Owner (if different than applicant)

Name _____
Address _____

Zoning District _____ Overlay Control _____

Size of Property .82 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.

On our about October 16, 2020, we will close on the sale of our new home located at 9500 Pendergast Road, Phoenix, NY 13135. We would like to expand our new primary residence to include a second garage. This expansion would require us to build close to the side yard of the property line. We have included a copy of the survey to this application with a designation of the placement next to the dwelling. The approximate size of the garage addition would be 12 feet wide and 22 feet deep. We are including a letter from our neighbor, William Carvell, located to the east of the home identified as "Lot 3" on the survey in which he is giving us permission to He has included his contact information should you need to reach out to the him.

Area Variances

- Residential
- Nonresidential
- Principal Structure
- Accessory Structure

- Front Yard Setback
Required Setback _____ feet
Variance Requested _____ feet
- Individual Side Yard Setback
Required Setback 15 feet
Variance Requested 8 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 40 feet
Variance Requested TBD feet
- Other
Type _____
Requirement _____
Variance Requested _____

* Front Yard Setback not req. 100' from the c/k of the highway road or that of adjoining houses

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).

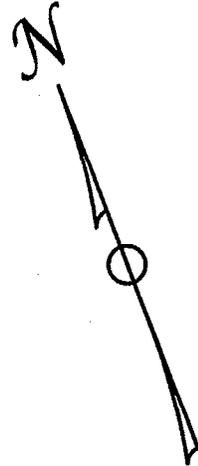
Unfortunately, the property is too narrow to place the garage elsewhere on the property. We believe that we cannot build behind the dwelling as part of that area is a leach field for the septic system.

Sworn this 8 day of Sept., 2020

Linda E House
Notary Public

Melissa C. Gaab
Applicant/Representative Signature
Melissa C. Gaab
Owner/Representative Signature

NO ABSTRACT PROVIDED AT TIME OF SURVEY.
SUBJECT TO EASEMENTS, ROWS, RESTRICTIONS
& EXCEPTIONS OF RECORD WHICH AN UPDATED
ABSTRACT WOULD SHOW.

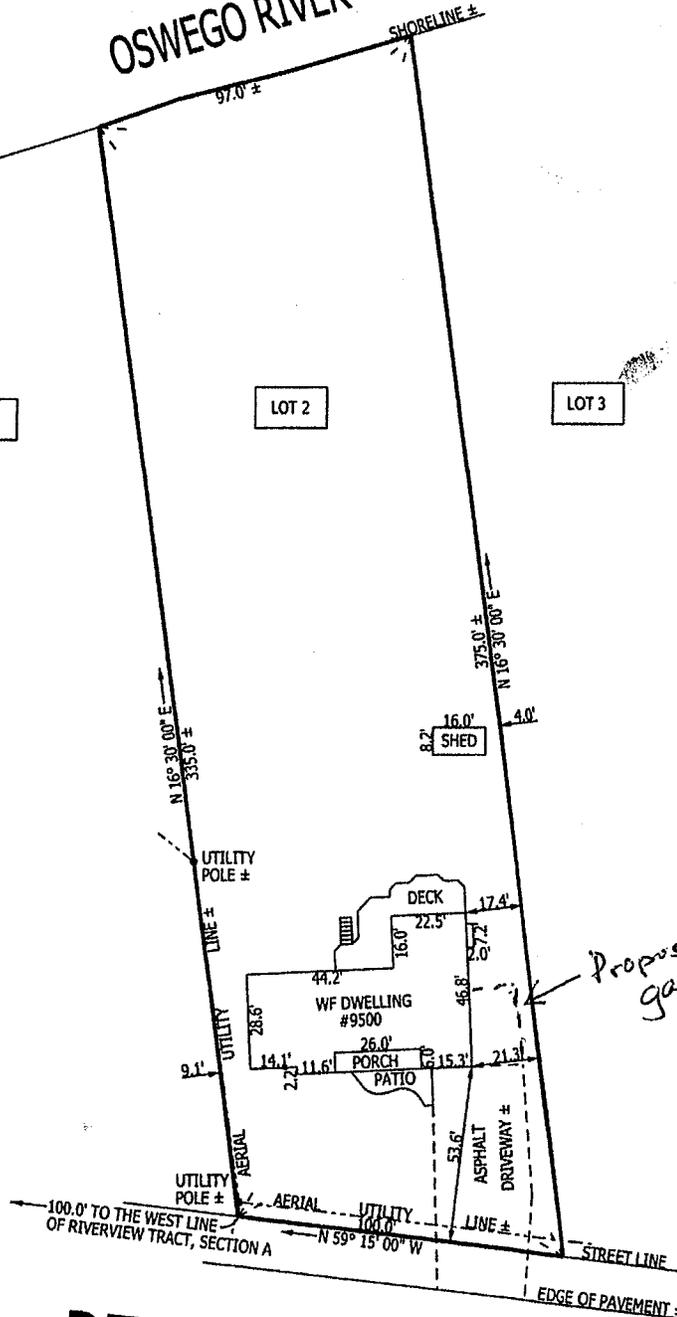


OSWEGO RIVER

LOT 1

LOT 2

LOT 3



PENDERGAST ROAD

September 7, 2020

To Whom It May Concern,

We have reviewed plans for the new owners of 9500 Pendergast Road to build an addition of a garage to their home. We realize this improvement requires the homeowners, Christopher and Melissa Staats, to build closer to the property line than what is traditionally acceptable.

As homeowners who live next door and share the property line, we are agreeable to this update.

Sincerely, 

315-695-4021

315 641 9250 9/7/20