

TOWN OF LYSANDER
Zoning Board of Appeals Meeting
8220 Loop Road, Baldwinsville, NY 13027
Monday, September 14, 2026 @ 5:00 p.m.

The Special Zoning Board of Appeals meeting was held Monday, September 14, 2026, at 5:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: Richard Jarvis; Frank Costanzo; Bob Sweet; Frank O'Donnell and Ryan Hagerman

OTHERS PRESENT: Leo Dugar; Patty Duger; Al Yager Town Engineer and Katie Schiano, Clerk to Planning ZBA & Codes

The Special Meeting was called to order at 5:00 p.m.

I. SPECIAL MEETING

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| 1. Recommendation to Town Board
Zone Change | Duger, Leo R Jr.
8075 Plainville Road |
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The Board considered a request from the Town Board for a recommendation on a proposed zone change for property located at 8075 Plainville Rd. regarding a proposed zone change for a portion of his property on Plainville Road. The applicant is seeking an extension of the NRBD zoning district to encompass the commercial retail/online sales building. The Town Engineer explained concerns with creating a split-zoned approximately 17-acre parcel. Under the Town Code, a future applicant could potentially seek to extend the less restrictive zoning farther into the parcel through the Zoning Board of Appeals.

The Board discussed the current Neighborhood Residential Business District (NRBD) zoning of the adjoining property and the requirements associated with the proposed commercial use. Retail sales are an allowed use within the NRBD; however, the warehousing component may require a special use permit. It was also noted that because the existing warehouse exceeds 3,000 square feet, a Use Variance may be required.

The Board further discussed the implications of creating a split-zoned parcel. The Planning Board had previously reviewed the proposed zone change and recommended that any approval be contingent upon subdivision of the portion of the property proposed for rezoning to avoid a split-zone condition.

The Town Board is requesting a recommendation only. They will be holding a Public Hearing and making proper notifications to the neighboring property owners.

The Board noted that required notices had been sent to property owners within 500 feet of the exterior boundary of the parcel and that there was no public opposition present at the meeting.

Following discussion, the Zoning Board of Appeals supported the proposed zone change, contingent upon the applicant subdividing the portion of the parcel requested for rezoning to avoid a split-zone condition. The Board further acknowledged that the applicant may subsequently be required to return to the ZBA for any necessary use variance or special use permit associated with the commercial use, warehousing component, and the building exceeding 3,000 square feet.

The Board adopted the resolution recommending approval of the proposed zone change. The following Resolution was formalized on September 15, 2026:

RESOLUTION #1

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) 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.

5 Ayes – 0 Noes

II. APPROVAL OF MINUTES

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

RESOLVED that the minutes of July 6, 2026, Special Zoning Board of Approval approved as submitted.

5 Ayes – 0 Noes

III. ADJOURN

RESOLUTION #3 -- Motion by Sweet, Second by Costanzo

RESOLVED, that the September 14, 2026 special Zoning Board of Appeals meeting adjourn at 8:18 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Katie Schiano, Clerk to
Zoning Board of Appeals.