

*Jarvis*

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, August 3, 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 Ron Wood and Jean Giuseppetti for a Variance to the Non-Conforming Structure Regulation, for property located at 7495 Gordon Road, Baldwinsville, New York, to allow increasing the size of a Legal Non-conforming Structure to allow the construction of a second story on their residence in accordance with Article XX, Section 320-55, Paragraph BA(2)(b) of the Lysander Town Ordinance.

Dated: July 15, 2020

Richard Jarvis, Chairman  
Lysander Zoning Board of Appeals

**TOWN OF LYSANDER**  
**ZONING BOARD OF APPEALS**

**APPLICATION**

Application Number 2020-002 Date 7-10-20 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 Variance - Non-Conforming Structure

**Applicable Sections of the Zoning Ordinance**

Article 14 Section 320-55 Paragraph B (Increasing size of legal non-conforming structure staying in same foot print)

Review by Onondaga County  
Planning Board

Required  Not Required

Review by Town of Lysander  
Planning Board

Required  Not Required

**Applicant**

Name Ron Wood + Jean Giuseppe  
Street Number 7495 Gordon Rd Municipality Lysander  
State NY Zip Code 13027

**Property**

Street Number 7495 Gordon Rd Municipality Lysander  
State NY Zip Code 13027  
Tax Map Number \_\_\_\_\_

Owner (if different than applicant)

Name Dennis R Benoit + Ronda L. Battreall  
Address P.O. Box 867 - Gastin Rd  
Baldwinsville, NY 13027

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

Size of Property \_\_\_\_\_ 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.

Putting a upstairs on the house - Converting the Cape into a full upstairs.

**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).

A legal non conforming structure.  
Requires variance to improve

Sworn this 10<sup>th</sup> day of July, 2020

*Karen A. Rice*  
Notary Public

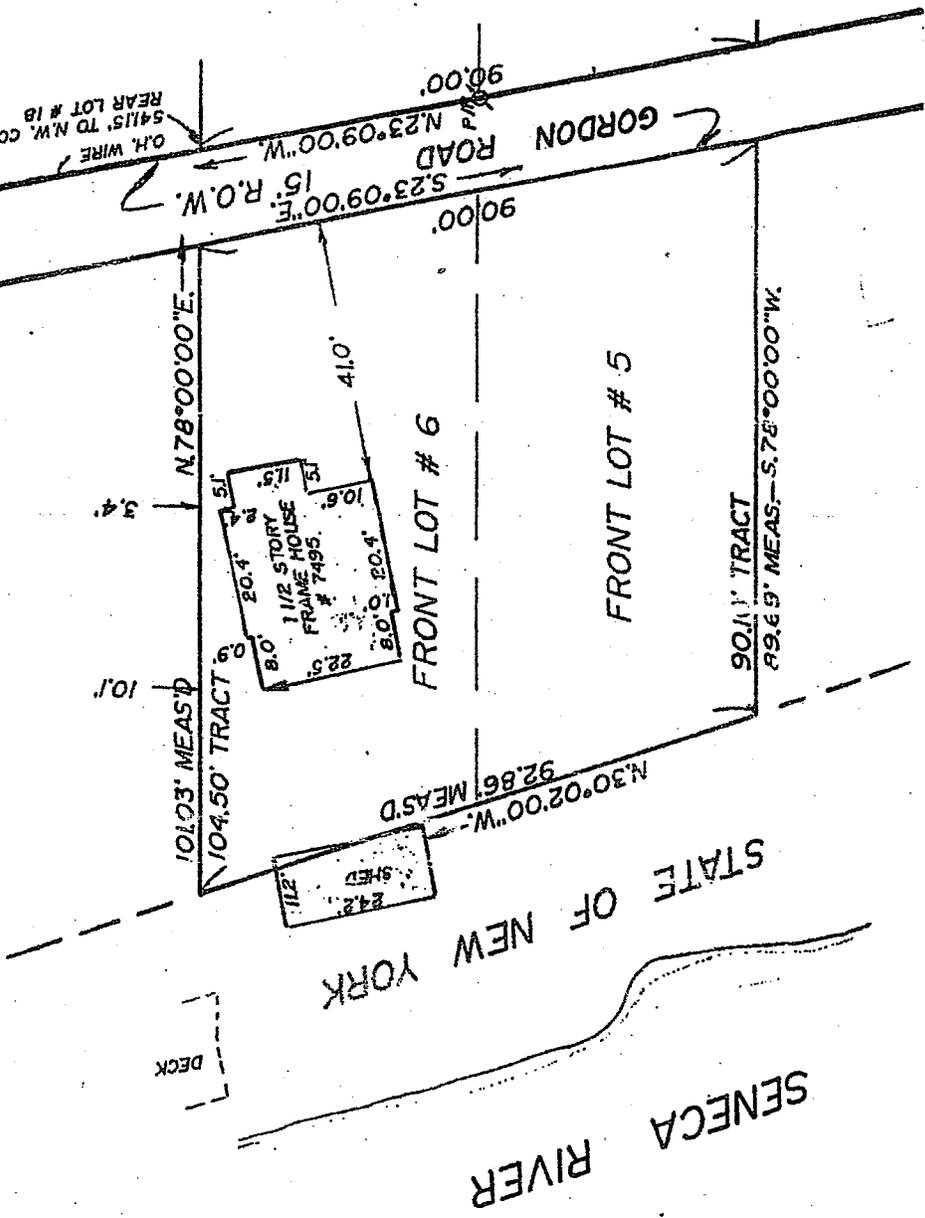
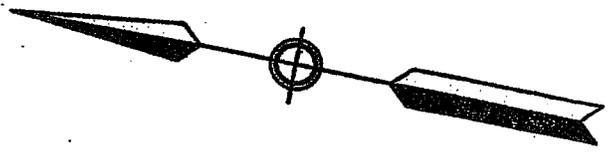
*Robert W. ...*  
Applicant/Representative Signature

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

**KAREN A. RICE**  
Notary Public, State of New York  
Qualified in Onondaga County  
No. 4855987  
Commission Expires May 12, 2022

ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL SURVEY, WITH THE ENGRAVED SEAL, AND SIGNED IN RED INK ARE TRUE AND VALID COPIES.

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



<p><b>LEHR</b> LAND SURVEYORS LIVERPOOL, NEW YORK</p>	<p>DATE: 15 NOV 1993 DRAWING NO. 93-09-85A</p>	
	<p>SCALE: 1" = 30'</p>	<p>DRAWN BY: S.I.L. REVISIONS:</p>
<p>LOCATION SURVEY ON FRONT LOTS #5 &amp; #6 OF A MAP OF LANDS SOLD TO J.A. GORDON BY SIMON REINHARD, FILED JULY 29, 1922. KNOWN AS NO. 7495 GORDON ROAD, TOWN OF LYSANDER, COUNTY OF ONONDAGA, NEW YORK.</p>		
<p>STATE OF NEW YORK</p> <p>SENeca RIVER</p> <p>FRONT LOT # 5</p> <p>FRONT LOT # 6</p> <p>1 1/2 STORY FRAME HOUSE # 7495</p> <p>DECK</p> <p>REAR LOT # 18</p> <p>GORDON ROAD</p>		
<p>AGURRY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.</p> <p><b>DOUGLAS R. LEHR</b> LICENSED LAND SURVEYOR NO. 21505 UNIVERSITY OF THE STATE OF NEW YORK</p>		

063-01-240  
063-01-250

Warranty Deed

None

# 00372

THIS INDENTURE, made the 8<sup>th</sup> day of January 1996

BETWEEN

Dennis R. Benoit and Andrew M. Young, of P.O. Box 867  
Baldwinsville NY 13027  
GRANTOR and

Dennis R. Benoit and Ronda L. Battreall, of P.O. Box 867,  
Baldwinsville NY 13027, as joint tenants  
GRANTEES

Box 867,  
LYSANDER

WITNESSETH, that the Grantors, in consideration of ONE DOLLAR, paid by the Grantees hereby grants and releases unto the Grantees, the heirs or successor and assigns of the Grantees forever,

See schedule A attached.

Subject to easements and restrictions of record. Being the same premises transferred to Grantors by deed dated January 11, 1994 and recorded January 11, 1994 in Book 3899 of Deeds at Page 163 & c in the Onondaga County Clerk's Office.

TOGETHER with the appurtenances and all the estate and rights of the Grantors in and to said premises.

TO HAVE AND TO HOLD the premises here granted unto the Grantees, the heirs or successors and assigns forever, AND the said Grantors covenants as follows:

FIRST: That the Grantors are seized of the said premises in fee simple, and have good title to convey the same;

SECOND: That the Grantees shall quietly enjoy the said premises;

THIRD: That the said premises are free from encumbrances;

FOURTH: That the Grantors will execute or procure any further necessary assurance of the title to said premises;

FIFTH: That the Grantors will forever warrant the title to said premises;

This Deed is subject to the trust provisions of Section 13 of the Lien Law.

*[Signature]* L.S.  
Dennis R. Benoit

*[Signature]* L.S.  
Andrew M. Young

RECEIVED  
\$.....  
REAL ESTATE  
JAN 12 1996  
TRANSFER TAX  
ONONDAGA  
COUNTY

Grantor Benoit to: Timothy F. McMahon  
60 Oswego St.  
Baldwinsville, N.Y. 13027

State of New York  
County of Onondaga ss.:

On the 8<sup>th</sup> day of January 1996, before me personally came Dennis R. Benoit and Andrew M. Young to me known to be the individuals described in, and who executed the foregoing instrument, and acknowledged that they executed the same.

*[Signature]*  
Notary Public

TIMOTHY F. McMAHON  
Notary Public, State of New York  
No. 4811506  
Qualified in Onondaga County  
Commission Expires March 30, 1996

2/28/96

CLERK'S OFFICE

56 JAN 12 PM 12 38

RECEIVED

11900

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lysander, County of Onondaga and State of New York, and being a part of Lot No. 93 in said town and more particularly described as being Front Lot Number Six (6) of the Gordon Tract, according to a map of said tract filed in Onondaga County Clerk's Office on April 6, 1923, being Map 1845 Book 12 and made by W. S. Saxon, Civil Engineer.

ALSO, ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lysander, Onondaga, County, State of New York, described as follows: Being front Lot No. Five (5) as laid out on a map of a parcel of land sold to J. A. Gordon by Simon Reinhard, as subdivided into lots by said J. A. Gordon and being part of Great Lot No. 93, in said Town, County and State aforesaid, as surveyed and mapped by W. S. Saxon, Civil Engineer on a map dated July 29, 1922 and filed in Onondaga County Clerk's Office by said Gordon.

Together with right of way in center of said lot as shown on said map, which is 15 ft. in width, for the purpose of ingress and egress to said lot from the center, in common with all the other owners of lots mentioned and described on said map, and also together with the use of the roadway or right of way from said right of way hereinbefore mentioned and on the south side of the premises so bought by the said Gordon of Said Reinhard to the public highway, said second right of way to be used in common with all other owners of said lots as shown on said map and also together with the right to water from the well heretofore driven by James A. Gordon in common with the other owners and occupants of said lots as shown on said map which well is located on said first mentioned right of way.

12 Dec. Recorded on the 12<sup>th</sup> day of January 1924 at 12:38 P.M. in Book 4053 Page 26 and examined

M. Ann Ciarpelli

Acting COUNTY CLERK  
ONONDAGA COUNTY CLERKS OFFICE

1257

To Whom it MAY CONCERN

We do not have a problem  
with RON Wood AT 7495 Gordon  
Rd getting A VARIENCE to  
Add ON

LLOYD & LAURA CALKINS  
7497 GORDON RD  
B-ville NY  
Laura Calkins 3027  
/ Lloyd Calkins Sr.

7/8/20

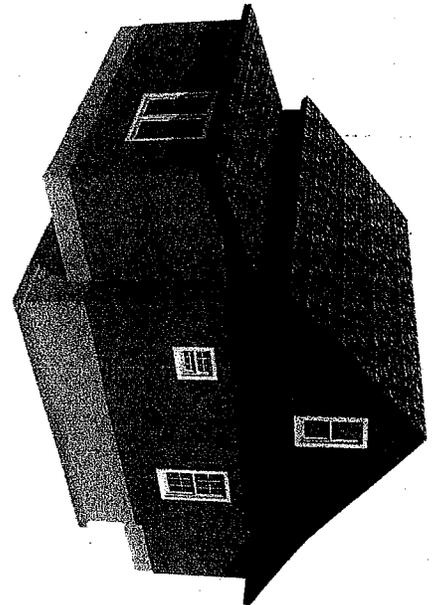
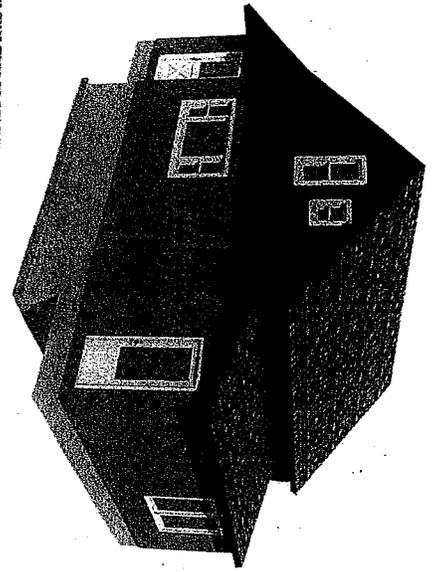
To Whom it may concern:

Matt & Kristin Gilbert live at 7490 Gordon Rd  
Baldwinsville. We do not have any issue  
with 7495 Gordon Rd building, renovating,  
expanding their property.

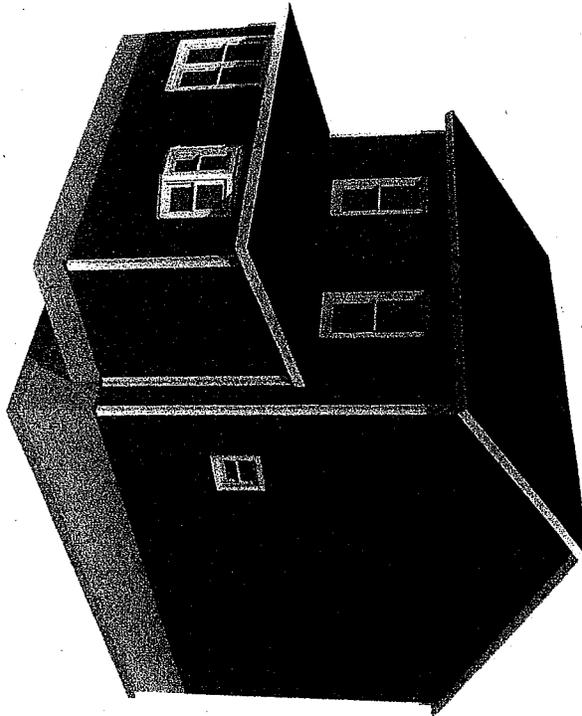
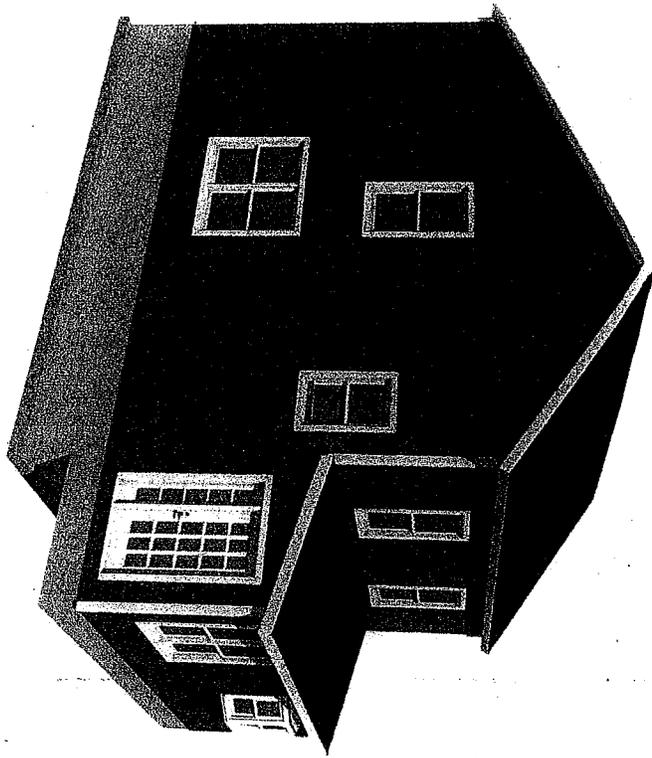
 315 120 8342  
Kristin Gilbert 315 569 2590

MATT.GILBERT42@GMAIL.COM EMAIL

FRONT EXISTING PERSPECTIVE VIEW  
N.T.S.



FRONT PROPOSED PERSPECTIVE VIEW  
N.T.S.



NOTE: DIMENSIONS FROM PLANNING ZONING BOARD APPROVAL AND REVIEW ONLY. FINAL ARCHITECTURAL EXHIBITS TO BE PROVIDED FOR BOARD OF HEALTH REVIEW. EXISTING FOUNDATION SETTING BELOW GRADE NOT SHOWN FOR CLARITY. ALL DIMENSIONS ARE APPROXIMATE.



Drawing Title

A-2

As Noted  
02/25/2020  
A.D.

**GIUSEPPE WOOD RESIDENCE**  
7495 GORDON RD  
BALDWINVILLE, NY  
ONONDAGA COUNTY  
TAX ID: xxx.xx-x-xx.xxx

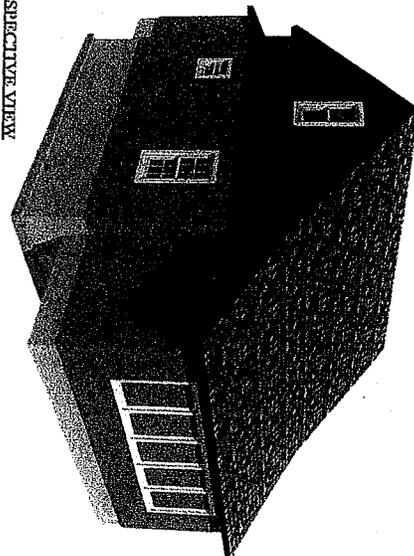
No.	Revisions/Submissions	Date
A	ISSUE FOR REVIEW	02/14/20

**NSE**  
NORTHSHORE ENGINEERING  
& DESIGN SERVICES

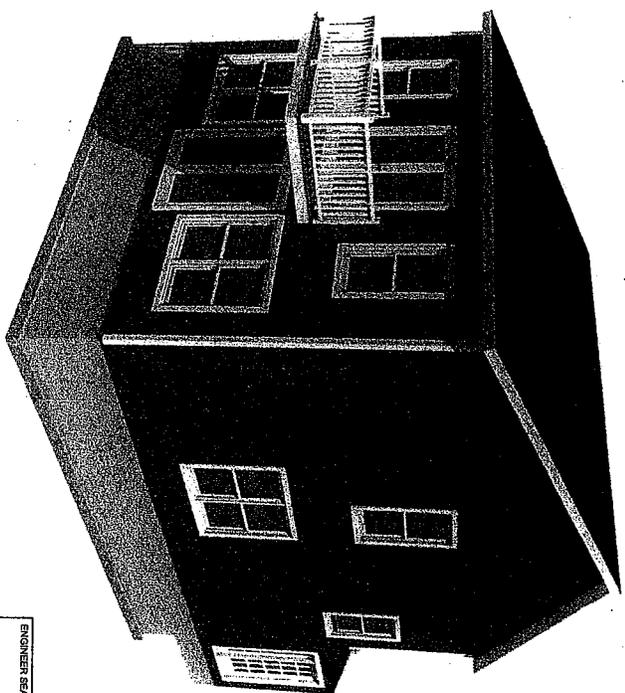
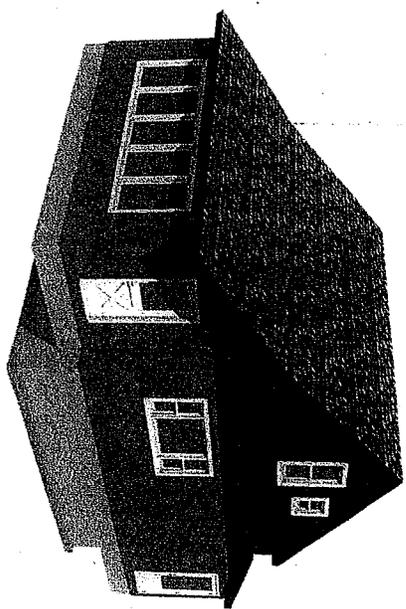
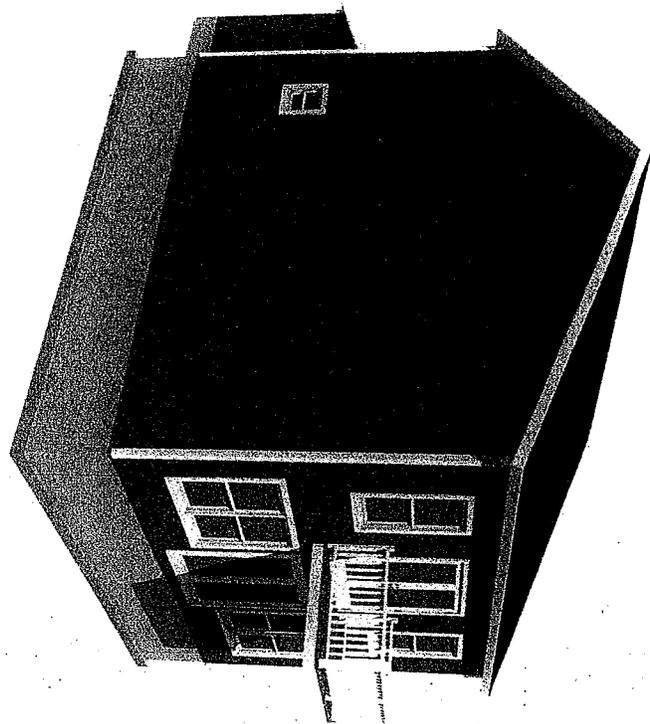
Signature

**ADAM J. DORN - ENGINEER**  
281 GRANNIS ROAD  
CONSTANTIA, NY 13044  
(315) 525-3806  
ADAMJDORN@GMAIL.COM

REAR EXISTING PERSPECTIVE VIEW  
N.T.S.



REAR PROPOSED PERSPECTIVE VIEW  
N.T.S.



NOTE: ALL DIMENSIONS FOR THE ANNOTATED DRAWING TO BE APPROVED AND REVIEWED ONLY. FINAL ARCHITECTURAL EXHIBITS TO BE PROVIDED FOR BUILDING PERMIT USE ONLY. EXISTING ORIENTATION SHOWN BELOW. GARAGE NOT SHOWN FOR CLARITY. ALL DIMENSIONS ARE APPROXIMATE.

ENGINEER'S SEAL  
Drawing Title

A-3  
06/26/20  
As Needed

GIUSEPPE L. WOOD RESIDENCE  
7495 GORDON RD  
BALDWINVILLE, NY  
ONONDAGA COUNTY  
TAX ID: xxx.xx-x-xx.xxx

No.	Revisions/Submissions	Date
A	ISSUE FOR REVIEW	06/14/20

**NSE**  
NORTHSHORE ENGINEERING  
& DESIGN SERVICES

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CONSTANTIA, NY 13044  
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**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, August 3, 2020 at 7:45 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 Barbara Hisel, for a Side Yard Setback Variance for property located at 3150 Steven Drive, Baldwinsville, New York, to allow the construction of a car port in accordance with Article VI, Section 320-16, Paragraph A(2)(b) of the Lysander Town Ordinance.

Dated: July 15, 2020

Richard Jarvis, Chairman  
Lysander Zoning Board of Appeals

**TOWN OF LYSANDER**  
**ZONING BOARD OF APPEALS**

**APPLICATION**

Application Number # 2020-03 Date 7-13-20 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 VI Section 320-14 Paragraph  
A(2)(b) Side Yard Setback

**Review by Onondaga County  
Planning Board**

Required  Not Required

**Review by Town of Lysander  
Planning Board**

Required  Not Required

**Applicant**

Name: BARBARA J. HISIEL  
Street Number 3150 STEVEN DRIVE Municipality BALDWINSVILLE  
State NY Zip Code 13027

**Property**

Street Number 3150 STEVEN DRIVE Municipality BALDWINSVILLE  
State NY Zip Code 13027

Tax Map Number \_\_\_\_\_

Owner (if different than applicant)

Name \_\_\_\_\_

Address \_\_\_\_\_

Zoning District R-30

Overlay Control N/A

Size of Property 22,000 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.

Construction of covered car port attached to current garage. Existing roof line will be extended 14 feet out to the east of the current structure. Car port will not be enclosed on any sides other than where it is attached to the existing garage. Variance is required for a reduced setback of 7 feet in lieu of required 10 feet.

**Area Variances**

- Residential
- Nonresidential
- Principal Structure
- Accessory Structure

- Front Yard Setback  
Required Setback \_\_\_\_\_ feet  
Variance Requested \_\_\_\_\_ feet
- Individual Side Yard Setback  
Required Setback 10' feet  
Variance Requested 3' 7" 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).

Current placement of car port is the only place on the property that has access to the street and is wide enough to accommodate a vehicle, exit from a parked vehicle and safe exit from the side door of the current garage

Sworn this 13 day of July, 2020

Karen A. Rice  
Notary Public

Subar Nisel  
Applicant/Representative Signature

Owner/Representative Signature

KAREN A. RICE  
Notary Public, State of New York  
Qualified in Onondaga County  
No. 4855987  
Commission Expires May 12, 2022

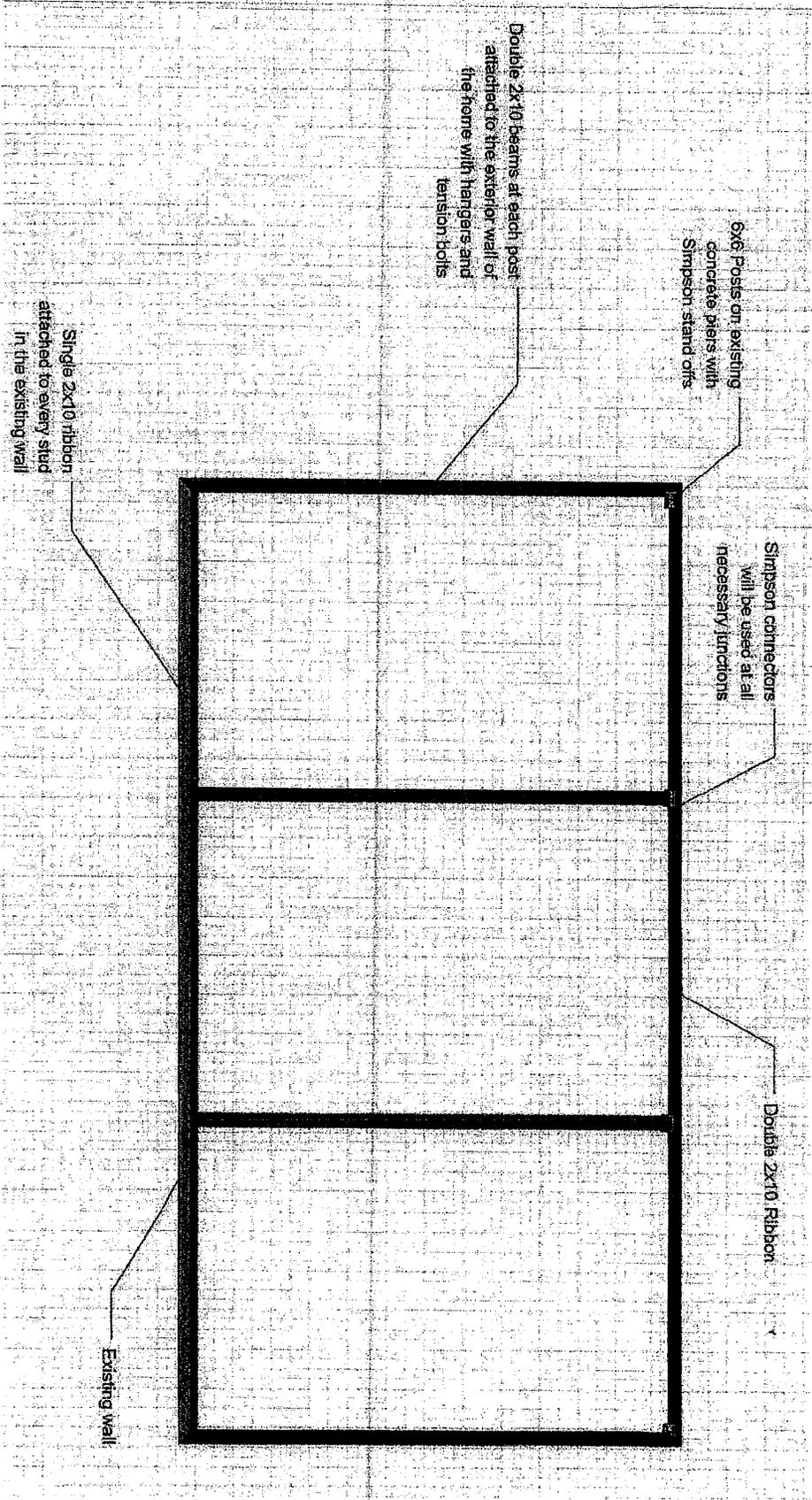




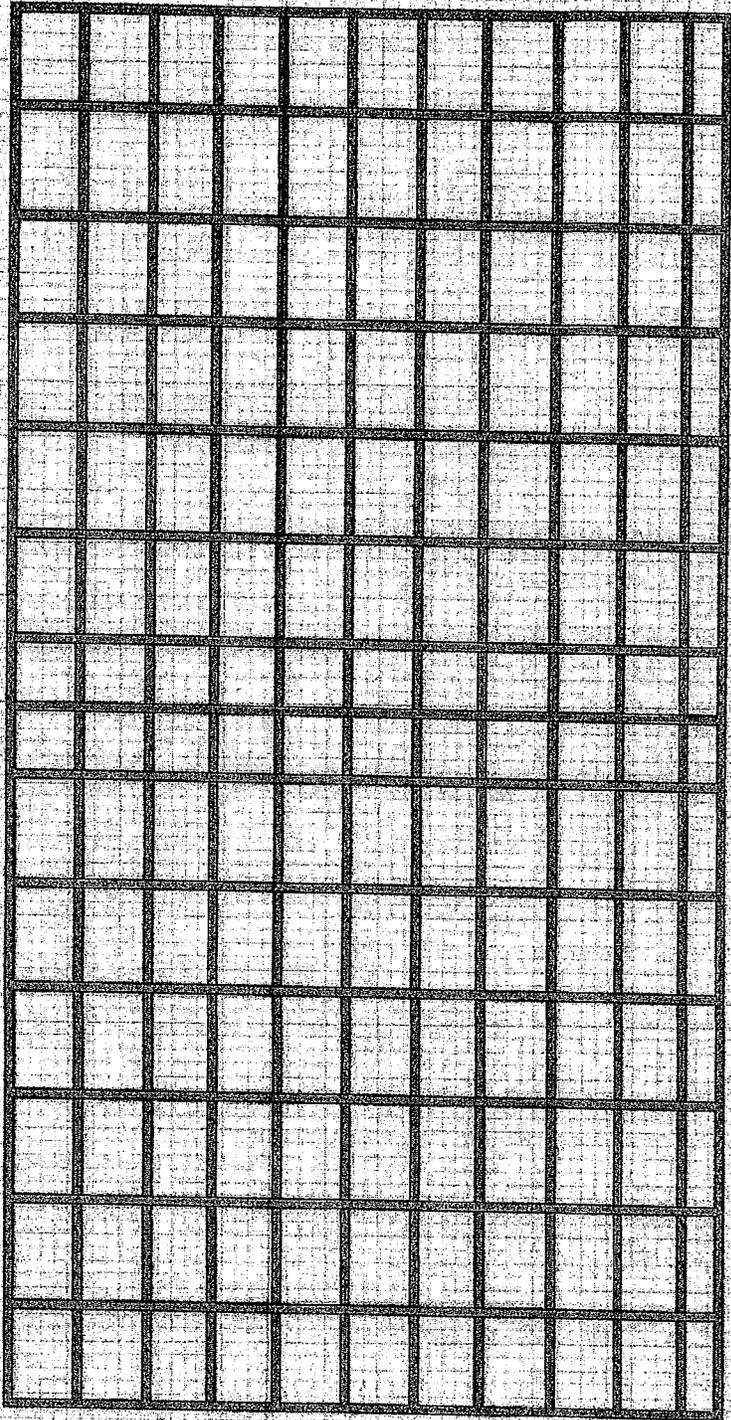
## Materials List

6x6x8 PT  
Simpson PostBase ABA66Z  
2x10x16 PT  
Simpson hangers HUC210-2  
2x8x16 SPF  
2x6x16 SPF  
2x4x10 SPF  
2x4x8 PT  
3" exterior screws  
7" exterior screws (prefer GRK brand if available)  
Simpson Screws SD9112R100  
White fascia cover (aluminum)  
white aluminum nails  
sq ft soffit, solid, aluminum  
soffit, vented  
J channel  
Metal roofing and trim

# Posts and Beams

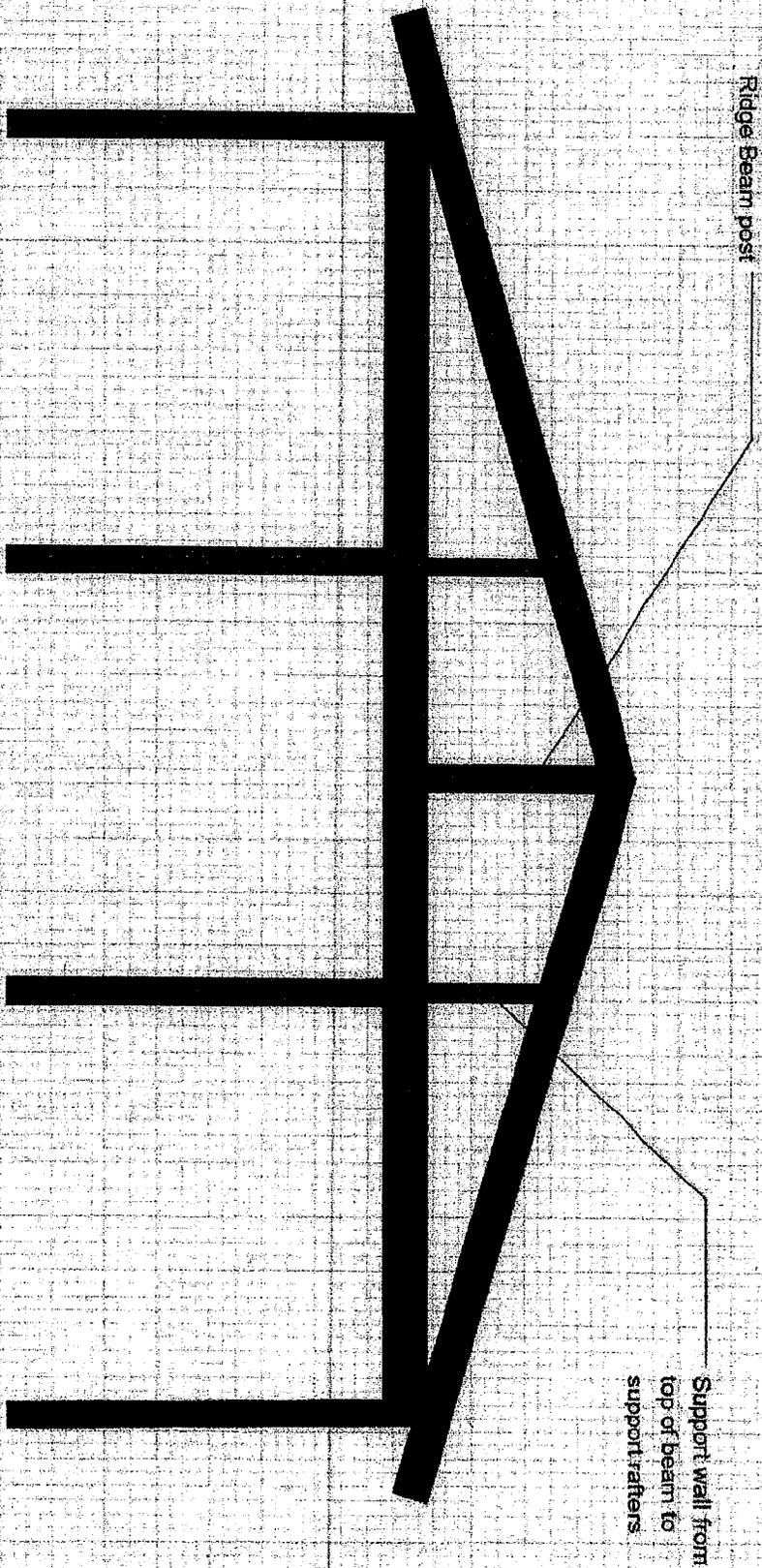


Rafter Plan



Roof Framing  
2x8 16 O.C.  
2x4 purlins 24 O.C.  
for metal roofing

Side View



Town of Lysander

10 July 2020

8220 Loop Road  
Baldwinsville, NY 13027

David and Mary Batchelor  
3152 Steven Drive  
Baldwinsville, NY

Sir/Ma'am,

I am writing in regard to a variance request submitted by my neighbor, Barbara Hisel, who resides at 3150 Steven Drive. She has discussed with us the covering of the parking area beside her garage which will result in a carport type structure on the east side of her property. Our property is directly next to the proposed car port. The carport will be 7 feet from our property line instead of the required 10 feet. We have no concerns regarding the placement of this structure.

David Batchelor



Mary Batchelor

