

TOWN OF LYSANDER
ZONING BOARD OF APPEALS
Monday, December 6, 2021 at 7:30 p.m.

I. PUBLIC HEARING—7:30 p.m.

1. Area Variance	High Country Self-Storage
Case No. 2021—006	2079 Church Road

II. APPROVAL OF MINUTES

Review and approval of the minutes of August 2, 2021, October 4, 2021 and November 1, 2021 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, December 6, 2021 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 High Country Self Storage, for an Area Variance for property located at 2079 Church Road, Baldwinsville, New York, Tax Map No. 030-03-06.1.0 to allow the placement pavement and a fence, in accordance with Article XXI, Section 320-62, Paragraph C(1)(b) and Paragraph C(2)(a) of the Lysander Town Ordinance.

Dated: November 16, 2021

Richard Jarvis, Chairman
Lysander Zoning Board of Appeals

TOWN OF LYSANDER
ZONING BOARD OF APPEALS

APPLICATION

Application Number 2021-006 Date 11-16-21 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 XXI, Section 320-62
paragraph C(1)(b) and paragraph C(2)(a)

**Review by Onondaga County
Planning Board**

☐ Required ☒ Not Required

**Review by Town of Lysander
Planning Board**

☒ Required ☐ Not Required

Applicant

Name High Country Self Storage
Street Number 8697 Oswego Road Municipality Baldwinsville
State NY Zip Code 13027

Property

Street Number 2079 Church Road Municipality Town of Lysander
State NY Zip Code 13027
Tax Map Number 030.-03-06.1
Owner (if different than applicant)
 Name _____
 Address _____
Zoning District General Commercial (GC) Overlay Control Major Highway Overlay
Size of Property 27.67 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.

A setback variance is required for the proposed pavement and fencing on the eastern portion of the proposed project site. The area falls under the Major Highway Overlay District, and thus requires a 140 feet setback from the centerline of Route 48. The fencing is approximately 110 feet from the centerline of the road, while still being 25 feet from the property line (ROW). This equates to a variance of 30 feet.

Area Variances

☐ Residential
☒ Nonresidential

☐ Principal Structure
☐ Accessory Structure

☒ Front Yard Setback
Required Setback 140 feet
Variance Requested 110 feet
☐ Individual Side Yard Setback
Required Setback _____ feet
Variance Requested _____ feet
☐ Lot Dimensions/Coverage/Floor Area
Type _____
Requirement _____
Variance Requested _____

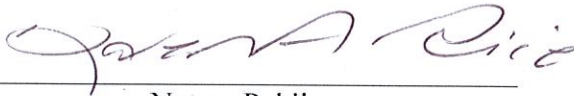
☐ Rear Yard Setback
Required Setback _____ feet
Variance Requested _____ feet
☐ Total Side Yard Setback
Required Setback _____ feet
Variance Requested _____ feet
☐ Other
Type _____
Requirement _____
Variance Requested _____

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).

The proposed self storage buildings will require full access around the perimeter, dictating a drive aisle around all four sides of the buildings on the east side. It would be a hindrance to the site circulation and also drainage of stormwater runoff if the Phase 2 building layout did not match up with the existing drive aisles from Phase 1 of the project, thus requiring a variance for the pavement and security fencing located within the setback.

Sworn this 16 day of Nov, 2021

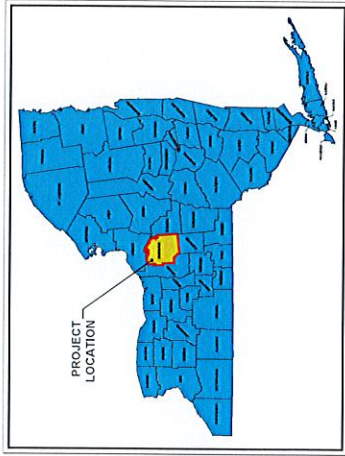


Notary Public

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



SITE LOCATION MAP
NOT TO SCALE

HIGH COUNTRY SELF STORAGE - PHASE 2 2079 CHURCH ROAD (ROUTE 192) AT ROUTE 48 TOWN OF LYSANDER ONONDAGA COUNTY NEW YORK STATE

PREPARED BY:

NAPIERALA
CONSULTING
PROFESSIONAL ENGINEER, P.C.

SITE • DESIGN • ENGINEERING

110 FAYETTE STREET
MANHATTAN, NEW YORK 10514

email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

PREPARED FOR:

HIGH COUNTRY SELF STORAGE LLC.
(DAN POLLOCK)
8697 OSWEGO ROAD
BALDWINVILLE, NY 13027

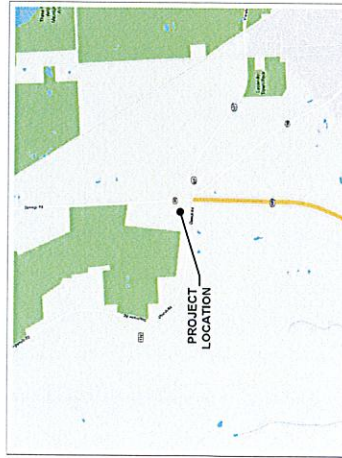
SHEET INDEX:

TITLE SHEET
GENERAL NOTES
EXISTING CONDITIONS (BY OTHERS)
OVERALL LAYOUT PLAN
PHASE 2 LAYOUT AND LANDSCAPING PLAN
PHASE 2 EROSION CONTROL PLAN
LIGHTING PLAN
SITE DETAILS

C-1
C-2
C-3
C-4
C-5
C-6
C-7
C-8 THRU C-9



AERIAL MAP
1"=250'



PROJECT LOCATION MAP
NOT TO SCALE



APPROVED BY OWNER

SHEET TITLE

TITLE SHEET

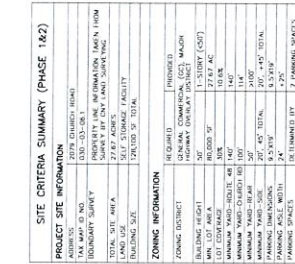
NO.	REVISION/ISSUE	DATE

CERTIFICATION (Q-2021)

I, THE UNDERSIGNED, A CONSULTING ENGINEER, INDEPENDENT, IN THE STATE OF NEW YORK, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF NEW YORK, AND THAT I AM THE AUTHOR OF THE DESIGN AND SPECIFIC DESCRIPTION OF THE PROJECT DESCRIBED IN THIS DOCUMENT.

ANY DESIGN OR SPECIFIC DESCRIPTION OF THE PROJECT DESCRIBED IN THIS DOCUMENT IS THE PROPERTY OF THE UNDERSIGNED AND SHALL BE KEPT IN CONFIDENCE.

PROJECT NO.	19-1775	DATE	01 NOV 2021
HIGH COUNTRY SELF STORAGE 2079 CHURCH ROAD (ROUTE 192)			
TOWN OF LYSANDER ONONDAGA COUNTY, NY			
C-1 PHASE 2			



[illegible]

C-6

PHASE 2

1" = 30'

01 NOV 2021

19-1775

NO. 10

REVISIONS

DATE

NAPRALA CONSULTING

110 PARK STREET, SUITE 200

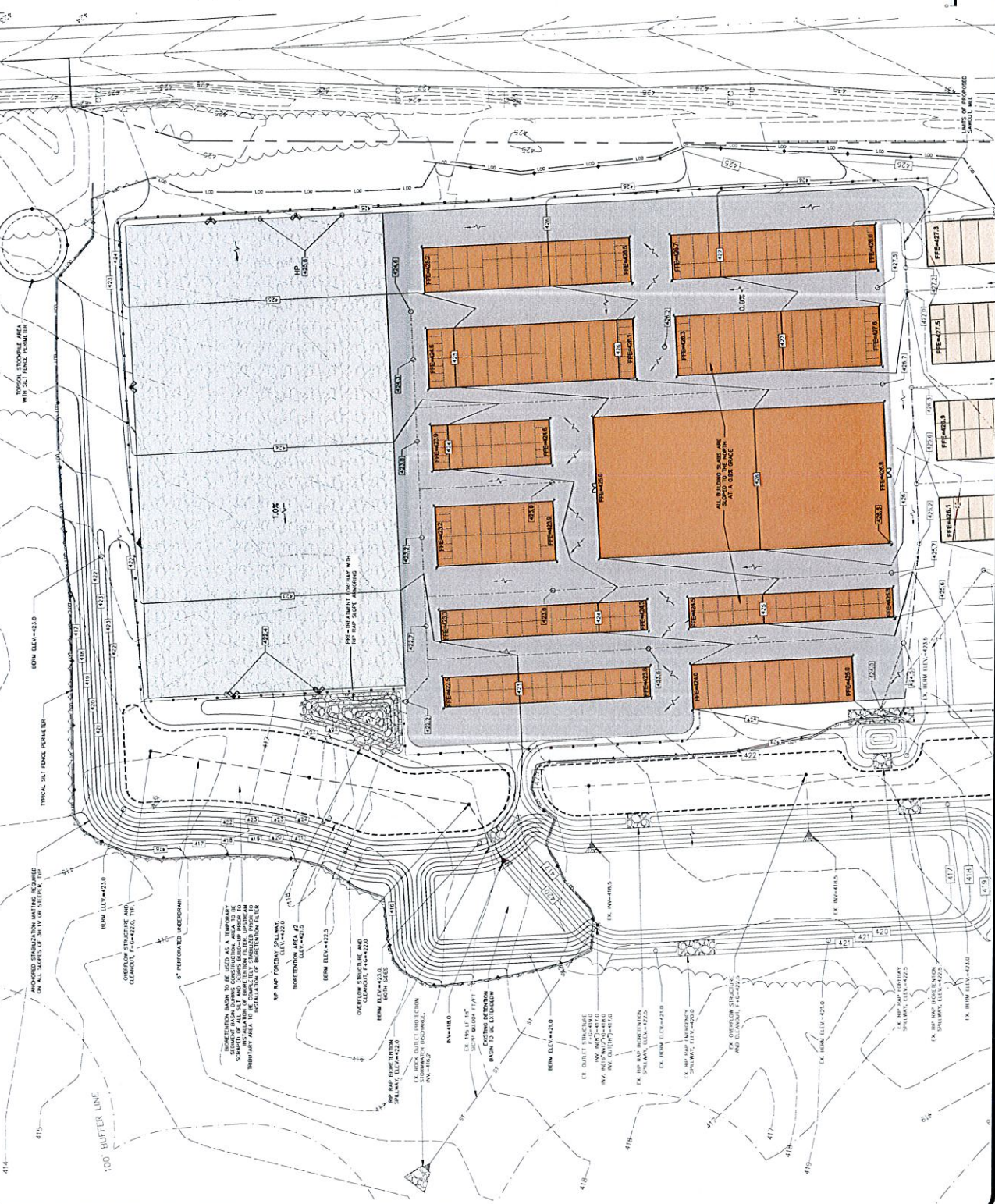
ROSELAND, NEW YORK 11050

TEL: 516.465.1000 FAX: 516.465.1001

PHASE 2 GRADING AND EROSION CONTROL PLAN

HIGH COUNTRY SELF STORAGE
2079 CHURCH ROAD (ROUTE 192)
MONTICELLO, NY 13853
BALDWINVILLE, NY 13022

- GRADING PLAN LEGEND
- EXISTING CONTOUR GRACES
 - PROPOSED CONTOUR GRACES
 - PROPOSED FLOW PATH
 - PROPOSED IMPROVED SPOT ELEVATION
 - PROPOSED TOP OF CURB AND BOTTOM OF CURB ELEVATIONS
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - PROPOSED SAW CUT
 - ROCK RETENTION AREA
 - LIMITS OF DISTURBANCE
 - ANCHORED STABILIZATION MATING



C-7

PHASE 2

DATE: 01 NOV 2021

PROJECT NO: 19-1775

SCALE: 1" = 30'

CONTRACT NO: 19-1775

CONTRACT DESCRIPTION: HIGH COUNTRY SELF STORAGE

CONTRACT LOCATION: 2079 CHURCH ROAD (ROUTE 192) GONONDA CO., NY

CONTRACT OWNER: HIGH COUNTRY SELF STORAGE LLC

CONTRACT ADDRESS: 2079 CHURCH ROAD (ROUTE 192) GONONDA CO., NY

CONTRACT PHONE: 518-352-0000

CONTRACT FAX: 518-352-0000

CONTRACT EMAIL: info@hcsselfstorage.com

CONTRACT WEBSITE: www.hcsselfstorage.com

CONTRACT PROJECT NO: 19-1775

CONTRACT PROJECT NAME: HIGH COUNTRY SELF STORAGE

CONTRACT PROJECT ADDRESS: 2079 CHURCH ROAD (ROUTE 192) GONONDA CO., NY

CONTRACT PROJECT PHONE: 518-352-0000

CONTRACT PROJECT FAX: 518-352-0000

CONTRACT PROJECT EMAIL: info@hcsselfstorage.com

CONTRACT PROJECT WEBSITE: www.hcsselfstorage.com

NAPERATA CONSULTING

1000 WEST 10TH STREET
SUITE 200
MILWAUKEE, WI 53233
TEL: 414-224-1100
FAX: 414-224-1101
WWW.NAPERATA.COM

PROJECT NO: 19-1775

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PROJECT ADDRESS: 2079 CHURCH ROAD (ROUTE 192) GONONDA CO., NY

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NO.	REVISION/ISSUE	DATE
1	AS PER TOWN ENGINEER AND PLANNING BOARD COMMENTS	10/20/21
2	AS PER TOWN ENGINEER COMMENTS	10/20/21
3	AS PER TOWN ENGINEER COMMENTS	10/20/21
4	AS PER TOWN ENGINEER COMMENTS	10/20/21
5	AS PER TOWN ENGINEER COMMENTS	10/20/21
6	AS PER TOWN ENGINEER COMMENTS	10/20/21
7	AS PER TOWN ENGINEER COMMENTS	10/20/21
8	AS PER TOWN ENGINEER COMMENTS	10/20/21
9	AS PER TOWN ENGINEER COMMENTS	10/20/21
10	AS PER TOWN ENGINEER COMMENTS	10/20/21

LIGHTING PLAN

PROJECT NO: 19-1775

PROJECT NAME: HIGH COUNTRY SELF STORAGE

PROJECT ADDRESS: 2079 CHURCH ROAD (ROUTE 192) GONONDA CO., NY

PROJECT PHONE: 518-352-0000

PROJECT FAX: 518-352-0000

PROJECT EMAIL: info@hcsselfstorage.com

PROJECT WEBSITE: www.hcsselfstorage.com

HIGH COUNTRY SELF STORAGE LLC

2079 CHURCH ROAD (ROUTE 192)
GONONDA CO., NY 12057

PROJECT NO: 19-1775

PROJECT NAME: HIGH COUNTRY SELF STORAGE

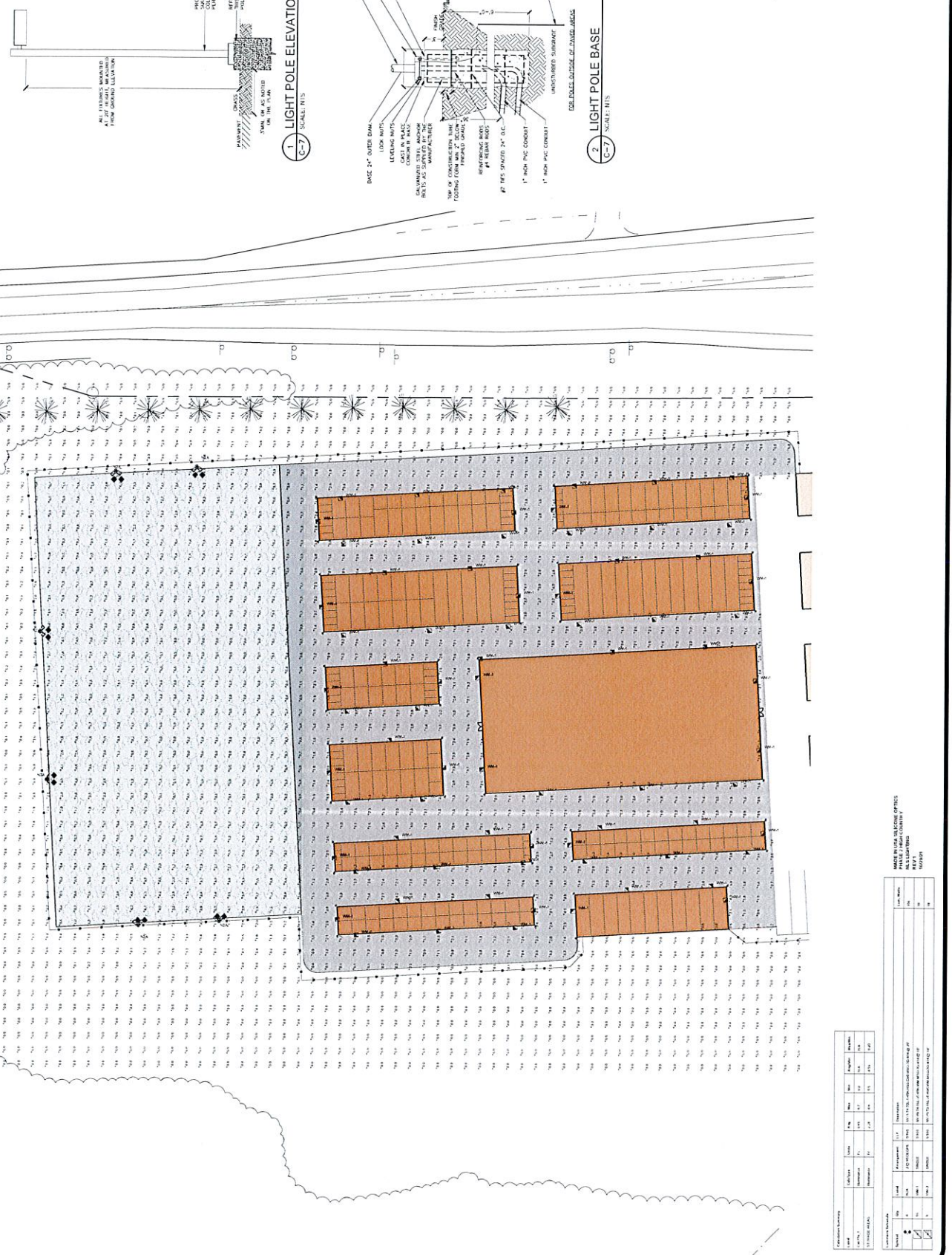
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PROJECT PHONE: 518-352-0000

PROJECT FAX: 518-352-0000

PROJECT EMAIL: info@hcsselfstorage.com

PROJECT WEBSITE: www.hcsselfstorage.com



MADE BY: NAPERATA CONSULTING

DATE: 10/20/21

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PROJECT ADDRESS: 2079 CHURCH ROAD (ROUTE 192) GONONDA CO., NY

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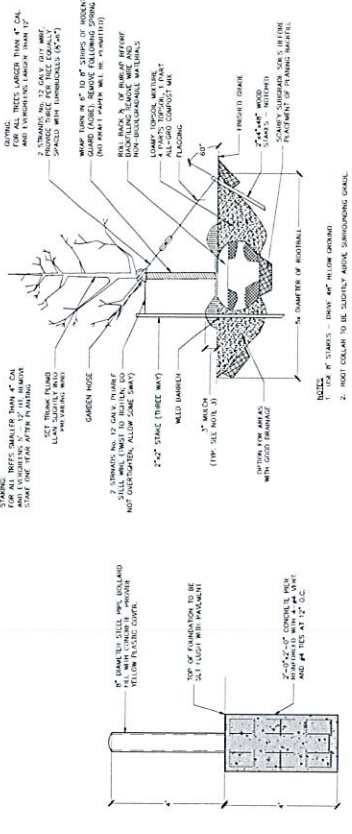
PROJECT FAX: 518-352-0000

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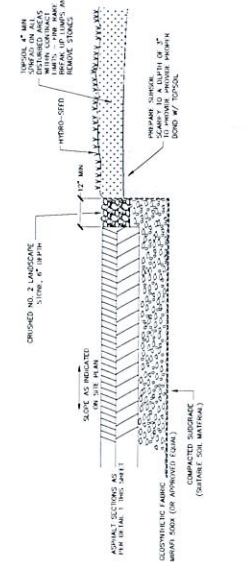
PROJECT WEBSITE: www.hcsselfstorage.com

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8	AS PER TOWN ENGINEER COMMENTS	10/20/21
9	AS PER TOWN ENGINEER COMMENTS	10/20/21
10	AS PER TOWN ENGINEER COMMENTS	10/20/21

4 TREE PLANTING DETAIL
C-8 SCALE: N=15'



3 CONCRETE BOLLARD
C-8 SCALE: NIS



2
C-B



1

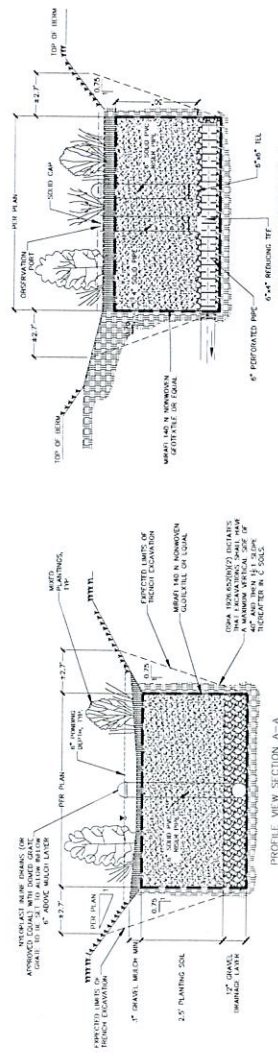
STANDARD PAVEMENT SECTIONS

ALL PAVEMENT SECTIONS TO BE COMPARIED
WITH THE GEOTECHNICAL REPORT

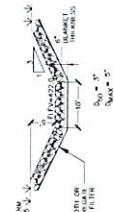
C-8

SCALE: 1/8" = 1'
SECTION: H-1

5 BIORETENTION FILTER CROSS SECTIONS

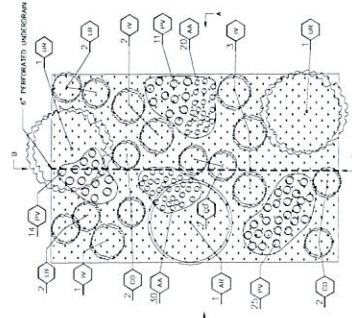


6 RIP RAP BIORETENTION SPILLWAY
SCALE: 1" = 10'



BREITENTON AREA #1 (11:20 SP) - LANDSCAPE TABLE						
KEY	QUANTITY	LAYER NAME	COMMON NAME	CONT	SIZ/CALYPS	
PAVING						
AS	12	ASPH. REINFOR.	REIN. WATTLE	1MM	2"	
UR	10	URBIT. REINFOR.	SUPPLEMENT. U.M.	1MM	2"	
SHRUBS						
LB	50	LINEAR REINFOR.	COMMON SPICE	CONT	#3	
IV	60	ALER. VERTICILLA	WINTER HERRY	CONT	#3	
CO	60	CYTH. ANTHUS. COGEN. ALIS	BUTTONWOOD	CONT	#3	
HERBACEOUS PLANTS						
IV	600	PANICUM VIRGATUM	SEEDING GRASS	-	-	
AA	600	ADOPHIS ALBA	SHRUB	-	-	

6 BIORETENTION FILTER SPECIES
C-8 SCALE: NTS



EROSION AND SEDIMENT CONTROLS

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1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
2. ALL EXISTING UTILITIES SHALL BE LOCATED AND DEPTH DETERMINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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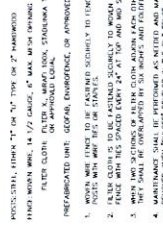
$$C = 9 \quad \text{SCALE} = \text{NIN}$$

1

5. SEQUENCE OF MAJOR ACTIVITIES

-

SCALE: NTS



- 0 SCALE: MTC

THE FOLLOWING INFORMATION AND MATERIALS ARE AVAILABLE:

- [illegible]



- 0 SCALE: MTC

(R) INT. NEW-COMPLIANCE AND ITS CAUSE; INT. PERIOD (R) NEW-COMPLIANCE;

-

600 JOURNAL OF DOCUMENTATION

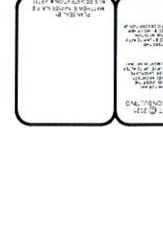
DATE: 11/13/2009

- 0 SCALE IN METERS

THE UNIVERSITY OF CHICAGO

- [illegible]

SI



- 0 SCALING MTC

SITE DETAILS

	DATE

AS SHOMS NMO	19-1775
01 MAR 2019	

PRELIMINARY - NOT FOR CONSTRUCTION