
Town of Lansing

**Zoning Board of Appeals Meeting
Wednesday, June 11, 2025 6:30 PM
Lansing Town Hall, 29 Auburn Rd**

Present

Excused

Jack Young, Chair

Susan Tabrizi, Vice Chair

Mary Stoe

Rick Hayes

Roger VandePoel

Jamie Jones

Other Staff Present

Kelly Geiger, Planning Clerk

Mason Molesso, Town Planner

Judy Drake, Liaison

Public Present

Hunter Kozlowski

Brad Perkins

Craig Wallace

Edwin Elliott

Emma Hildreth

Anna Lombardi

Erin Dhameeth

Hailey Jacobs

Kathleen Perkins

Susan Tabrizi opened the meeting at 6:30pm

Action Items:

Project: Requesting an Area Variance to construct a new residential home addition

Project: Requesting Area Variance to construct a new residential home addition

Applicant: Ed Elliott, engineer on behalf of property owner C. Wallace

Location: 339 Lansing Station Road, TPN 14.-2-46

Project Description: The applicant has applied for an Area Variance to construct a new residential home addition at 339 Lansing Station Road. The applicant is seeking relief from setback requirements: 1) a side yard setback (south) of 8.45' where 10' is required and 2) a rear (east) setback of 1.2' where 25' is required. This project is located in the L1 zoning district with Lake Frontage

SEQR: This project is a Type II action

Anticipated Action: Review variance request, hold Public Hearing, issue conditions & approval

47 **Summary of Discussion:**

- 48 • Edwin Elliott and Craig Wallace were present to discuss this project
49 • The house is small, currently stay on weekends but would like to eventually move into
50 the house and need more space.
51 • The house will fit in the neighborhood better with the expansion
52 • Board approved the Variance
53

54 **AREA VARIANCE FINDINGS AND DECISION**
55 **TOWN OF LANSING ZONING BOARD OF APPEALS**
56

57 **BACKGROUND INFORMATION**
58

59 Applicant: Ed Elliott, owner's architect
60 339 Lansing Station Road
61 Lansing, NY 14882
62

Variance No: 25-3
Zoning District: L1 with Lake Frontage
Public Hearing Published on: 05/29/25
600' Notices Mailed: 05/22/25

63 Property Location: 339 Lansing Station Road
64 Tax Parcel #: 14.-2-46
65

66 Requirement for which Area Variances are requested: Town of Lansing Zoning Law § 270-11
67 Schedule II, Frontage, Yard, Height, and Coverage Requirements

68 **RESOLUTION AND FINDINGS**

69 WHEREAS, Ed Elliott, applicant and owner's architect for 339 Lansing Station Road Tax Parcel
70 No. 14.-2-46 located in the L1 Zone, applied for two area variances to enable construction of a
71 new residential home addition. Two area variances are requested for relief from Town of
72 Lansing Zoning Law §270-11 Schedule II: Area, Frontage, Yard, Height, and Coverage
73 Requirements for (1) a side yard setback (south) of 8.45' where 10' is required and (2) a rear
74 (east) setback of 1.2' where 25' is required; and

75
76 WHEREAS, on 11 June 2025 the Town of Lansing Zoning Board of Appeals (the "ZBA") thoroughly
77 reviewed and analyzed: (i) the information and evidence submitted by the applicant in support
78 of the requested area variance; (ii) all other information and materials properly before the ZBA;
79 and (iii) the issues and impacts raised for consideration by neighbors, the public, and the ZBA;
80 and
81

82 WHEREAS, this application is classified as a Type II Action under 6 NYCRR 617.5(c)(11),
83 construction or expansion of a single-family, a two-family or a three-family residence on an
84 approved lot including provision of necessary utility connections as provided in paragraph (13)
85 of this subdivision and the installation, maintenance or upgrade of a drinking water well or a
86 septic system, or both, and
87 conveyances of land in connection therewith; so, upon due deliberation upon the foregoing,
88 the application, and all evidence and testimony presented to the ZBA.
89
90

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town of Lansing Zoning Board of Appeals (“ZBA”) hereby makes the following findings with respect to the specific criteria for area variances as set forth in Town Law § 267-b(3)(b), and other applicable provisions of law and of the Zoning Ordinance:

a. **Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance?**

Yes ☐ No ☒ Findings: Will be an “upgrade” to the neighborhood and surrounding homes

b. **Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance?**

Yes ☐ No ☒ Findings: Because of oddly situated lot (divided by RR), this could NOT be achieved by other methods

c. **Whether the requested area variance is substantial?**

Yes ☒ No ☐ Findings: Rear setback is a large variance request; however, lot is preexisting non-conforming – this is to document that non-compliance

d. **Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?**

Yes ☐ No ☒ Findings: None

e. **Whether the alleged difficulty was self-created?**

Yes ☒ No ☐ Findings:

2. DETERMINATION BASED ON THE ABOVE FACTORS (choose one):

It is hereby determined by the Town of Lansing Zoning Board of Appeals (the “ZBA”) that the following area variances are **GRANTED** with any conditions hereafter stated (if any), it being further found and determined that (i) the benefit to the applicant outweighs any potential negative impacts or detriment to the neighborhood or community; and (ii) such area variance is the minimum necessary as adequate to grant relief and, at the same time, preserve and protect the character of the neighborhood and the safety and welfare of the community.

DESCRIPTION OF SPECIFIC VARIANCES GRANTED: Two area variances are requested for relief from Town of Lansing Zoning Law §270-11 Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements for (1) a side yard setback (south) of 8.45’ where 10’ is required and (2) a rear (east) setback of 1.2’ where 25’ is required.

ARE CONDITIONS IMPOSED WITH RESPECT TO THE AREA VARIANCES AS GRANTED?

Yes ☐ No ☒

STATEMENT OF CONDITIONS: no conditions of approval

THE VOTE ON THE FOREGOING DECISION, DETERMINATIONS, AND RESOLUTION OF THE TOWN OF LANSING ZONING BOARD OF APPEALS WAS AS FOLLOWS:

Motion by: Mary Stoe

Seconded by: Roger VandePoel

Richard Hayes – Aye

Jamie Jones (Alt.) – Aye

Mary Stoe – Aye

Susan Tabrizi – Aye

Roger VandePoel – Aye

Jack Young – Absent

Dated: 11 June 2025

Project: Requesting an Area Variance to construct a new residential home

Project: Requesting Area Variance to construct a new residential home

Applicant: Brad Perkins, property owner

Location: 357 Lansing Station Road, TPN 14.-2- 15 & 50

Project Description: The applicant has applied for an Area Variance seeking relief from the 25' rear setback requirement in L1 zoning. Applicant wishes to tear down existing home and construct new home 15.7' from rear (northeast) property line where 25' is required

SEQR: This project is a Type II action

Anticipated Action: Review variance request, hold Public Hearing, issue conditions & approval

Summary of Discussion:

- Brad Perkins was present to discuss this project
- Property is too small and in bad shape, applicant would like to demolish and rebuild
- The new house will be more aesthetically pleasing to the neighborhood
- Board approved the Variance

**AREA VARIANCE FINDINGS AND DECISION
TOWN OF LANSING ZONING BOARD OF APPEALS**

BACKGROUND INFORMATION

Applicant:

Brad Perkins, owner

357 Lansing Station Road

Lansing, NY 14882

Variance No: 25-4

Zoning District: L1 with Lake Frontage

Public Hearing Published on: 05/29/25

600' Notices Mailed: 05/22/25

Property Location: 357 Lansing Station Road

Tax Parcel #: 14.-2-15&50

Requirement for which Area Variances are requested: Town of Lansing Zoning Law § 270-11
Schedule II, Frontage, Yard, Height, and Coverage Requirements

RESOLUTION AND FINDINGS

WHEREAS, Brad Perkins, owner of 357 Lansing Station Road Tax Parcel No. 14.-2-15&50 located in the L1 Zone, applied for an area variance to enable construction of a new residential home. One area variance is requested for relief from Town of Lansing Zoning Law §270-11 Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements for (1) a rear (northeast) setback of 15.7' where 25' is required; and

WHEREAS, on 11 June 2025 the Town of Lansing Zoning Board of Appeals (the "ZBA") thoroughly reviewed and analyzed: (i) the information and evidence submitted by the applicant in support of the requested area variance; (ii) all other information and materials properly before the ZBA; and (iii) the issues and impacts raised for consideration by neighbors, the public, and the ZBA; and

WHEREAS, this application is classified as a Type II Action under 6 NYCRR 617.5(c)(11), construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (13) of this subdivision and the installation, maintenance or upgrade of a drinking water well or a septic system, or both, and conveyances of land in connection therewith, such that no further environmental review is required; so, upon due deliberation upon the foregoing, the application, and all evidence and testimony presented to the ZBA.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town of Lansing Zoning Board of Appeals ("ZBA") hereby makes the following findings with respect to the specific criteria for area variances as set forth in Town Law § 267-b(3)(b), and other applicable provisions of law and of the Zoning Ordinance:

a. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance?

Yes ☐ No ☒ Findings: No, will improve the aesthetic of the neighborhood by improving home condition

b. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance?

Yes ☐ No ☒ Findings: No

c. Whether the requested area variance is substantial?

Yes ☒ No ☐ Findings: Yes, but preexisting non-conforming lot

d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

Yes ☐ No ☒ Findings: No

e. Whether the alleged difficulty was self-created?

Yes ☒ No ☐ Findings:

2. DETERMINATION BASED ON THE ABOVE FACTORS (choose one):

It is hereby determined by the Town of Lansing Zoning Board of Appeals (the "ZBA") that the following area variances are **GRANTED** with any conditions hereafter stated (if any), it being further found and determined that (i) the benefit to the applicant outweighs any potential negative impacts or detriment to the neighborhood or community; and (ii) such area variance is the minimum necessary as adequate to grant relief and, at the same time, preserve and protect the character of the neighborhood and the safety and welfare of the community.

DESCRIPTION OF SPECIFIC VARIANCES GRANTED: One area variance is requested for relief from Town of Lansing Zoning Law §270-11 Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements for (1) a rear (northeast) setback of 15.7' where 25' is required

ARE CONDITIONS IMPOSED WITH RESPECT TO THE AREA VARIANCES AS GRANTED?

Yes ☐ No ☒

STATEMENT OF CONDITIONS: No conditions of approval issued

THE VOTE ON THE FOREGOING DECISION, DETERMINATIONS, AND RESOLUTION OF THE TOWN OF LANSING ZONING BOARD OF APPEALS WAS AS FOLLOWS:

Motion by: Roger VandePoel

Seconded by: Mary Stoe

Richard Hayes – Aye

Jamie Jones (Alt.) – Aye

Mary Stoe – Aye

Susan Tabrizi – Aye

Roger VandePoel – Aye

Jack Young – Absent

Dated: 11 June 2025

276 **Other Business:**
277 Judy Drake discussed board member salaries, solar projects, public hearing for tax override, Map
278 link, speed limit requests
279
280 Susan Tabrizi adjourned the meeting at 7:06 PM
281
282 Minutes taken and executed by Kelly Geiger