TOWN OF LYSANDER
ZONING BOARD OF APPEALS' MEETING
8220 Loop Road
Monday, July 6, 2026 @ 7:00 p.m.

The special meeting of the Town of Lysander Zoning Board of Appeals meeting was held at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT:	Richard Jarvis, Chairman; Frank Costanzo; Frank O'Donnell; Bob Sweet and Ryan Hagerman
OTHERS PRESENT:	Sandra Richards; Jesse Guyer; Christie Guyer; Sharon Apps; Katie Schiano, Clerk

The meeting was called to order at 7:00 p.m.

I. PUBLIC HEARING – 7:00 p.m.

1. Variance – Area Case No. 2026-004	Guyer, Jesse 9354 River Road

The Public Hearing opened at 7:00 p.m.

The Zoning Board of Appeals conducted a public hearing on an application submitted by Jesse Guyer, owner of 9354 River Road, Phoenix, New York, requesting two side yard setback Area Variances to allow the construction of an enclosed structure over an existing swimming pool.

Mr. Guyer explained that the pool is being installed in the location of the former pool and that he wishes to enclose it for year-round use. The proposed rectangular pool enclosure extends slightly into the required 15-foot side yard setback due to the building's design. He noted that the enclosure includes a small lean-to area for storage of pool equipment and supplies.

During the Board's review, members clarified the dimensions of the requested variances. The proposal required two side yard setback variances of approximately 6.5 feet and 3.5 feet, affecting two corners of the structure. Mr. Guyer confirmed that all construction and excavation would remain entirely on his property.

The applicant stated that adjoining property owners had submitted a letter indicating they had no objection to the request. During the public hearing, one attendee raised concerns regarding a nearby pole barn and its proximity to a neighboring property. The Board clarified that the pole barn was not the subject of the public hearing and that the current application pertained only to the proposed pool enclosure. Mr. Guyer further explained that the pole barn complies with applicable setback requirements.

<u>FINDINGS</u>:
An undesirable change in the neighborhood will not occur

Proposed use is sufficient to preserve the general character of the neighborhood and to safeguard the public health.

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

Reasonable alternatives do not exist without impacting the surrounding community.

There is no opposition from the community.

RESOLUTION # 1_ Motion by Costanzo Second by O'Donnell

RESOLVED, that the Zoning Board of Appeals, having reviewed the application of Jesse Guyer, for property located at 9354 River Road, Phoenix, New York, Tax Map No. 021.-04-01.0 , for two (2) Side Yard Setback Variances, one in the amount of 6'.5" and the second in the amount of 3'.5" to allow the construction of an addition in accordance with Article V, Section 320-14, Paragraph 2(1) of the Lysander Town Ordinance.

Vote: 5 Ayes 0 Noes

The Public Hearing was adjourned at 7:09 p.m.

II. APPROVAL OF MINUTES

Review and approval of the minutes from June 1, 2026 Special Zoning Board of Appeals Meeting.

RESOLUTION #2 -- Motion by Costanzo, Second by Sweet

RESOLVED, that the Zoning Board of Appeals approves the Minutes of June 1, 2026 as submitted.

5 Ayes -- 0 Noes

III. ADJOURN

RESOLUTION #3 – Motion by Costanzo, Second by Sweet

RESOLVED, that the July 6, 2026 Zoning Board of Appeals meeting adjourn at 7:13 p.m.

5 Ayes – 0 Noes

Respectfully Submitted,

Katie Schiano, Clerk
Zoning Board of Appeals