

TOWN OF LYSANDER  
ZONING BOARD OF APPEALS  
Monday, November 7, 2022  
Conference Room—8220 Loop Road

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

1. Area Variance  
Case No. 2022—005

Sutliff, Sharon, Corbishley, Robert  
7684 Plainville Road

II. APPROVAL OF MINUTES

Review and approval of the minutes of September 19, 2022 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, November 7, 2022 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 Sharon Sutliff for an Area Variance to Dimensional Requirements for property located at 7684 Plainville Road, Memphis, New York, Tax Map No. 043.-02-05.2 to allow the construction of a detached garage in accordance Article IX, Section 320-22, Paragraph A(2) and Article XXI, Section 320-62, Paragraph D(1)(o) and (2)(a) of the Lysander Town Ordinance.

Dated: October 19, 2022

Richard Jarvis, Chairman  
Lysander Zoning Board of Appeals

## EAGLE NEWSPAPERS LEGAL PUBLICATION FORM

Please attach to each legal publication submitted

Publish this notice on Wednesday, October 26, 2022

In the following newspaper: Baldwinsville Messenger

Indicate required number of: Proofs (1)      Posting Slips

Charge publication cost to: Town of Lysander ZBA

Remarks: Area Variance—Sutliff: 7684 Plainville Road

Date: October 19, 2022

Submitted by: Karen Rice, Clerk to Zoning Board of Appeals

TOWN OF LYSANDER

ZONING BOARD OF APPEALS

APPLICATION

Application Number 2023-052 Date Oct 4<sup>th</sup> 2022 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 320-22  
Paragraph A(2) Front Yard Setback and  
Article XXI Section 320-62, Paragraph  
D(1)(a) and Paragraph 2(a)

Review by Onondaga County  
Planning Board

( ) Required ( ) Not Required

Review by Town of Lysander  
Planning Board

( ) Required ( ) Not Required

Applicant

Name Sharon Sutliff and Robert Corbishley  
Street Number 7684 Plainville Rd Municipality Memphis  
State NY Zip Code 13112

Property

Street Number 7684 Plainville Rd Municipality Memphis  
State NY Zip Code 13112  
Tax Map Number 043-02-05.2

Owner (if different than applicant)

Name \_\_\_\_\_

Address \_\_\_\_\_

Zoning District Ag1 Overlay Control Highway  
Size of Property 3.28 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.

We are asking for a Variance for placement of a Pole barn. The required set back is 100 feet. Due to the steep incline of the hill on our property we want to move it 12 feet closer to the road. It would be a great financial burden on us because it would require quite a lot of backfill to make a level base. The other concern is that it would be resting on the diverter for our leach field. We would just like to move it 12 feet forward.

## Area Variances

☒ Residential  
☐ Nonresidential

☐ Principal Structure  
☒ Accessory Structure

☒ Front Yard Setback

Required Setback 100 feet

Variance Requested 81 feet - 11'

☐ 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 \_\_\_\_\_

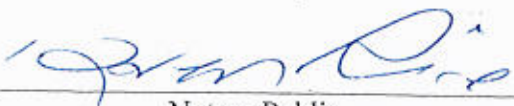
Variance Requested \_\_\_\_\_

## 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).

If we place the proposed Pole barn using the required set back the structure would be half way down the hill. It would require extensive backfill and it would be in our leach field. We have a large side hill to use but it is flat up closer to the road. We are asking for a variance of 12 feet to get the structure off the leach field and on flat land. Both neighbors on either side are fine with the proposed placement of Pole Barn.

Sworn this 4<sup>th</sup> day of Oct, 2022



Notary Public

KAREN A. RICE  
Notary Public, State of New York  
Qualified in Onondaga County  
No. 4855987  
Commission Expires May 12, 2026



Applicant/Representative Signature

Owner/Representative Signature

$N10^{\circ}00'00''W$   
 PLAINVILLE ROAD  
 HWY. BOUNDARY  
 100' BUILDING LINE

DEDICATED TO  
 ONONDAGA CO.  
 FOR HWY. USE

PROPOSED HOUSE

LOT B

AZ

A1

FORBES  
 SUBDIVISION  
 MAP NO. 7501

3.22 ACRES  
 (VACANT)

$246.97'$   
 $N00^{\circ}23'12''W$

LOT C

MAP NO. 7501







Orange marker represents roadside corner of pole barn





Roadside with variance





Marker represents back end of pole barn



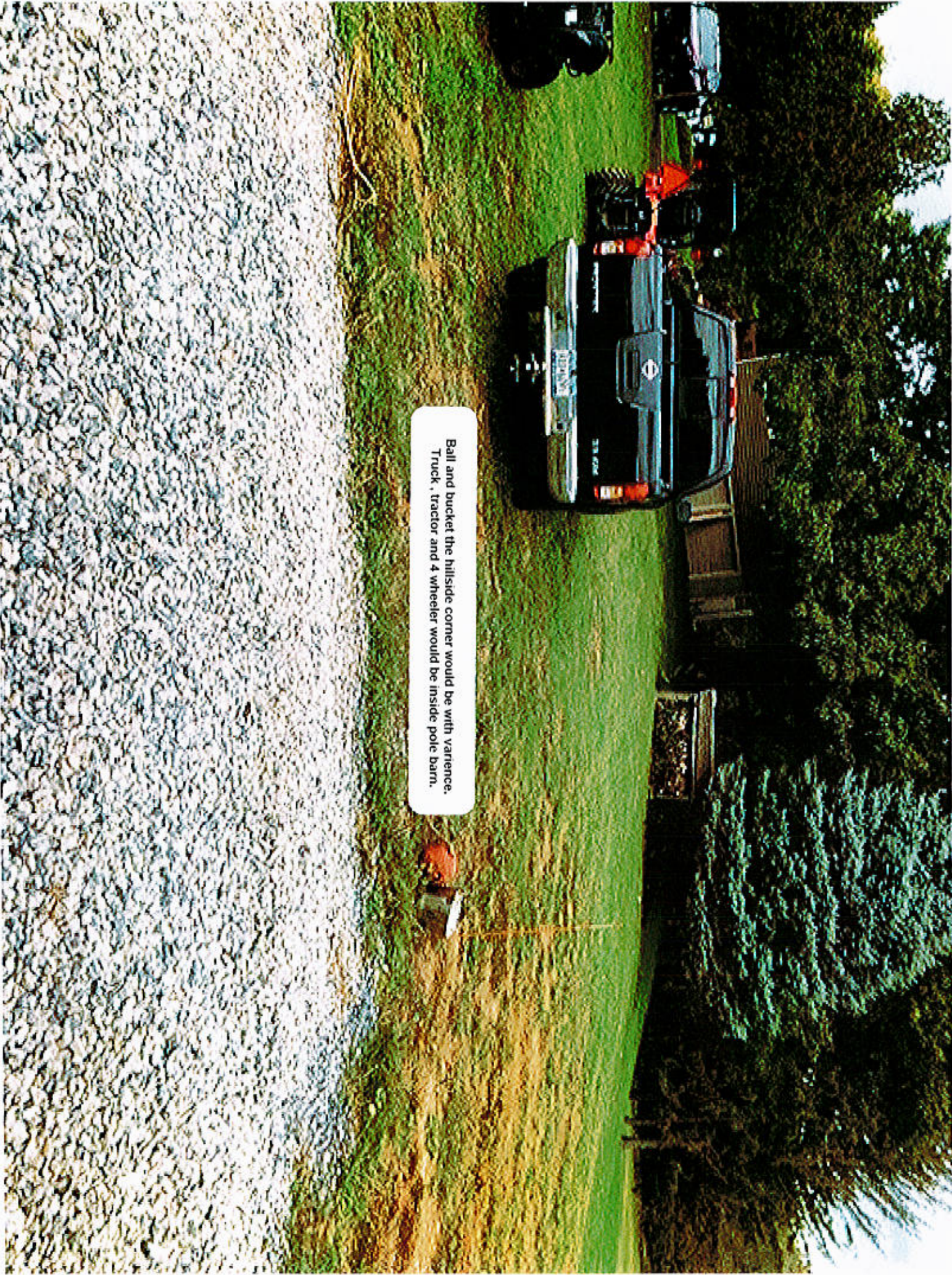






Brick showing where the edge of structure  
on hill without the variance .





Ball and bucket the hillside corner would be with variance.  
Truck , tractor and 4 wheeler would be inside pole barn.





Roadside edge of pole barn with variance.



Roadside corner of structure with the variance

