

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

The special meeting of the Town of Lysander Zoning Board of Appeals meeting was held Monday, November 7, 2022 at 7:30 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: Frank Costanzo, Acting Chairman; Frank O'Donnell; Mathew Hunt and Robert Sweet

MEMBERS ABSENT: Richard Jarvis, Chairman

OTHERS PRESENT: Sharon Sutliff; Robert Corbishley and Karen Rice, Clerk to the ZBA

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

1. Area Variance	Sutliff, Sharon, Corbishley, Robert
Case No. 2022—005	7684 Plainville Road

Frank Costanzo, Acting Chairman, reviewed the application of Sharon Sutliff and Robert Corbishley for a Front Yard Setback Variance for property located at 7684 Plainville Road, Memphis, New York to allow the construction of a Pole Barn. The required setback is 100' from the centerline of the highway right-of-way or that of adjoining houses.

Ms. Sutliff and Mr. Corbishley stated that they would like to construct a 30 x 32' pole barn 12' closer to the road than allowed. Building the structure where required would take it down the back hill due to the steep incline of the property and would create a financial burden with having to bring in backfill. That placement could impact the leach field as well. They have talked to the two neighbors most affected who have no objections.

There is a letter on file from Jacob Wolfe, 7680 Plainville Road, that will be made part of the public record, in part:

I, Jacob Wolfe, resident of 7680 Plainville Road, Memphis, NY 13112 hereby declare I have no concerns or issues with my neighbors at 7684 Plainville Road building a garage/pole barn on their property. I support their efforts in building this addition to their property and will also support one larger should they require it.

There is a letter on file from Richard Rohmer, 7686 Plainville Road, that will be made part of the public record, in part:

My wife Christy and I live at 7686 Plainville Road next to Bob Corbishley and Sharon Sutliff at 7684 Plainville Road. They desire to build a garage/barn where the front of the structure will be 12' closer to the road than the front of their house and are asking for a variance (no change to side offset). As their neighbor, we have no issue with this variance and approve.

Frank O'Donnell stated that he has no objection to the proposal, however a cantilever/overhang to the roof may gain more storage underneath without increasing the size of the structure. The applicant's indicated that they'd like to keep their lawnmower, tractor, bikes, kayaks, etc... out of the elements.

There was some discussion as to how the garage would be placed. It was determined that the 32' length would be parallel with the road.

There being nothing further the Public Hearing closed at 7:38 p.m.

FINDINGS:

An undesirable change in the neighborhood will/will not occur

Proposed use is/is not sufficient to preserve the general character of the neighborhood and to safeguard the public health.

The use is/is not substantial and there will not be an adverse impact on the physical and environmental conditions.

Reasonable alternatives do/do not exist without impacting the surrounding community.

There is/is no opposition from the community.

RESOLUTION #1 -- Motion by Costanzo, Second by O'Donnell

RESOLVED, that the Zoning Board of Appeals grant to property located at 7684 Plainville Road, Memphis, New York, Tax Map No. 043.-02-05.2 a Front Yard Setback Variance in the amount of twelve (12) feet to allow the construction of a Pole Barn, in accordance with 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.

4 Ayes -- 0 Noes

The applicant's thanked the Board for their time.

APPROVAL OF MINUTES

Review and approval of the minutes of September 19, 2022 special Zoning Board of Appeals meeting.

RESOLUTION #2 -- Motion by Sweet, Second by O'Donnell

RESOLVED, that the minutes of the September 19, 2022 special Zoning Board of Appeals meeting be approved as submitted.

4 Ayes -- 0 Noes

II. **ADJOURN**

RESOLUTION #3 -- Motion by Baker, Second by Sweet

RESOVLED, that the November 7, 2022 special Zoning Board of Appeals meeting adjourn at 7:40 p.m.

4 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk
Zoning Board of Appeals