

TOWN OF LYSANDER
ZONING BOARD OF APPEALS
NOTICE OF SPECIAL MEETING

Pursuant to the Freedom of Information Law and at the Town Board's request, Notice is hereby given that the Town of Lysander Zoning Board of Appeals will hold a Special Meeting on Monday, September 14, 2026 at 5:00 p.m. to review the Zone Change application of Leo Duger, for property located at 8075 Plainville Road, Plainville, New York, for a change in zoning from Agricultural to Neighborhood Residential Business District, by extending the NRBD, as described in the Petition for a Zone Change dated June 4, 2026 filed with the Town Clerk.

Dated: August 25, 2026

Richard Jarvis, Chairman
Lysander Zoning Board of Appeals

Duger
Zone
Change -
Extend
NRBD -

TOWN OF LYSANDER - ZONE CHANGE APPLICATION

Municipality Information

Municipality: Lysander

Application Number: 2-2086

Date Received: 6-4-2020

APPLICANT INFORMATION

Applicant Name: Leo R. Duger, Jr.

Mailing Address: 8075 Plainville Rd
Bnile 13027

Phone Number: 315-744-3494

Email Address: pattynkids@aol.com

Applicant Is:

☒ Property Owner

☐ Contract Purchaser

☐ Authorized Agent

☐ Other: _____

PROPERTY OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

PROPERTY INFORMATION

Property Address: 8075 Plainville Rd

Tax Parcel Number(s): 034.-01-01.2

Total Acreage: 17.87

Current Zoning District: NRBD / AG
Requested Zoning District: NRBD extension

Current Use of Property:
residential / farm / office

Proposed Use of Property:
extend NRBD DISTRICT
200 X 278

SURROUNDING LAND USES

Direction	Existing Land Use	Existing Zoning
North	<u>Res + Ag</u>	<u> </u>
South	<u> </u>	<u> </u>
East	<u> </u>	<u> </u>
West	<u> </u>	<u> </u>

REASON FOR REQUEST

Please describe the reason for the requested zone change and how the request is consistent with the municipality's Comprehensive Plan and surrounding area.

Part of the business
is on the Ag parcel

UTILITIES AND ACCESS

Public Water Available: ☐ Yes ☒ No

Public Sewer Available: ☒ Yes ☐ No

private

Road Frontage/Access Description:

existing

REQUIRED SUBMITTALS

☒ Completed Application Form

☒ ~~Application Fee~~

☒ Survey/Map of Property

☒ Site Plan or Concept Plan

☒ Legal Description/Deed

☒ SEQR Documentation (if applicable)

☒ ~~Authorization Letter (if agent applying)~~

☐ Other: _____

APPLICANT CERTIFICATION

I hereby certify that the information contained in this application and all accompanying materials is true and accurate to the best of my knowledge.

Applicant Signature: [Signature]

Date: 6-4-26

OFFICE USE ONLY

Date Application Deemed Complete: _____

Planning Board Referral Date: _____

County Referral Required: ☐ Yes ☐ No

Public Hearing Date: _____

Town Board Action: _____

☐ Approved

☐ Denied

Date of Decision: _____

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information		
Name of Action or Project: Zone Change		
Project Location (describe, and attach a location map): 8075 Plainville Rd, Baldwinsville 13027		
Brief Description of Proposed Action: extend MRBD		
Name of Applicant or Sponsor: LEO R. DUGER	Telephone: 315-744-3444	E-mail: patrickmads@aol.com
Address: 8075 Plainville Rd Baldwinsville 13027		
City/PO:	State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?	NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?	NO	YES
If Yes, list agency(s) name and permit or approval:	☒	☐
3.a. Total acreage of the site of the proposed action?	17.97 acres	
b. Total acreage to be physically disturbed?	17.97 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	17.97 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.		
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland		

5. Is the proposed action, a. A permitted use under the zoning regulations?	☐ NO	☒ YES	☐ N/A
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐ NO	☐ YES	☒
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒ NO	☐ YES	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☐ NO	☒ YES	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☒ NO	☐ YES	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>existing</u>	☐ NO	☐ YES	☒
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☒ NO	☐ YES	☐
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒ NO	☐ YES	☐
b. Is the proposed action located in an archeological sensitive area?	☒	☐	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒ NO	☐ YES	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	☐
14. Identify the typical habitat types that occur on or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒ NO	☐ YES	☐
16. Is the project site located in the 100 year flood plain?	☒ NO	☐ YES	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ ☒ NO ☐ YES	☒ NO	☐ YES	☐

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Joe Dunlop</u>	Date: <u>6-4-26</u>	
Signature: _____		

Agency Use Only (If applicable)

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

PRINT FORM

Agency Use Only (If applicable)

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

August 18, 2026

Kevin Rode, Supervisor
Town of Lysander
8220 Loop Road
Baldwinsville, NY 13027

Re: Recommendation—Zone Change Request of Leo Dugar from Agricultural Zone to
Neighborhood Residential Business District: 8075 Plainville Road Tax Map No.
034.-01-01.2

Dear Kevin:

The Planning Board, at their meeting of August 13, 2026, made the following
recommendation to the Town Board regarding the above captioned proposed Zone Change:

RESOLUTION #7 -- Motion by Corey, Second by Beachel

WHEREAS, the Town Board at its July 16th meeting requests that the Planning Board
provide a recommendation regarding a proposed zone change for land on Plainville Road; and

WHEREAS, zone changes are normally made to achieve a Town objective regarding the
CLUP or to respond to a specific plan for property that warrants such a change; and

WHEREAS, the Planning Board at its August 13th meeting reviewed and discussed the
proposed zone change.

WHEREAS, the Planning Board acknowledges that the in-person and online retail use of the
structure included in the requested zone change area is not an allowed use under the current
agricultural zoning.

WHEREAS, the requested zone change would result in a parcel with split zoning. Lysander
Town Code Section 320-8 states that "the uses and regulations of the less restrictive portion of the
lot may be extended into the more restrictive portion only upon special permit and approval of the
Board of Appeals"

WHEREAS, the building located on the portion of the parcel included in the zone change
request exceeds 3,000sf which would require a use variance being granted by the Borad of
Appeals.

NOW, THEREFORE, BE IT RESOLVED, that after its review and discussion the Planning
Board makes the following recommendation. The Planning Board "would support approval" of the
requested zone change request contingent on the applicant subdividing the portion of the parcel

requested for the zone change to avoid the above referenced split zoning condition and the Board of Appeals granting the Use Variance required for the commercial use building exceeding 3,000sf in the Neighborhood Residential Business District.

4 Ayes -- 0 Noes

Please let me know if you need anything further.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Katie Schiano". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Katie Schiano, Clerk
Planning Board

cc: Dina Falcone, Town Clerk
Town Board Members
Town Attorney