

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, October 5, 2026 at 7:00 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 Robert Harvey, for an Area Variance on property at 9400 Fenner Road, Fulton, New York, Tax Map No. 016.-02-31.0 to allow the construction of a single-family residence in accordance with Article XXI, Section 320-62 Paragraph (D) (n) of the Lysander Town Ordinance.

Dated: September 22, 2026

Richard J. Jarvis, Chairman
Lysander Zoning Board of Appeals

ZONING BOARD OF APPEALS FEE & DEPOSIT SCHEDULE

Case Number 2024-005 Date 9-8-2024
Owner/Applicant The MAIZE & SONS INC Robert HARVEY
Developer/Development Name _____
Location 9400 FENNER RD FULTON MSY 13069

AREA VARIANCE

AMOUNT DUE

AMOUNT PAID

Application Fee

\$ 50.00

50.00

TOTAL FEES:

\$ _____

\$ _____

Receipt No. _____

Date Paid

9-8-26

USE VARIANCE:

AMOUNT DUE

AMOUNT PAID

Application Fee

\$ 75.00

TOTAL FEES:

\$ _____

\$ _____

Receipt No. _____

Date Paid

SPECIFIC USE PERMIT:

AMOUNT DUE

AMOUNT PAID

Application Fee

\$ 75.00

TOTAL FEES:

\$ _____

\$ _____

Receipt No. _____

Date Paid

ADDITIONAL DEPOSIT IF REQUIRED:

AMOUNT DUE

AMOUNT PAID

For _____

\$ _____

\$ _____

SUBTOTAL DEPOSITS:

\$ _____

\$ _____

TOTAL FEES AND DEPOSITS:

\$ _____

\$ _____

Receipt No. _____

Date Paid

TOWN OF LYSANDER
ZONING BOARD OF APPEALS

APPLICATION

Application Number 3036-005 Date 9-9-26 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 XX, Section 320-63
Paragraph D(7), Highway Overlay

**Review by Onondaga County
Planning Board**

() Required (☒) Not Required

**Review by Town of Lysander
Planning Board**

() Required (☒) Not Required

Applicant

Name LARVEL Robert
Street Number 1 Monica Place Municipality Baldwinsville
State NY Zip Code 13027

Property

Street Number 9400 Fenner Rd Municipality Lysander
State NY Zip Code 13069
Tax Map Number 016-02-31.0
Owner (if different than applicant)

Name _____
Address 1 Monica Pl Baldwinsville NY 13027

Zoning District 26 Overlay Control Highway
Size of Property 2.92 x 1.77 acres
Existing Structures/Uses () Conforming () Nonconforming

* meets the Front Yard Setback
under the District Regulation
Section 320, Paragraph A(2).

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.

VARIANCE FOR FRONT YARD SET BACK
BUILD A NEW HOME REPLACING A HOME THAT
BURNED DOWN.

Area Variances

- ☒ Residential ☐ Principal Structure
☐ Nonresidential ☐ Accessory Structure

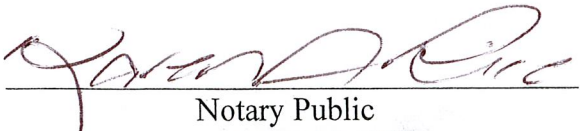
- ☒ Front Yard Setback C/L
Required Setback 100' feet
Variance Requested 95' (5') feet
☐ Individual Side Yard Setback RR
Required Setback _____ feet
Variance Requested _____ feet
☐ Lot Dimensions/Coverage/Floor Area
Type _____
Requirement _____
Variance Requested _____
- ☐ Rear Yard Setback
Required Setback _____ feet
Variance Requested _____ feet
☐ Total Side Yard Setback
Required Setback _____ feet
Variance Requested _____ feet
☐ Other
Type _____
Requirement _____
Variance Requested _____

Alternatives

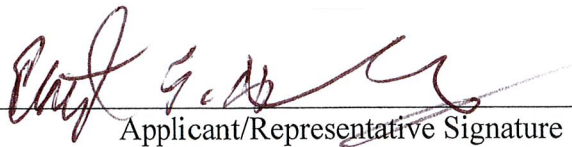
Explain in detail why the proposed action cannot be conducted where a variance would not be required, or where a smaller variance would be required (attach additional pages if necessary).

PROPOSED HOUSE IS SET BACK FURTHER THAN
PRIOR ~~PROPOSED~~ HOME
EXISTING WELL, SEPTIC & DRIVEWAY HAVE BEEN
APPROVED

Sworn this 8 day of Sept, 2024


Notary Public

KAREN A. RICE
Notary Public, State of New York
Qualified in Onondaga County
No. 4855987
Commission Expires May 12, 2030


Applicant/Representative Signature

Owner/Representative Signature

Former structures destroyed
in fire -

10:57

LTE

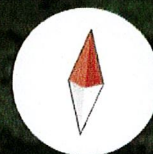


9400 Fenner Rd, Fi

B



9400 Fenner Rd



FENNER ROAD

APPROXIMATE PROPERTY LINE
TAX ID NO. 016.-02-31.0



50% EXPANSION
AREA

PT-1 @ 18"
2 MPI

PT-2 @ 14"
1 MPI

DHT-1

20.0'
MIN.

PROPOSED DRIVEWAY

PROPOSED
3 BEDROOM
DWELLING

(3) 50' TRENCHES WITH
END CAPS EACH RUN

CONNECT AS REQUIRED WITH 4"
PVC SDR-35 PIPE AT MIN. 1/8"
PER FOOT SLOPE

6 OUTLET CONCRETE
DISTRIBUTION BOX WITH
INLET BAFFLE PLUG
UNUSED HOLES

25'+/- 4" SDR-35 PVC
1/8" MIN PER FOOT SLOPE

PROPOSED 1,000 GALLON
CONCRETE SEPTIC TANK, SEE DETAIL

10' 4" SCH 40 PVC
1/4" PER FOOT SLOPE

PROPOSED BUILDING CONNECTION WITH JOINT 3' FROM
BUILDING, INSTALL CLEAN OUT WITHIN BUILDING AND
VENT WITH MUSHROOM CAP INLINE 10' FROM BUILDING
MIN. (OR VENT THROUGH ROOF PER PLUMBING CODE)

PROPOSED
WELL

100-FOOT
WELL SETBACK

ES:
SLOPE AREAS ARE TO BE
AND STABILIZED IMMEDIATELY
COMPLETED.

INCLUDING SLOPES SHALL
RING CLEARING AND
H THE NYS DEC STANDARD
AND SEDIMENT CONTROL.

PACKED TO REDUCE EROSION,
E OR OTHER RELATED

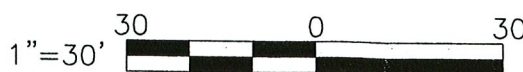
BE PLACED AND
CEED 6 INCHES IN

OR HIGHLY COMPRESSIBLE
RATED INTO EMBANKMENT

BE PLACED ON FROZEN

SITE PLAN

SCALE: 1"=30'



THIS DRAWING WAS PREPARED AT THE SCALE INDICATED IN THE TITLE BLOCK.
INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS
ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR IN THE TITLE
BLOCK TO DETERMINE THE ACTUAL SCALE OF THIS DRAWING.

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS ACTING UNDER THE DIRECTION OF A
LICENSED ENGINEER, TO ALTER THIS DOCUMENT.



10:09



0:15

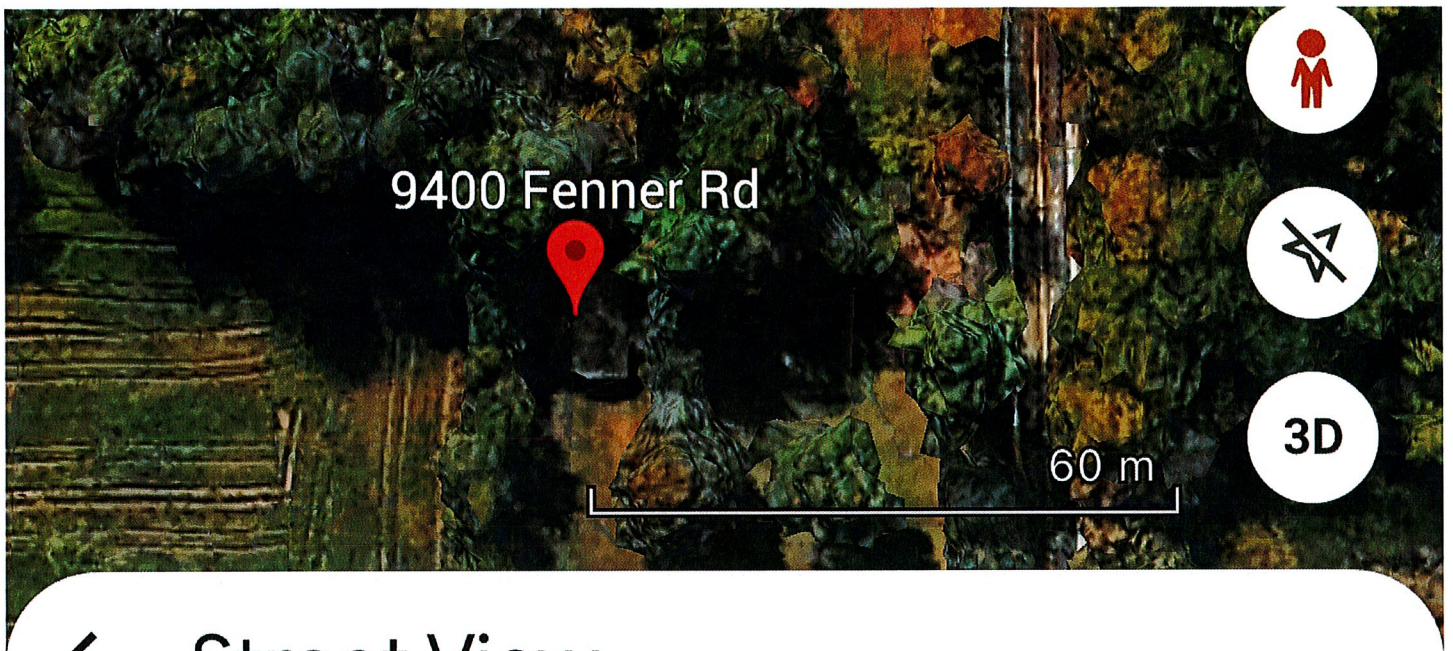


85



9400 Fenner Rd, Fulton, N





< Street View

Click a highlighted street to enter Street View.

In some locations, you can explore historical imagery from multiple dates.

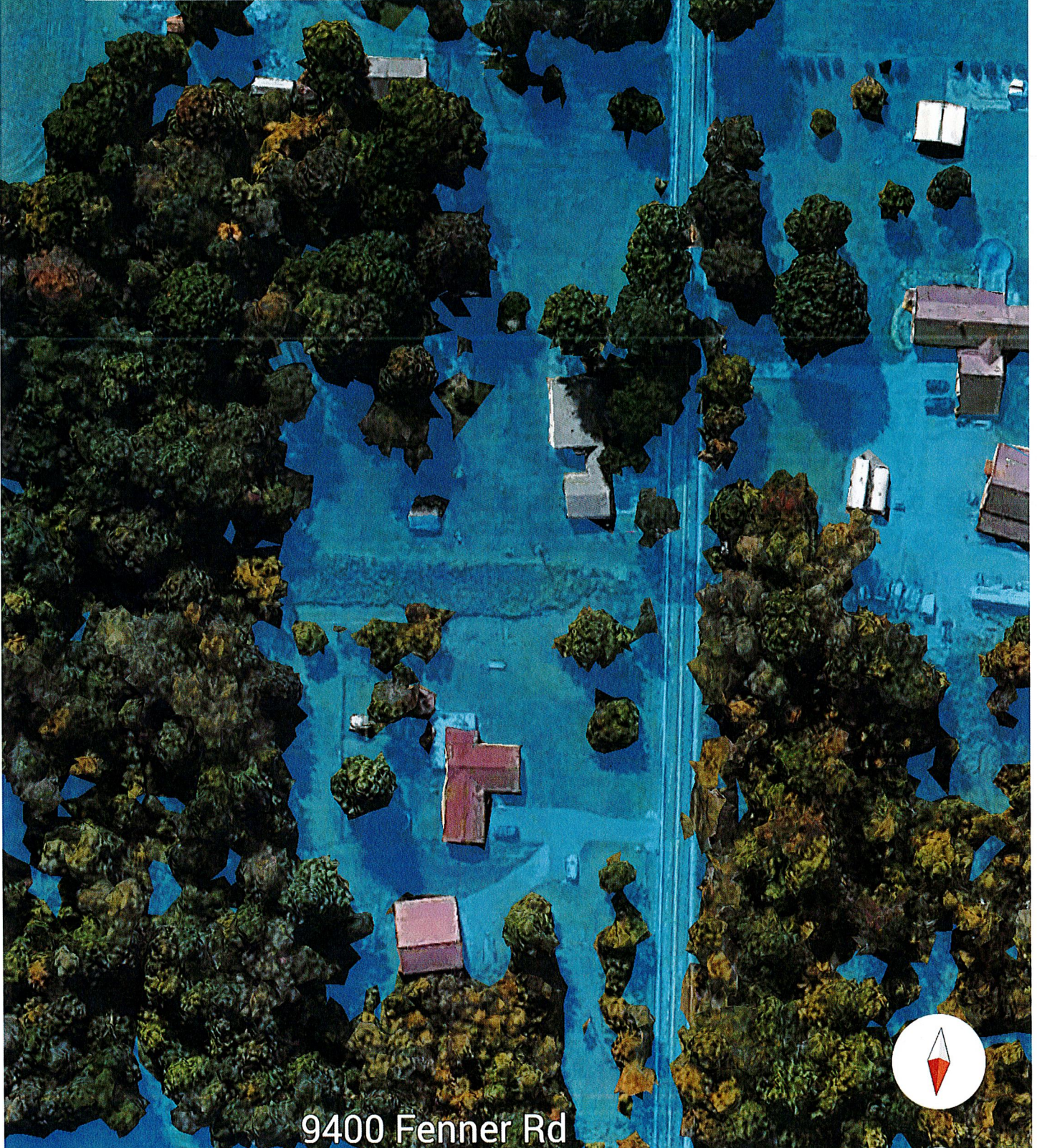
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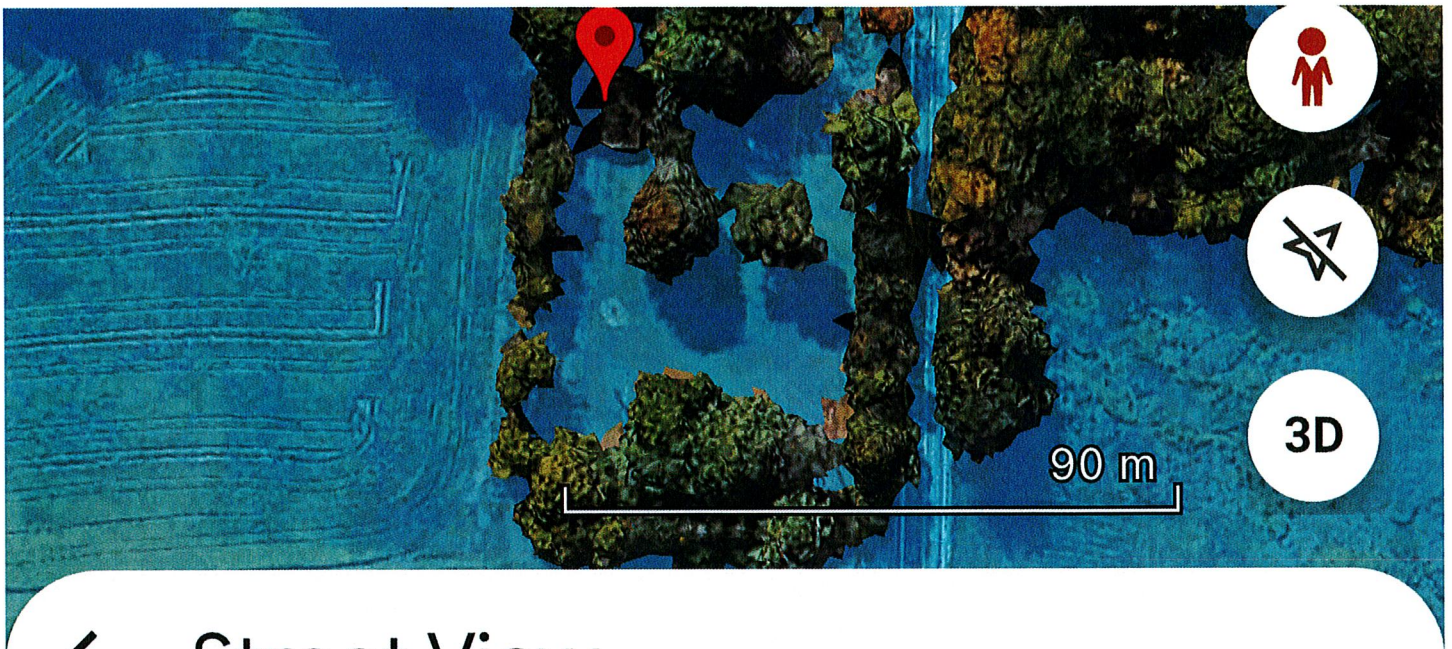
84



9400 Fenner Rd, Fulton, N



9400 Fenner Rd



< Street View

Click a highlighted street to enter Street View.

In some locations, you can explore historical imagery from multiple dates.

TOWN OF LYSANDER - ZONE CHANGE APPLICATION

Municipality Information

Municipality: Lysander

Application Number: 1

Date Received: 8/21/2026

APPLICANT INFORMATION

Applicant Name: Brett A Maring

Mailing Address: 8897 Dinglehole Rd
Baldwinsville NY 13027

Phone Number: 315-440-4033

Email Address: WhiteGlove315@gmail.com

Applicant Is:

☐ Property Owner

☐ Contract Purchaser

☒ Authorized Agent

☐ Other: _____

PROPERTY OWNER INFORMATION (If different from Applicant)

Owner Name: Maring Properties LLC

Mailing Address: 8897 Dinglehole Rd
Baldwinsville NY 13027

Phone Number: 315-440-4033

Email Address: whiteglove315@gmail.com

PROPERTY INFORMATION

Property Address: 9086 Oswego Rd
Baldwinsville NY 13027

Tax Parcel Number(s): 024.-01-49.1

Total Acreage: 30.86

Current Zoning District: A

Requested Zoning District: GB

Current Use of Property:

Storage

Proposed Use of Property:

Storage/ Office/ Warehouse

SURROUNDING LAND USES

Direction	Existing Land Use	Existing Zoning
North	_____	<u>A</u>
South	_____	<u>A</u>
East	_____	<u>A</u>
West	_____	<u>GB</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.

_____ The requested change to General Business is for a defined office and storage use of property and is not speculative rezoning. The proposed use consists of storage of company vehicles and equipment. The 30.86 acre site provides substantial area for setbacks, screening and buffering. A new access point is proposed, subject to applicable approvals, and would be designed and located to minimize impacts on neighboring properties. The property's location on the Rt 48 corridor and proposed controlled site design are intended to provide an orderly business use while addressing the comprehensive plan's objectives regarding highway access, surrounding properties and appropriate commercial development.

UTILITIES AND ACCESS

Public Water Available: ☐ Yes ☐ No

Public Sewer Available: ☐ Yes ☒ No

Road Frontage/Access Description:

600+ Ft of frontage on NYS Rt 48 (Oswego Rd). A new Driveway/Access point is proposed, subject to applicable approvals, to provide safe site access and minimize traffic impacts on neighboring properties.

REQUIRED SUBMITTALS

☐ Completed Application Form

☒ Application Fee NONE

☐ 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: Brett A. Mason

Date: 8/31/26

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.

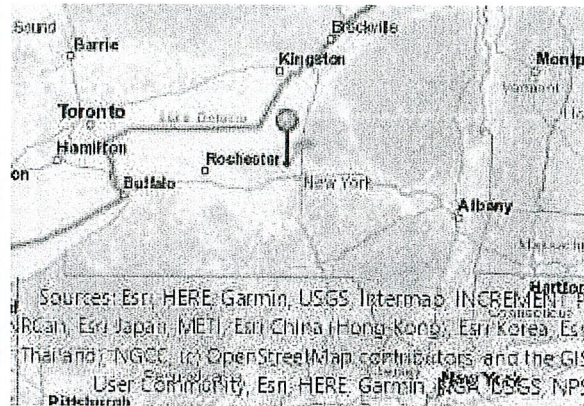
Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Maring Properties LLC							
Name of Action or Project: 9086 Oswego Rd Zone Change - General Business							
Project Location (describe, and attach a location map): 9086 Oswego Rd Baldwinsville NY 13027: Tax Parcel No. 024.-01-49.1							
Brief Description of Proposed Action: Proposed zoning map amendment from the existing zoning district to General Business (GB) for the 30.86-acre parcel. The contemplated use consists of business office operations and storage of company vehicles and equipment. A new driveway/access point may be constructed, subject to applicable approvals, to improve site access and minimize impacts to neighboring properties. Appropriate setbacks, screening, and buffering are proposed							
Name of Applicant or Sponsor: Maring Properties LLC		Telephone: 315-440-4033					
		E-Mail: WhiteGlove315@gmail.com					
Address: 8897 Dinglehole Rd							
City/PO: Baldwinsville		State: NY	Zip Code: 13027				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Zone Change Approval; NYSDOT Highway Access			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action?		30.86 acres					
b. Total acreage to be physically disturbed?		Less than acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		30.86 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☒	☐	☐
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?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
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 or 500-year flood plain?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: Stormwater runoff From proposed driveway will be managed on site in accordance with applicable stormwater requirements. No discharge to adjoining properties is proposed.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	☒	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	NO	YES
	☒	☐
If No, could impacts from the project affect a disadvantaged community?	☒	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Brett A Maring</u> Date: <u>8/25/2026</u>		
Signature: _____ Title: <u>President</u>		

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

WARRANTY DEED

THIS INDENTURE, made the 3rd day of June, 2024

between

Mary Zaborowski, surviving tenant by the entirety of Henry S. Zaborowski, Jr., who died a resident of Onondaga County on February 19, 2020, of 8188 Blue Ridge Circle, Baldwinsville, NY 13027;

grantor, and

Maring Properites, LLC, a New York Limited Liability Company with an address of 8897 Dinglehole Road, Baldwinsville, NY 13027;

grantee,

WITNESSETH, that the grantor, in consideration of one dollar, lawful money of the United States, and other consideration paid by the grantee, does hereby grant and release unto the grantee, the heirs or successors and assigns of the grantee forever,

See Attached Schedule "A", attached and made a part hereof.

SUBJECT to easements, covenants, restrictions, and agreements, if any, of record.

BEING the same premises conveyed to the grantor by Warranty Deed dated July 13, 2009 and recorded in the Onondaga County Clerk's Office on July 28, 2009 in Book 5094 at Page 381.

TOGETHER with all right, title and interest, if any, of the grantor in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever.

AND the grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the grantor covenants as follows:

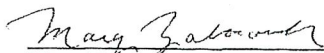
FIRST. That said grantor is seized of the said premises in fee simple, and has good right to convey the same;

SECOND. That the grantee shall quietly enjoy the said premises;

THIRD. That the grantor will forever warrant title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

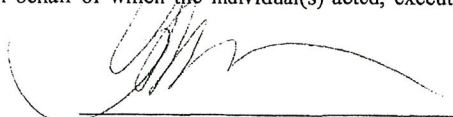
IN WITNESS WHEREOF, the grantor has duly executed this deed the day and year first above written.


Mary Zaborowski

STATE OF NEW YORK)
) ss.:
COUNTY OF ONONDAGA)

On the 3rd day of June, in the year 2024, before me, the undersigned, personally appeared **Mary Zaborowski**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

PATRICK E. MARTIN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 4865814
Qualified in Onondaga County
Commission Expires July 21, 2026


Notary Public

File Number: 2024-00018849 Seq: 2

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lysander, County of Onondaga and State of New York, being part of Military Lot 49, bounded and described as follows: Beginning at a point in the easterly line of New York State Route 48 (Oswego Road) at the intersection of said line with the northeasterly line of Con-Rail (formerly D.L. & W Railroad); thence northerly along said easterly line of New York State Route 48, a distance of 600± feet to a point; thence easterly a distance of 1227± feet to a point; thence southerly a distance of 1,185± feet to a point; thence westerly a distance of 895± feet to a point on the northeasterly line of Con-Rail; thence northwesterly along the said northeasterly line of Con-Rail a distance of 655± feet to a point and place of beginning.

The above described premises being more modernly bounded and described on a survey made by Stephen Sehnert, LLS, dated January 9, 2024 as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lysander, County of Onondaga and State of New York and being part of Lot 49 in said Town, and being more particularly bounded and described as follows:

Beginning at an iron rod with a yellow cap marked SEHNERT SURVEY set at the intersection of the east line of New York State Route No. 48 with the northeasterly line of lands of CSXT (formerly the D.L. & W Railroad); thence N 07° 19' 34" E, along the east line of said highway, a distance of 540.00 feet; thence N 09° 48' 59" E, along said highway line, a distance of 62.00 feet to an iron rod with a yellow cap marked SEHNERT SURVEY set on the north line of a parcel of land described in a deed to David C. and Margaret M. Sampson recorded in the Onondaga County Clerk's Office in Book of Deeds 4937 at Page 145; thence S 81° 56' 15" E, along the north line of said parcel, a distance of 1,242.15 feet to an iron rod with a yellow cap marked SEHNERT SURVEY set on the west line of lands of the People of the State of New York known as the Three Rivers Game Management Area; thence S 07° 50' 00" W, along said west line, a distance of 1,185.00 feet to a Bathey Marker at a corner of said state land; thence N 81° 26' 00" W, along the north line of said state land, a distance of 916.25 feet to a concrete monument on the northeasterly line of said railroad lands; thence N 21° 27' 38" W, along said railroad, a distance of 660.80 feet to the point of beginning. Containing 31.48 acres of land.

(For reference only: Tax Map No.: 024.-01-49.1)



NYS ROUTE No. 48



GRAPHIC SCALE
1" = 100'

REVISED 8/18/2025 TO ADD CERTIFICATIONS
© Jeffrey J. Schultz, PLS All Rights Reserved 2025

MOSIER
3376/11

MARING PROPERTIES, LLC
2024-018849

31.48 ACRES

GRAVEL AREA=
61,928 SQ. FT.
1.42 ACRES

GRAVEL LOT

GRAVEL LOT

GRAVEL LOT

GRAVEL LOT

GRAVEL LOT

GRAVEL LOT

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P.S.N.Y.
THREE RIVERS
GAME MANAGEMENT AREA

RIGHT-OF-WAY
CNG TRANSMISSION CORP.
3525/76

P.S.N.Y.
THREE RIVERS
GAME MANAGEMENT AREA

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-division 2, of the New York State Education Law. Subject to any statement of facts as accurate and up to date as the surveyor's seal and signature. Valid only when marked as RED ink with the land surveyor's original seal and signature. Building location surveys do not include placement of any property corner markers. Officers shown measured from property lines to foundation walls of buildings unless otherwise indicated. Certifications indicated herein shall not only be those who rely on this map for its specific purpose for which this survey is prepared and to the knowledge of the landowner. Certifications are not transferable for subsequent transactions.

To Greater Syracuse Business Development Corporation, its successors and/or assigns and U.S. Small Business Administration, its successors and or assigns

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY'S BOUNDARIES.

LICENSED LAND SURVEYOR 05069

LOCATION SURVEY	
PART OF LOT 49	
TOWN OF LYSANDER ONONDAGA COUNTY, NEW YORK	
JEFFREY J. SCHULTZ LAND SURVEYING & MAPPING PLLC Marcellus, New York (315) 373-8660	DATE: JUNE 17, 2025 SCALE: 1" = 100' BOOK: 255/59 SS FILE: 2484.3 SS REV2

Butler Private Campground
Application to the Planning Board

For: _____ Subdivision of Land
 _____ Number of Lots _____
 X _____ Controlled Site Use
 _____ Site Plan Approval

Date: 08/26/2026
_____ X _____ Information Only
_____ Preliminary
_____ Final

Name of proposed development: _____

Applicant:

Name Zachary Butler

Address 2464 Lamson Road

Phoenix, NY 13135

Telephone: 315-898-6166

Owner of record:

Name Zachary Butler

Address 2464 Lamson Road

Phoenix, NY 13135

Telephone: 315-898-6166

Proof of ownership attached: XX

Site Location:

2464 Lamson Road

Proposed use (s) of site:

Private recreational campsites for family and friends.

Three non-permanent camping units, with a barn structure containing bathrooms and a shared use kitchen.

Current use & condition of site:

undeveloped woods with trails and pond

stream

Plans prepared by:

Name Margaret Butler

Address 2464 Lamson Road

Phoenix, NY 13135

Telephone: 315-396-4008

Ownership intentions:

Name _____

Address _____

Telephone: _____

Farm Lot No. _____

Tax Map No. 024.-02-03.1

Current Zoning agriculture

Is site in an Agricultural Tax District? X

Area of land 43.91 acres.

Plans for sewer and water connections

private septic and drilled well for shared use

barn.

Character of surrounding:

woods with driveable trails. Pond and

connecting stream

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Margaret Butler
Name of Owner or Representative

Margaret Butler
Signature

Proposal to Lysander Planning Board

Private Family Recreational Campsites

Property Owner: Zachary Butler

Property Address: 2464 Lamson Rd, Phoenix, NY | Tax Map #: 3024.-02-03.1 | 44.67 acres

Project Summary

We are requesting approval to establish a small number of private, non-permanent recreational campsites on our property for use by family and friends. This is a private, non-commercial use intended to provide simple, temporary lodging for visiting relatives and select guests. No campsites will be rented, advertised, or made available to the general public.

Purpose and Use

We have family members who live out of the area and visit two to three times per year, and our property also hosts an annual family reunion drawing relatives from Texas, North and South Carolina, Tennessee, Ohio, Arizona, and Louisiana. Currently, guests must find lodging elsewhere. These campsites will give visiting family a comfortable place to stay on the property during visits and the reunion.

Additionally, we have connections with professors and graduate students who have expressed interest in a quiet retreat setting to work on writing projects such as novels and dissertations. The campsites would occasionally be available to them for this purpose.

Proposed Improvements

1. Non-Permanent Campsite Structures (3 total)

Three non-permanent structures for private, occasional use by visiting family, friends, and the individuals described above. These are not intended as permanent residences or rental units.

2. New Barn — Shared Support Facility

As part of this proposal, we will construct a new barn on the property to include:

- Bathroom facilities
- A shared-use kitchen
- A common gathering area for use by guests, including during inclement weather

To support the barn's bathroom and kitchen facilities, we will install a county-approved septic system and drill a private well.

Summary

This project is intended solely for private family and personal guest use, supporting existing family visits, our annual reunion, and occasional writing retreats. We appreciate the Board's consideration of this proposal.

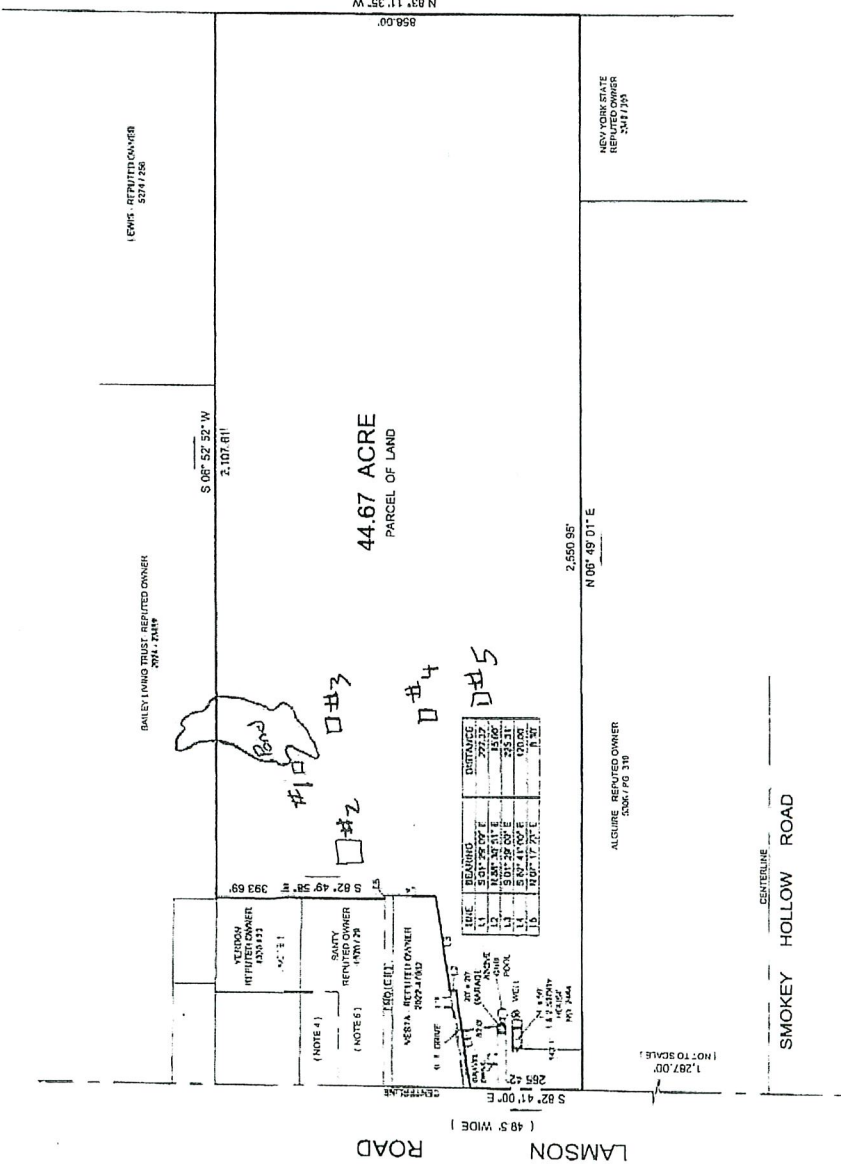


#1 current cabin

#2 barn

#3-5 yurt, tent, bunky

NEW YORK STATE - REGISTERED OWNER
1007 / 481



LANDS OF
DEANNE R. MCCLELLAN
(DEANNE R. CLARY)
PROPERTY LOCATION
2464 LAMSON ROAD, PHOENIX, N. Y 13135
BOOK 489 OF DEEDS PAGE 837
TAX MAP ID 024 - 02 - 031

--- BOUNDARY SURVEY MAP ---

THE UNDERSIGNED LAND SURVEYOR HEREBY CERTIFIES THAT
THIS MAP IS MADE FROM AN ACTUAL FIELD SURVEY OF THE
PROPERTY SHOWN HEREON COMPLETED MAY 5, 2025
AND THAT BOTH SURVEY AND MAP ARE CORRECT

REFERENCE
1. SURVEY MAP BY ROBERT M. BURLEIGH, L.S. DATED JULY 18, 2012
2. ABSTRACT OF TITLE BY BRAD LUCIAN REAL PROPERTY SERVICES
DATED APRIL 10, 2025 (NO 217384)

- NOTES
1. ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED EXCEPT AS PROVIDED IN SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
 2. IF THIS SURVEY MAP IS NOT EMBOSSED WITH THE LAND SURVEYOR'S ORIGINAL NAME, SIGNATURE AND LICENSE NUMBER, IT IS ILLEGAL AND VOID.
 3. THE SURVEYOR'S OFFICE IS LOCATED AT 10 CANALVIEW MALL, SUITE D, FULTON, NEW YORK 13069.
 4. JANSTROM TO BANNER (BK 1460, PG 444)
 5. JANSTROM TO BANNER (BK 1450, PG 127)
 6. JANSTROM TO BANNER (BK 1442, PG 256)
 7. SCHENCK TO CLARY (BK 2613, PG 316)
 8. SCHENCK TO RUBBS (BK 2613, PG 318)

ROBERT M. BURLEIGH
10 CANALVIEW MALL, SUITE D
FULTON, NEW YORK 13069
PHONE (315) 593-2231
FAX (315) 593-2235



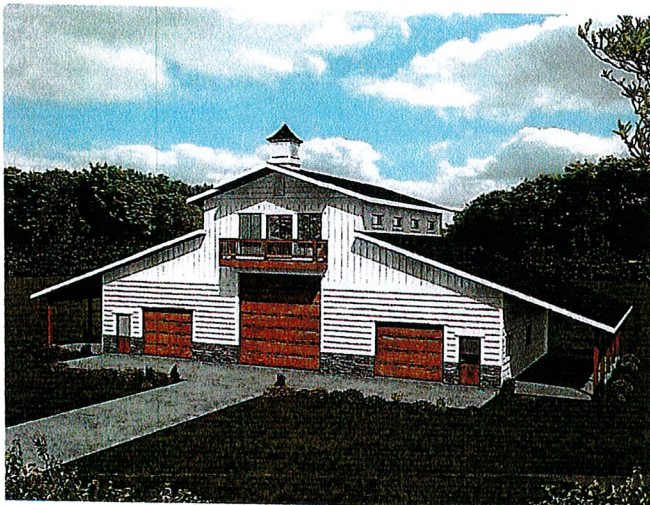
SCALE ONE INCH = 200 FEET
DATE MAY 5, 2025
FILE 90 944 - 8 001

Current and Proposed structures – numbers correspond to numbers on map.

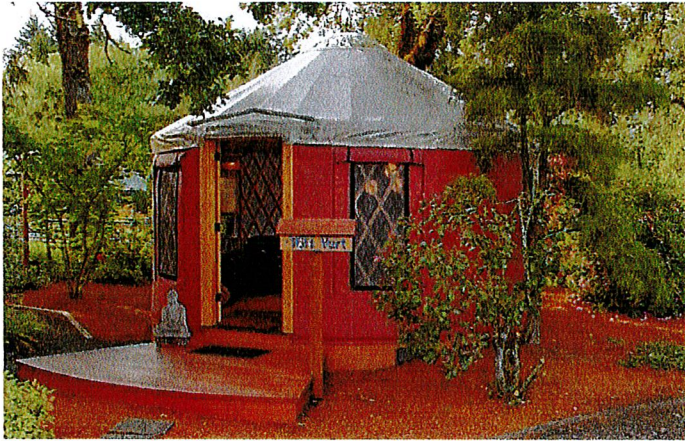
1. Current cabin structure that was present when property was purchased.



2. Proposed permanent monitor style barn. Livestock will utilize the 1st floor, and the 2nd floor would house the bathrooms and shared kitchen, along with a common area. 60' x 60' footprint.



3. Pacific yurt. 16' diameter. Non-permanent.



4. Safari Tent. Approx. 12 x 12. Non-permanent.



5. Bunkie – approx. 9' x 12' footprint. Non-permanent.

