

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", written in a cursive style.

Katie Schiano, Clerk
Planning Board

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