TOWN OF LYSANDER

ZONING BOARD OF APPEALS' MEETING

8220 Loop Road

Monday, October 5, 2026 @ 7:00 p.m.

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

MEMBERS PRESENT:	Richard Jarvis, Chairman; Frank Costanzo; Bob Sweet and Ryan Hagerman
MEMBERS ABSENT:	Frank O'Donnell
OTHERS PRESENT:	Al Yager Town Engineer; Robert Harvey; Deb Harvey; Tim Reeves; Brett Maring; Zachary Butler; Margaret Butler and Katie Schiano, Clerk to Planning ZBA & Codes

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

I. PUBLIC HEARING

1. Variance – Area **Harvey, Robert**
Case No. 2026-005 **9400 Fenner Road**

The Chairman opened the public hearing at 7:02 p.m. regarding Robert Harvey's request for a five-foot front yard setback variance to place a 26-by-56-foot double-wide manufactured residence at 9400 Fenner Road. Mr. Harvey explained that he purchased the property after the prior residence had burned down and removed the remaining debris. The lot is approximately one acre, and the survey indicated that the proposed home would be approximately three feet, three inches within the required 100-foot setback measured from the centerline of Fenner Road. He requested five feet to allow a small margin.

The Board discussed the lot dimensions, the collector-road setback, and the status of the parcel as an existing nonconforming lot. Neighbor Tim Reeves opposed the application and questioned the lot size, septic and leach field location, well placement, and work performed before obtaining a building permit. The Chairman clarified that the matter before the Board was the front yard setback variance and acknowledged Mr. Reeves' opposition. There being no further comments, the public hearing was closed at 7:11 p.m.

FINDINGS:

An undesirable change in the neighborhood will not occur.

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

The requested variance is not substantial and will not adversely affect physical or environmental conditions.

Reasonable alternatives would not exist without impacting the surrounding community.

There is public opposition from Mr. Tim Reeves.

RESOLUTION #1 – Motion by Sweet, Second by Costanzo

RESOLVED, that the Zoning Board of Appeals grants a five-foot front yard setback variance for property located at 9400 Fenner Road, Fulton, New York, Tax Map No. 016.-02-31.0, to allow construction of a single-family residence, in accordance with the applicable provisions of the Town of Lysander Zoning Code.

Vote: 4 Ayes 0 Noes

II. Recommendation to the Town Board

1. Brett Maring – Zone Change Recommendation, 9086 Oswego Road

Mr. Maring presented his request to change the zoning of approximately 31.48 acres from Agricultural to General Business. He explained that he operates White Glove Dumpster Rental and seeks to use the property for an office, warehouse, truck and equipment storage, with a long-term goal of a Christmas tree farm and agritourism operation.

Board members questioned the number of dumpsters stored on the property, outdoor storage, truck traffic, warehouse activities, environmental impacts, and wetlands. Mr. Maring stated that he owns approximately 150 dumpsters, with as many as 70 potentially stored during the slower winter season and fewer than 10 during much of the year. He described a fleet of six trucks, including a pickup, and stated that dumpsters are emptied and swept at disposal facilities rather than chemically washed on the property. He indicated that the warehouse would primarily protect equipment from the weather.

The Board discussed the implications of rezoning the entire parcel and the Planning Board's comments. Members requested additional time to consider the proposal and its potential future uses. The matter was tabled until November 2, 2026. No recommendation was made.

III. INFORMATION ONLY

1. Butler Property 2464 Lamson Road

Margaret Butler discussed a proposed private family recreational camping area on approximately 45 acres. The concept included three nonpermanent camping structures, such as yurts or tents, and a proposed barn with shared bathroom and kitchen facilities. The Board discussed the location of the structures, access, tree removal, the relationship to the existing residence, and whether the proposed facilities would require a special use permit.

The Board explained that a formal application and additional review, potentially including Planning Board review and a Zoning Board of Appeals public hearing, would be necessary. The discussion was informational only, and no formal action was taken.

IV. APPROVAL OF MINUTES

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

RESOLVED that the minutes of September 14, 2026, Special Zoning Board of Approval approved as submitted.

4 Ayes – 0 Noes

V. ADJOURN

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

RESOLVED, that the October 5, 2026 special Zoning Board of Appeals meeting adjourn at 7:45 p.m.

4 Ayes -- 0 Noes

Respectfully Submitted,

Katie Schiano, Clerk
Zoning Board of Appeals