

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, December 7, 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 Henry Kilcourse, for an Area Variance for property located at 9221 Fenner Road, Phoenix, New York, Tax Map No. 016.-03-05.0 to allow the construction of a garage, in accordance with Article IX, Section 320-22, Paragraph A(2) of the Lysander Town Ordinance.

Dated: November 18, 2020

Richard Jarvis, Chairman
Lysander Zoning Board of Appeals

TOWN OF LYSANDER
ZONING BOARD OF APPEALS

APPLICATION

Application Number 2020-005 Date 10-7-20 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)
(X) Appeal of Decision made by the Code Enforcement Officer
 (X) 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), Side Yard Setback

**Review by Onondaga County
Planning Board**

() Required () Not Required

**Review by Town of Lysander
Planning Board**

() Required () Not Required

Applicant

Name HENRY P KILCOURSE, & DIANA L KILCOURSE
Street Number 9221 FENNER RD, PHOENIX Municipality _____
State NY Zip Code 13135

Property

Street Number 9221 FENNER RD, PHOENIX Municipality _____
State NY Zip Code 13135
Tax Map Number 016-03-050

Owner (if different than applicant)

Name _____
Address _____

Zoning District Agv- Overlay Control N/A

Size of Property 1.2 acres

Existing Structures/Uses (X) 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.

Area Variances

- ☐ Residential ☐ Principal Structure
☐ Nonresidential ☐ Accessory Structure

☐ Front Yard Setback

Required Setback _____ feet

Variance Requested _____ feet

☒ Individual Side Yard Setback

Required Setback 20' feet

Variance Requested 11' 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).

WE NEED A VARIANCE IN ORDER TO BUILD A GARAGE
IN THE FRONT OF THE PAVED DRIVEWAY AND THE MAIN
ENTRANCE OF THE HOUSE

Sworn this 10 day of Oct, 2020

Karen A. Rice
Notary Public

Henry J. Kelly
Applicant/Representative Signature

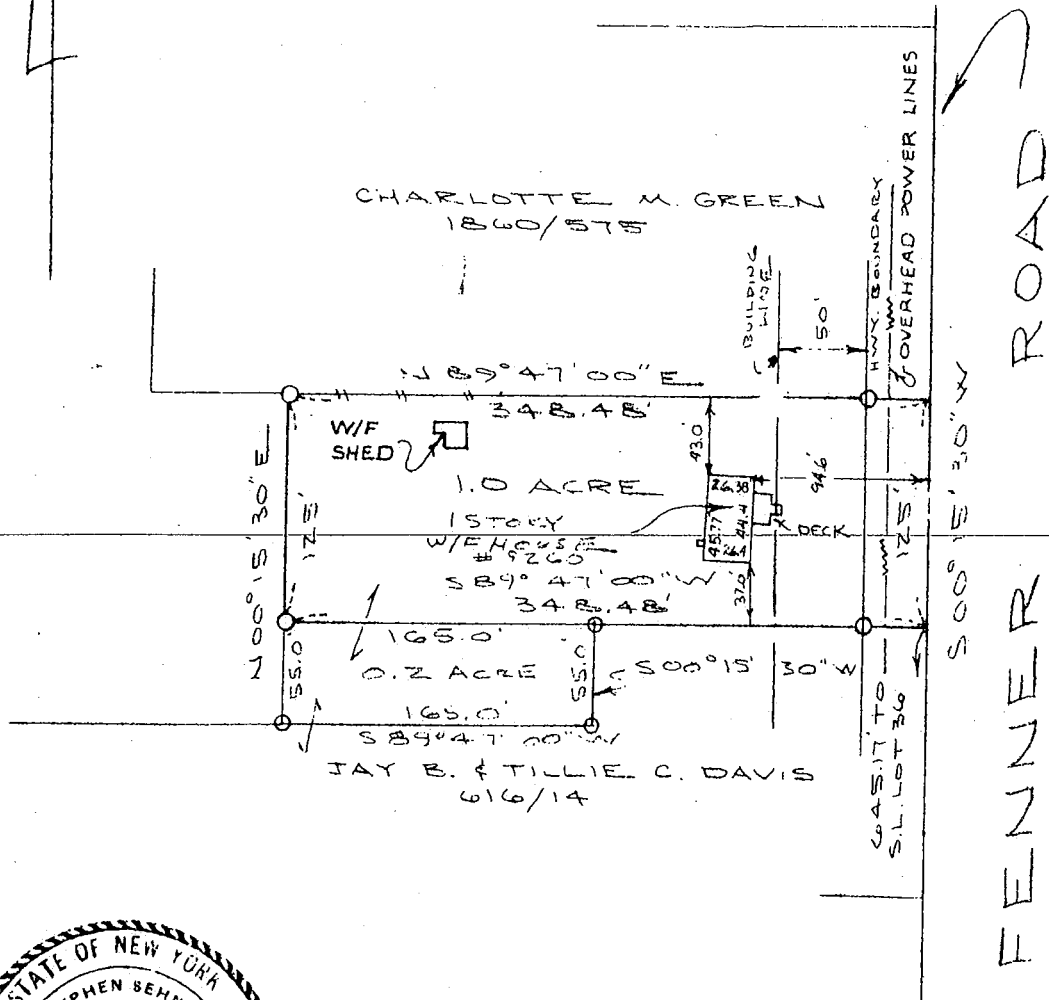
Henry J. Kelly
Owner/Representative Signature

KAREN A. RICE
Notary Public, State of New York
Qualified in Onondaga County

Notary No. 105488
Commission Expires May 18, 2023

WARNING

This copyrighted map may be
recertified (redated/updated)
only by STEPHEN SEHNERT, LS.



0-IRON ROD WITH YELLOW CAP MARKED "SEHNERT SURVEY." 10/19/78
10/23/85

Survey based on Abstract dated 8/31/78

Alterations or additions to this survey map are prohibited, except as provided in section 7309, subdivision 2, of the N.Y.S. Education Law.

Building location surveys do not include placing of property corner stakes.

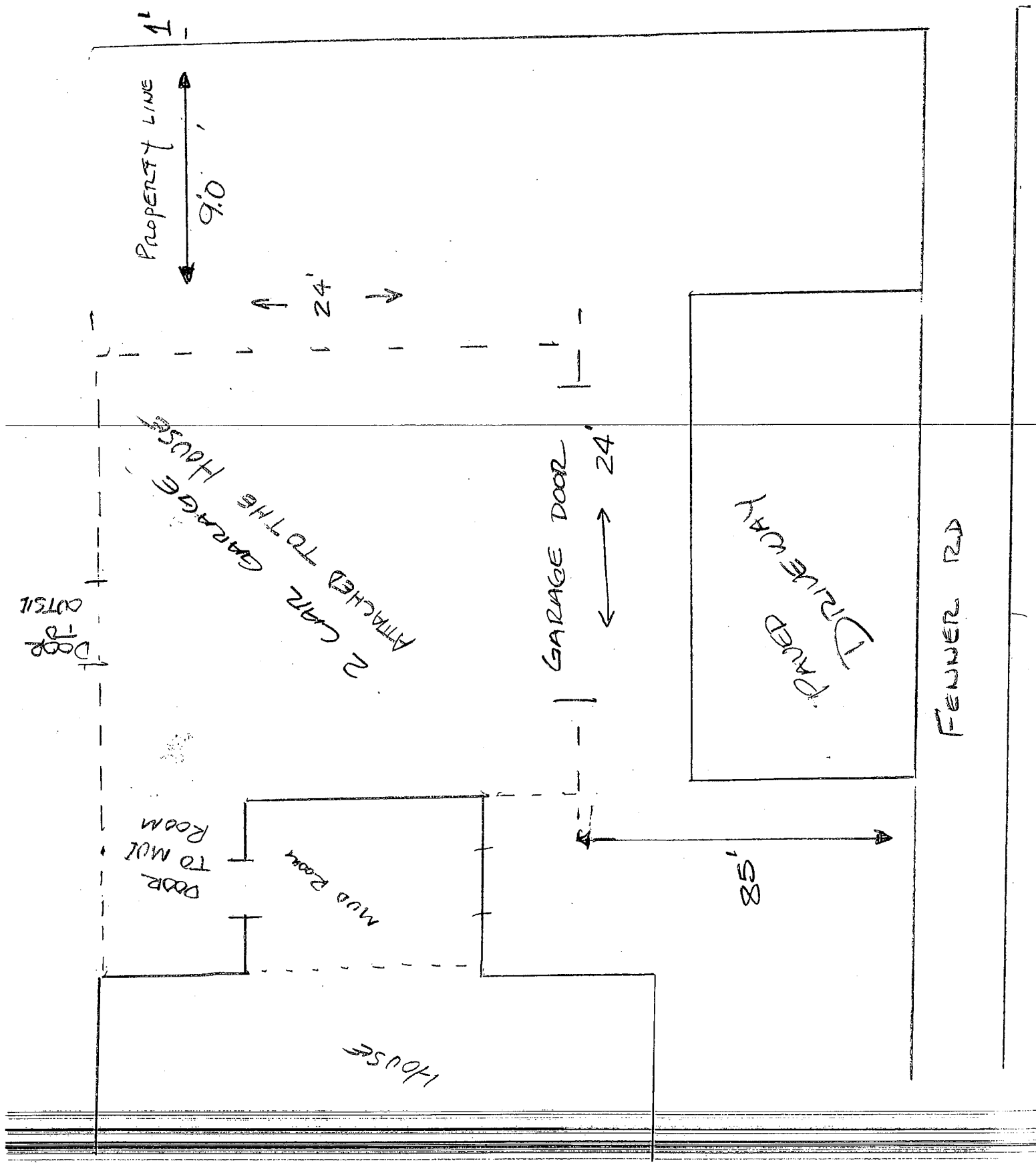
Offsets from property lines measured to foundation walls of buildings unless otherwise indicated.

Valid only when marked with the land surveyor's original inked seal and signature.

MAP OF

PART OF LOT 36
TOWN OF LYONS
ONONDAGA COUNTY
NEW YORK

TIM GORE
PROPERTY



October 2, 2020

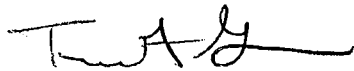
To Whom it May Concern,

I have reviewed the plans for a new garage to be added to the home at 9221 Fenner Road. I realize these plans require Henry and Diana Kilcourse to build closer to the property line than is traditionally acceptable.

As a homeowner who lives next door and shares the property line, I am agreeable to this update.

Sincerely,

Timothy Green



315 952 5093

315 678 2522

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, December 7, 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 David Thibado, for an Area Variance for property located at 8801 Fenner Road, Baldwinsville, New York, Tax Map No. 029-01-04.0 to allow the construction of a garage, in accordance with Article XXI, Section 320-62, Paragraph D(1)(n) and D(2)(a) of the Lysander Town Ordinance.

Dated: November 18, 2020

Richard Jarvis, Chairman
Lysander Zoning Board of Appeals

TOWN OF LYSANDER
ZONING BOARD OF APPEALS

APPLICATION

Application Number 2200-000 Date 11-17-20 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)
(X) Appeal of Decision made by the Code Enforcement Officer
 (X) 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 XXI, Section 320-69 Paragraph
D(1)(n) and D(2)(a). Front Yard Setback -
Highway Overlay Controls

Review by Onondaga County

Planning Board

() Required (X) Not Required

Review by Town of Lysander

Planning Board

() Required (X) Not Required

Applicant

Name David Thibault
Street Number 8801 Fenner Rd Municipality Baldwinsville
State NY Zip Code 13027

Property

Street Number 8801 Fenner Rd Municipality Baldwinsville
State NY Zip Code 13027
Tax Map Number 029-01-040
Owner (if different than applicant)
 Name _____
 Address _____
Zoning District Ag. Overlay Control Highway
Size of Property 3.5 acres
Existing Structures/Uses (X) 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.

Area Variances

☒ Residential
☐ Nonresidential

☐ Principal Structure
☒ Accessory Structure

☒ Front Yard Setback
Required Setback 100' feet
Variance Requested 50' feet
☐ Individual Side Yard Setback
Required Setback _____ feet
Variance Requested _____ feet
☐ Lot Dimensions/Coverage/Floor Area
Type _____
Requirement _____
Variance Requested _____

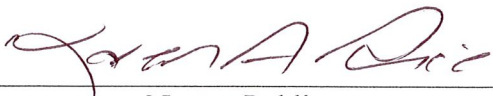
☐ Rear Yard Setback
Required Setback _____ feet
Variance Requested _____ feet
☐ Total Side Yard Setback
Required Setback _____ feet
Variance Requested _____ feet
☐ Other
Type _____
Requirement _____
Variance Requested _____

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).

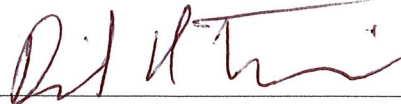
There is a significant hill behind the proposed location which is approximately 20 ft in height. At the base of the hill are 2 large pine trees that are 80-100 years old. On the other side of the pine trees is the leachfield for the septic system. It would require a significant rework of the property grade to move the garage further from the road. Also it is more esthetic in this location being in proximity to the residential dwelling which is 70 ft from the road centerline and much more functional to be located near the house.

Sworn this 17 day of Nov., 2020



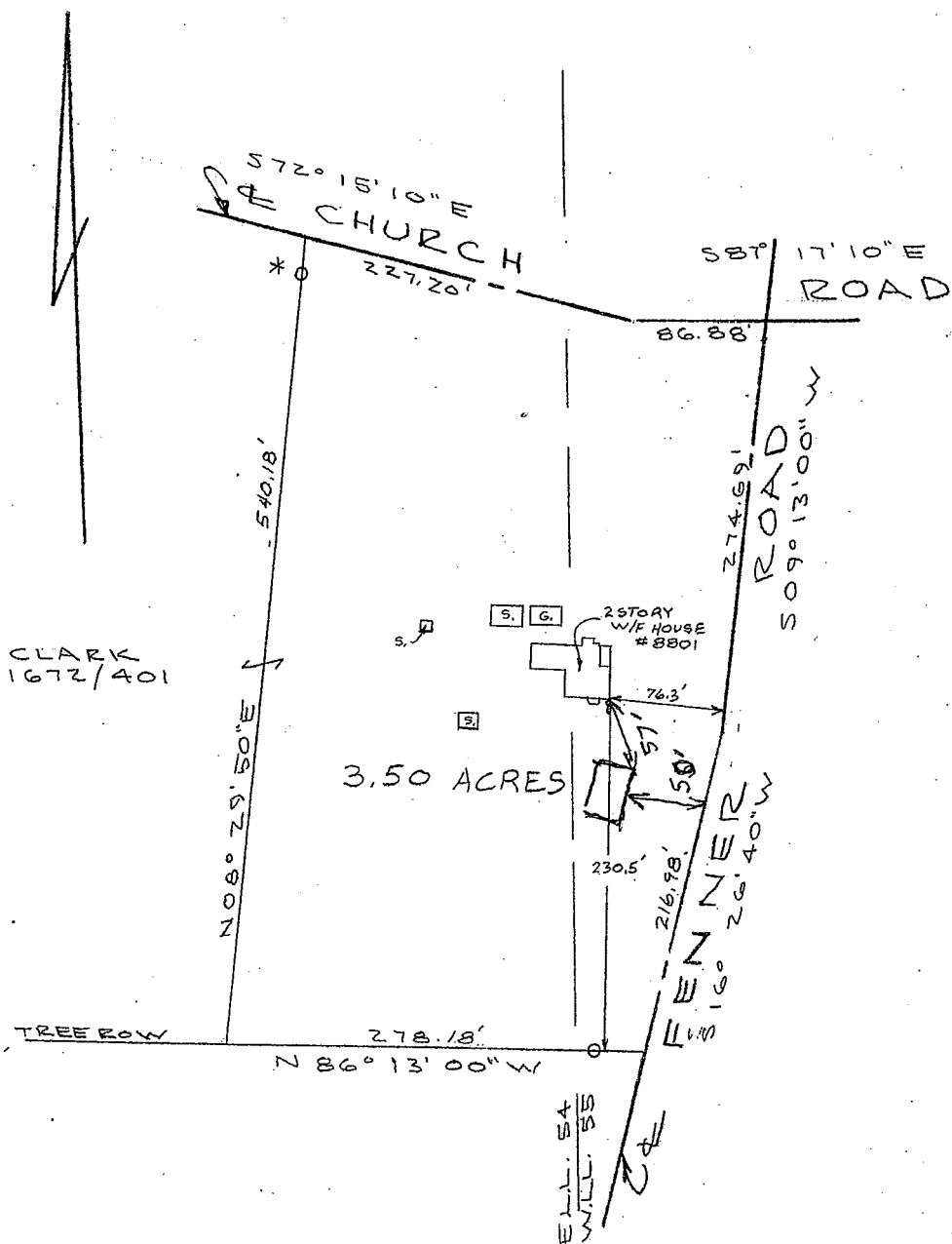
Notary Public

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



Applicant/Representative Signature

Owner/Representative Signature



S = SHED G = GARAGE * = 6-18-80

0 = IRON ROD WITH YELLOW CAP MARKED "SEHNERT SURVEY"

Survey based on an abstract dated 6/18/43

Alterations or additions to this survey map are prohibited, except as provided in section 7209, subdivision 2, of the N.Y.S. Education Law.

Building location surveys do not include placing of property corner stakes.

Offsets from property lines measured to foundation walls of buildings unless otherwise indicated.

Valid only when marked with the land surveyors original inked seal and signature.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON

MAP OF

PART OF LOTS 54 & 55
TOWN OF LYSANDER
ONONDAGA COUNTY
NEW YORK

STEPHEN SEHNERT
LICENSED LAND SURVEYOR
BALDWINVILLE, NEW YORK

SCALE: 1" = 100'

DATE 7/28 '82

140 19 1203.A