

TOWN OF LYSANDER
8220 LOOP ROAD
BALDWINSVILLE, NY 13027

September 15, 2026

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

Dear Kevin:

WHEREAS, the Town of Lysander Zoning Board of Appeals at its September 14, 2026 special meeting meant to provide a recommendation regarding a proposed Zone change for land on Plainville Road, notable the Duger property; and

WHEREAS, Zone changes are normally made to achieve a Town objective regarding the Comprehensive Land Use Plan (CLUP) for or to respond to a specific plan for property that warrants such a change; and

WHEREAS, the Planning Board at its August 13, 2026 meeting reviewed and discussed the proposed Zone change; and

WHEREAS, the Planning Board determined that in-person and online retails use of the structure included in the requested Zone change area is not an allowed use under the current Agricultural zoning; and

WHEREAS, the requested Zone change would result in a parcel with split zoning, by standard 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 Town Zoning Board of Appeals"; and

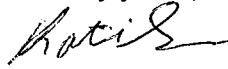
WHEREAS, the building located on the portion of the parcel included in the Zone change request exceeds 3,000 square feet, which would also require a Use Variance being granted by this Town Zoning Board of Appeals; and

NOW THEREFORE, it be resolved that after its review and discussion, the Town of Lysander Zoning Board of Appeals makes the following recommendation:

The Zoning Board of Appeals would support the approval of the requested Zone Change contingent upon the applicant subdividing the portion of the parcel requested for the Zone Change to avoid the above referenced split zone condition and would subsequently hear applications for Use Variances required for the commercial use of the building exceeding 3,000 square feet and any other current zoning issues that may arrive in the Neighborhood Residential Business District.

Please let me know if you need anything further.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Katie Schiano', written in a cursive style.

Katie Schiano, Clerk
Planning Board

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