

Eff. 2018

Village of Fayetteville
ZONING BOARD OF APPEALS
Mark Colvin, Chairperson
Telephone: (315) 637-9864 Fax: (315) 637-0106
425 East Genesee Street
Fayetteville, NY 13066

ZONING BOARD of APPEALS
(Please fill out the application completely)

Tax Map Number of Property:
015.-02-04.0

Zoning District of Property:
TB

Date Filed: October 20

Application Fee: PAID

Applicant: James Owen **Telephone:** (315) 952 6652

Co-Applicant: _____

Applicant's Address: 207 Maple Dr, Fayetteville, NY **Email:** james@JMOwenDesign.com

Owner of Property: Clearhouser, LLC **Telephone:** (315) 476 0771

Property Address: 408 / 410 Genesee Street East, Fayetteville, NY

Denied by Codes Enforcement on: 10-22-25

When did the Planning Board review the application? November 3rd, 2025

Planning Board's recommendation or determination: 

If the property is located within the historic district, when did the Historic Preservation Commission (HPC) review the application? N/A
HPC's recommendation or determination: _____

The Zoning Board members routinely visit each site. In order to assist them in finding your property, please locate BELOW the property with cross street names, and provide any other features which might assist the Board in identifying the property. If the land is vacant, please designate distances from cross streets in feet or tenths of a mile, or stake the frontage of the property.



Genesee Street
Salt Springs

Property

FM Road

Eff. 2018

Size of Parcel: 204.5' Width 204.5' ^{167.4' /} Depth 326.18' Total Area 1.47 A Shape "L"

Current Use of the Property:

Commercial shopping plaza

Is the property located within 500 feet of: (Please check one.)

YES NO

A boundary line of the Village of Fayetteville? () (X)

An existing or proposed County, State, or Highway Road? (X) ()

An existing or proposed County, State Park, or Recreation Area? () (X)

Right of way or County owned or used stream or drainage channel? () (X)

County or State owned lands with public building? () (X)

Is the property located within a flood plain or floodway? () (X)

Appeal is made herewith for:

() Interpretation of the Zoning Ordinance or Zoning Map

(X) Variance from the **AREA** restrictions of the Zoning Ordinance (See page 3.)

() Variance from the **USE** restrictions of the Zoning Ordinance (See page 4.)

() Other – Appeal

The applicant requests a variance from the following Section(s) of the Code, granting the following relief:

Code Section (Title, Article)	Subject	Permitted	Proposed	Extent of Relief Requested
(A) 187-25-A	HEIGHT Max vert dim.	24"	2' 7" ^{60"} "A" = 31" "C" = 7"	7"
(A) 187-25-A	Max letter hgt.	12"	"A" 4 letters 20"	8"
(C) 187-25-A	HEIGHT	24"	6'	4'

Description of Proposed Use:

Wall mounted business signs for anchor tenant within existing shopping plaza.

Proposed Hours of Operation:

Mon _____ Tues _____ Wed _____ Thur _____ Fri _____ Sat _____ Sun _____

Expected Peak Hours:

Weekday _____ Weekday Evening _____ Weekend Day _____ Weekend Evening _____

Eff. 2018

Expected Parking Needs: _____

Expected Exterior Storage: _____

Description of any proposed interior improvements: _____

Description of drainage flows and controls: _____

Full description of any proposed exterior improvements: _____

Existing/Proposed Signage: _____

AREA VARIANCE: The questions below are the criteria for which an area variance request is determined.

- 1) Will there be an undesirable change in the character of the neighborhood or a detriment to nearby properties?
- 2) Can the applicant achieve the benefit by some method, feasible for the applicant to pursue, other than an area variance?
- 3) Is the area variance request substantial?
- 4) Will the variance have an adverse effect on the physical or environmental conditions in the neighborhood or district?
- 5) Was the alleged difficulty self-created?

The above-stated questions will be discussed and evaluated by the Zoning Board of Appeals. Please state the basis for your variance request and attach that statement to this application.

USE VARIANCE: If the applicant requests to use the subject property for purposes which are not allowed or are prohibited by the Village of Fayetteville Codes, the applicant must demonstrate unnecessary hardship. In order to prove unnecessary hardship, the applicant must submit evidence demonstrating this:

- 1) The applicant is deprived of all economic use or benefit from the property in question, which deprivation must be established by competent financial evidence;
- 2) The alleged hardship relating to the property is unique, and does not apply to a substantial portion of the district or neighborhood;
- 3) That the requested use variance, if granted, will not alter the essential character of the neighborhood; and
- 4) That the alleged hardship has not been self-created.

Please state the basis for your appeal and attach that statement to this application.

DISCLOSURE OF INTEREST

Pursuant to Section 809 of the General Municipal Law and Section 99-36 of the Code, every applicant for an area variance must certify the name, residence, and the nature and extent of the interest of any officer or employee of the State of New York, the Village of Fayetteville, the Town of Manlius, or the County of Onondaga, in the person, partnership, corporation, or association making such an application to the extent known to such applicant. The names, residences, and nature and extent of interest of all such public officers or employees are:

Please list any professionals who will be assisting you with your presentation at the public hearing:

<u>Name</u>	<u>Company</u>	<u>Profession</u>	<u>Telephone#</u>

Eff. 2018

***ATTENTION APPLICANTS: YOU OR PERSON(S) ACTING ON YOUR BEHALF **MUST ATTEND** THE SCHEDULED PUBLIC HEARING IN ORDER FOR YOUR APPLICATION TO BE REVIEWED.**

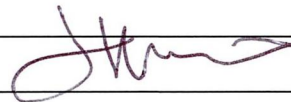
Print Name of Property Owner: Clearhouse, llc
Signature of Property Owner:  Date: 10/20/2025

Print Name of Property Owner: _____
Signature of Property Owner: _____ Date: _____

State of New York

County Orangetown }

James M. Owen being duly sworn, deposes and says that s/he is the person who has signed this application; that s/he is the applicant, authorized by the said owner to make and file this application; that s/he has read and understands this application; that all statements contained therein are true to the best of his/her knowledge and belief; and the work will be performed in accordance with the application and the plans and specifications filed therewith.



Signature(s) of Applicant

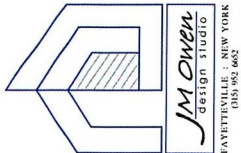
Sworn to before me this 21 day of October
Notary Public Kelli Anne Handzel Stone
County Madison

KELLIANNE HANDZEL STONE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01ST0023574
Qualified in Madison County
My Commission Expires 04-15-2028

***** OFFICIAL USE ONLY *****

Received by: K. Shepard Date: 10/21/2025

	APPROVED	DENIED	DATE
Codes Enforcement Review:	_____	<u></u>	<u>10-22-25</u>
Planning Board Review:	_____	_____	_____
Zoning Board of Appeals:	_____	_____	_____
Condition(s) made part of approval:	_____		



PROJECT NAME
**Proposed
Restaurant
Alterations**

PROJECT ADDRESS
408 E. Genesee St.
Fayetteville, NY

DRAWING ISSUE
Issued
SIGN PERMIT
Date
10/20/25

SHEET INFORMATION
Project Date
3/15/2024
Project No.
24-011
Drawn by
JO

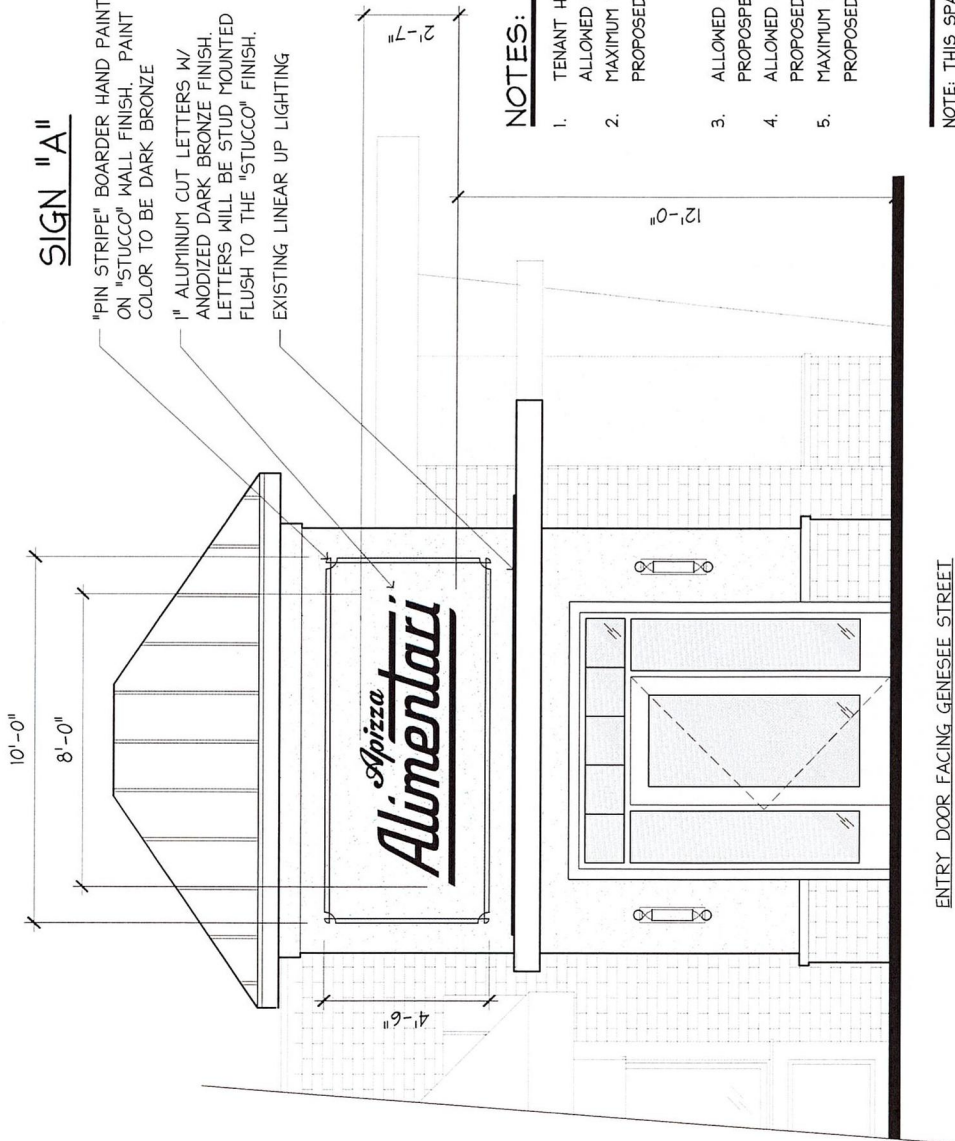
PAGE TITLE
NORTHELEVATION
SIGN "A"

SIGN-1

Copyright JM Owen Design, Inc. 2025

SIGN "A"

- "PIN STRIPE" BOARDER HAND PAINTED ON "STUCCO" WALL FINISH. PAINT COLOR TO BE DARK BRONZE
- 1" ALUMINUM CUT LETTERS W/ ANODIZED DARK BRONZE FINISH. LETTERS WILL BE STUD MOUNTED FLUSH TO THE "STUCCO" FINISH.
- EXISTING LINEAR UP LIGHTING



ENTRY DOOR FACING GENESEE STREET

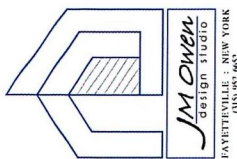
NORTH ELEVATION: PRIMARY BUSINESS SIGN

SIGN-1
1/4" = 1'-0"

NOTES:

- TENANT HAS 85'-6" OF FRONTAGE ALONG GENESEE STREET.
ALLOWED SIGN LENGTH: 75% OF FRONTAGE = 64.125' MAX
- MAXIMUM VERTICAL DIM.: 24'
PROPOSED VERTICAL DIM.: 54" SIGN "A" (HORIZONTAL SIGN)
44" SIGN "B" (SQUARE SIGN)
72" SIGN "C" (VERTICAL SIGN)
2' X 64.125' = 128.25 SF
(3) SIGNS = 78.89 SF
25'
- ALLOWED AREA:
PROPOSED AREA: 16.77' TOTAL
- ALLOWED LENGTH:
PROPOSED LENGTH: 12'
MAXIMUM LETTERING HEIGHT: 20" SIGN "A"
10" SIGN "B"
4.5" SIGN "C"

NOTE: THIS SPACE IS AN ANCHOR TENANT AT THE FRONT OF THE PLAZA. THE GOAL OF THE SUBMITTED SIGN PACKAGE, IS TO PROPORTIONATLY FIT THE SIZE OF THE EXISTING ENTRY TOWER AND UTILIZE IT'S CORNER ORIENTATION.



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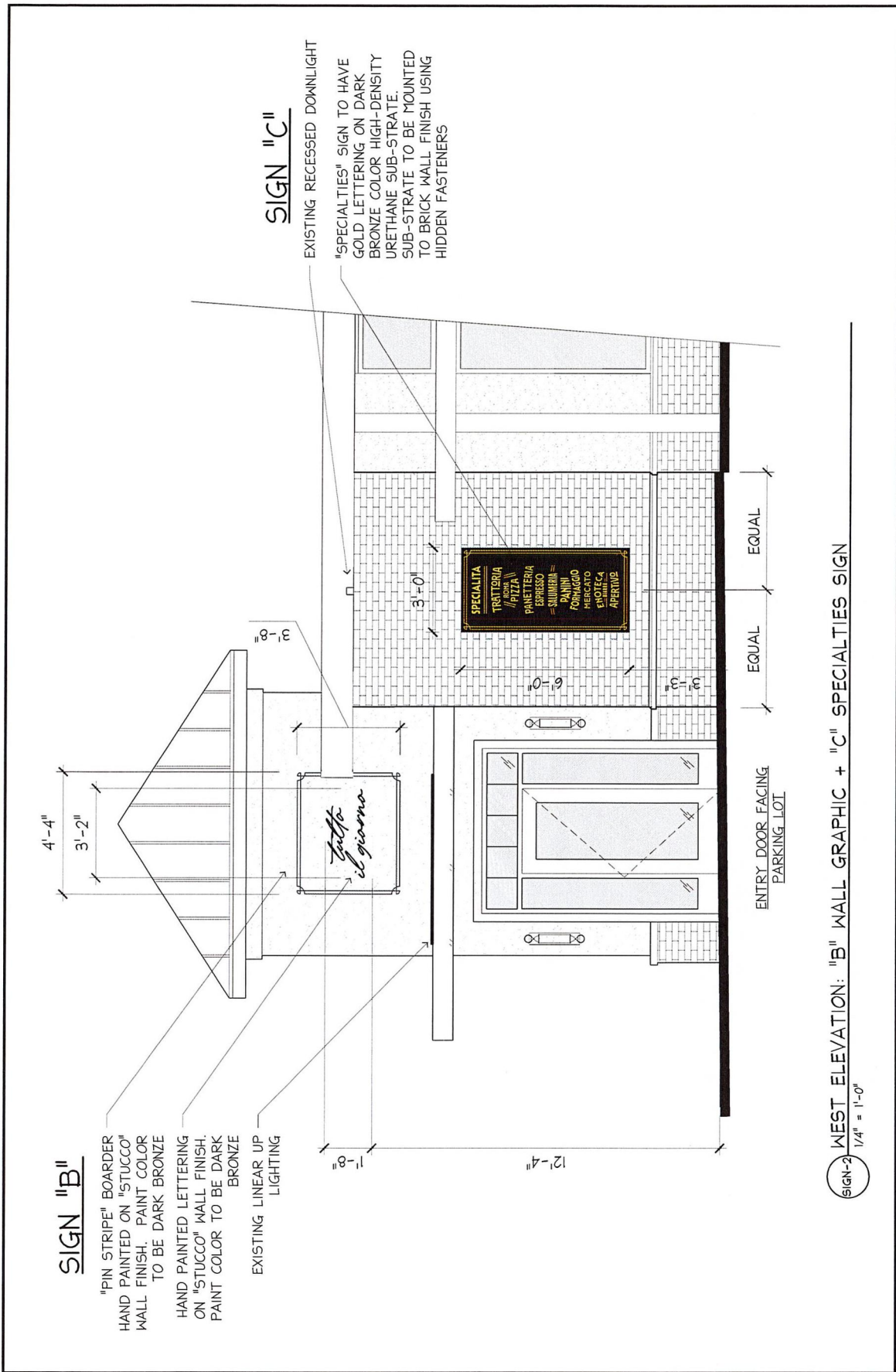
DRAWING ISSUE
Issued
SIGN PERMIT
Date
10/20/25

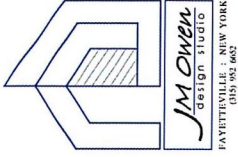
SHEET INFORMATION
Project Date
3/15/2024
Project No.
24-011
Drawn By
JO

PAGE TITLE
WEST ELEVATION
SIGNS "B" + "C"

SIGN-2

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AO

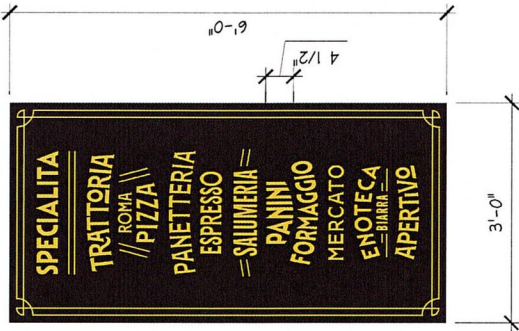
PAGE TITLE
SIGNS "A", "B", "C"

SIGN-3

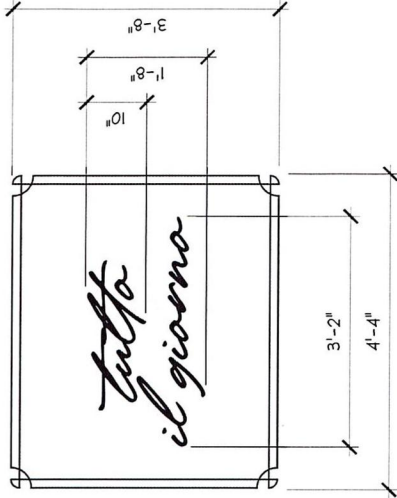
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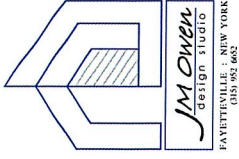
SIGN "A"
1/2" = 1'-0"



SIGN "C"
1/2" = 1'-0"



SIGN "B"
1/2" = 1'-0"



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JO

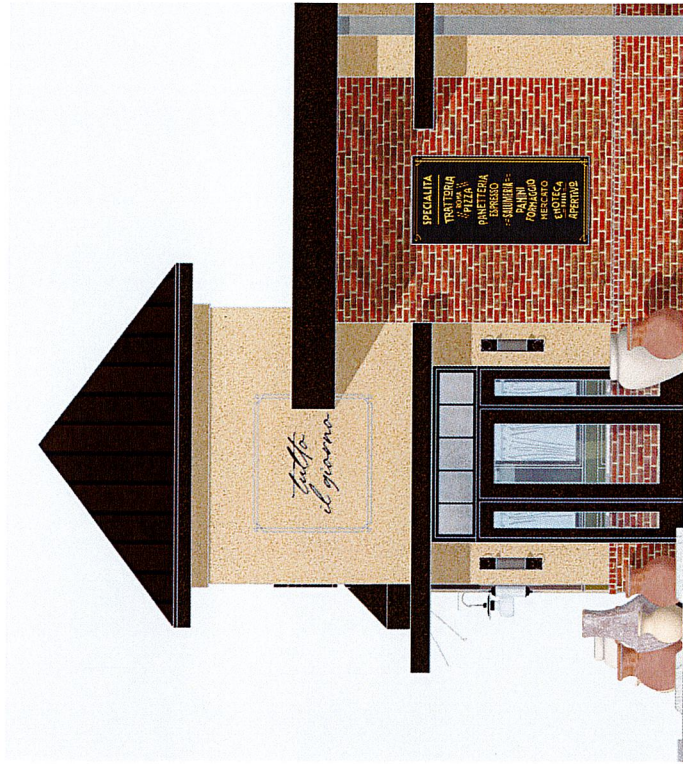
PAGE TITLE
SIGN "A" RENDERING

SIGN-4

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NORTH ELEVATION: PRIMARY BUSINESS SIGN
SIGN-4 NTS



WEST ELEV.: "B" WALL GRAPHIC + "C" SPECIALTIES SIGN
SIGN-4 NTS