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VILLAGE OF FAYETTEVILLE

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:
018.-05-03.1

Zoning District of Property:
CB

Date Filed: 01-07-2026

Application Fee: _____

Applicant: Alejandro A Gonzalez

Telephone: 315-662-4754

Co-Applicant: _____

Applicant's Address: 8071 White Birch Circle Liverpool NY

Email: margartamara315@gmail.com

Owner of Property: Joyce F Lox

Telephone: 315-727-0278

Property Address: 5001 Derringer Dr Jamesville NY 13078

Denied by Codes Enforcement on: _____

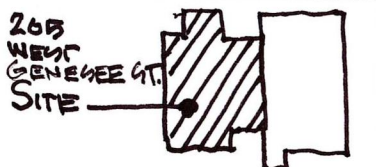
When did the Planning Board review the application? PLANNING BOARD has yet to review

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? NA

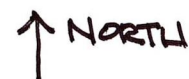
HPC's recommendation or determination: NA

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.



WEST GENESSEE STREET

HIGH BRIDGE STREET



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PARCEL A 119.5' 135' 1620.08' = .37 acres rectangle
 PARCEL B 169.0' 50' 10934.5' = .25 acres rectangle
 PARCEL C 170.9' 55.44' 9352.97' = .212 acres rectangle

Size of Parcel: _____ Width _____ Depth _____ Total Area _____ Shape _____

Current Use of the Property:

RESTAURANT

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:

- (X) Interpretation of the Zoning Ordinance or Zoning Map
 () 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
<u>187-15-(4)</u>	<u>PARKING</u>	<u>56</u>	<u>50</u>	<u>6</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Description of Proposed Use:

COMMERCIAL PROPERTY FORMALLY USED AS A RESTAURANT WITH THE
INTENT TO BE USED AS A RESTAURANT UNDER NEW OPERATORS

Proposed Hours of Operation:

Mon 11-9 Tues 11-9 Wed 11-9 Thur 11-9 Fri 11-10 Sat 11-10 Sun 11-9

Expected Peak Hours:

Weekday 12-1 Weekday Evening 5-7 Weekend Day 11:30-2 Weekend Evening 5-8

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Expected Parking Needs: BASED ON 113 FIXED SEATING INTERIOR AND 313 SEASONAL SEATING OUTSIDE BASED ON 3 SEATS/PARKING SPACE (FAYETTEVILLE ZONING) 96 PARKING SPACES REQ'D INC. 7 EMPLOYEE SPACES 50 ON SITE SPACES AVAILABLE

Expected Exterior Storage: NONE

Description of any proposed interior improvements: RECONFIGURATION OF EXISTING TOILET ROOMS, RELOCATION OF THE EXISTING BAR TO THE SOUTH WEST INTERIOR CORNER, 2 NEW OVERHEAD DOORS TO FACILITATE EXTERIOR DINING RECONFIGURED HOT COOKING LINE, WITH NEW FINISHES & LIGHTING THROUGHOUT

Description of drainage flows and controls: NO MODIFICATIONS ARE PROPOSED TO THE EXISTING PARKING LOT DRAINAGE

Full description of any proposed exterior improvements: PAINTING OF THE BUILDING & MONUMENT WITH BACKGROUND SIGNAGE UNDER SEPARATE PERMIT W/ REPAIRS TO EXT'G EXTERIOR PERGOLA, NEW RAMP ADJACENT TO EXTERIOR PERGOLA & NEW BRICK PATIO TO REPLACE EXT'G STAMPED ASPHALT.
Existing/Proposed Signage: PAINTING OF EXT'G TO MATCH BUILDING NEW COLOR. NEW SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT APPLICATION.

AREA VARIANCE: The questions below are the criteria for which an area variance request is determined. NOT APPLICABLE

- 1) Will there be an undesirable change in the character of the neighborhood or a detriment to nearby properties? NO
- 2) Can the applicant achieve the benefit by some method, feasible for the applicant to pursue, other than an area variance? NO
- 3) Is the area variance request substantial? NO
- 4) Will the variance have an adverse effect on the physical or environmental conditions in the neighborhood or district? NO
- 5) Was the alleged difficulty self-created? YES

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.

THE RECONFIGURATION OF THE INTERIOR SEATING AND THE INCLUSION OF SEASONAL EXTERIOR SEATING RESULTED IN THE PARKING DEFICIT. THE IDEAL SEATING & BAR ACCESS NUMBERS COULD BE REDUCED TO MEET THE EXISTING PARKING COUNT HOWEVER THE PROPOSED LAYOUT MAKES FOR A MORE DESIREABLE ENVIRONMENT.

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:

*NOT APPLICABLE
RESTAURANT IN A "CB" ZONE IS AN APPROVED
USE*

- 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>
<u>MICHAEL WANIAK</u>	<u>WANIAK ARCHITECTS</u>	<u>ARCH</u>	<u>315 472 7000</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

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*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: Joyce F. Lux

Signature of Property Owner: Joyce F. Lux Date: 1/16/26

Print Name of Property Owner: _____

Signature of Property Owner: _____ Date: _____

State of New York

County Onondaga }

Alejandro Gonzalez 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]

Signature(s) of Applicant

Sworn to before me this 7th day of January 2026

Notary Public Patricia A. Wortley

County Onondaga

PATRICIA A. WORTLEY
Notary Public State of New York
Qualified in Onondaga County
No. 01W06074825
My Commission Expires May 27, 2026

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

Received by: Patricia A. Wortley Date: 1/17/2026

	APPROVED	DENIED	DATE
Codes Enforcement Review:	_____	_____	_____
Planning Board Review:	_____	_____	_____
Zoning Board of Appeals:	_____	_____	_____
Condition(s) made part of approval:	_____		