1	Town of Lansing
2	Zoning Board of Appeals Meeting
3	Wednesday, June 11, 2025 6:30 PM
4	Lansing Town Hall, 29 Auburn Rd
5	Present Excused
6	Jack Young, Chair
7	Susan Tabrizi, Vice Chair
8	Mary Stoe
9	Rick Hayes
10	Roger VandePoel
11	Jamie Jones
12	
13	Other Staff Present
14	Kelly Geiger, Planning Clerk
15	Mason Molesso, Town Planner
16	Judy Drake, Liaison
17	
18	Public Present
19	Hunter Kozlowski
20	Brad Perkins
21	Craig Wallace
22	Edwin Elliott
23	Emma Hildreth
24	Anna Lombardi
25	Erin Dhameeth
26	Hailey Jacobs
27	Kathleen Perkins
28	
29	Susan Tabrizi opened the meeting at 6:30pm
30	
31	Action Items:
32	
33	<b><u>Project: Requesting an Area Variance to construct a new residential home addition</u></b>
34	
35	<b>Project:</b> Requesting Area Variance to construct a new residential home addition
36	Applicant: Ed Elliott, engineer on behalf of property owner C. Wallace
37	Location: 339 Lansing Station Road, TPN 142-46
38	Project Description: The applicant has applied for an Area Variance to construct a new
39	residential home addition at 339 Lansing Station Road. The applicant is seeking relief from
40	setback requirements: 1) a side yard setback (south) of 8.45' where 10' is required and 2) a rear
41	(east) setback of 1.2' where 25' is required. This project is located in the L1 zoning district with
42	Lake Frontage
43	SEQR: This project is a Type II action
44	Anticipated Action: Review variance request, hold Public Hearing, issue conditions & approval

45 46

Summary of Discussion:	
• Edwin Elliott and Craig Wallace were present to discus	ss this project
• The house is small, currently stay on weekends but wo	uld like to eventually move into
the house and need more space.	
• The house will fit in the neighborhood better with the e	expansion
Board approved the Variance	
TOWN OF LANSING ZONING BOARD O	OF APPEALS
BACKGROUND INFORMATIC	DN
••	Variance No: 25-3
-	Zoning District: L1 with Lake Frontage
Lansing, NY 14882	Public Hearing Published on: 05/29/25
	600' Notices Mailed: 05/22/25
Tax Parcel #: 142-46	
	0 0
Schedule II, Frontage, Yard, Height, and Coverage Requirement	nts
RESOLUTION AND FINDINGS	
WHEREAS, Ed Elliott, applicant and owner's architect for 339 No. 142-46 located in the L1 Zone, applied for two area varia new residential home addition. Two area variances are reque Lansing Zoning Law §270-11 Schedule II: Area, Frontage, Yard Requirements for (1) a side yard setback (south) of 8.45' whe (east) setback of 1.2' where 25' is required; and	ances to enable construction of a sted for relief from Town of , Height, and Coverage
WHEREAS, on 11 June 2025 the Town of Lansing Zoning Board reviewed and analyzed: (i) the information and evidence sub of the requested area variance; (ii) all other information and and (iii) the issues and impacts raised for consideration by n and	mitted by the applicant in support materials properly before the ZBA;
WHEREAS, this application is classified as a Type II Action und construction or expansion of a single-family, a two-family or a approved lot including provision of necessary utility connection of this subdivision and the installation, maintenance or upgra septic system, or both, and conveyances of land in connection therewith; so, upon due do the application, and all evidence and testimony presented to	a three-family residence on an ons as provided in paragraph (13) de of a drinking water well or a eliberation upon the foregoing,
	<ul> <li>Edwin Elliott and Craig Wallace were present to discuss</li> <li>The house is small, currently stay on weekends but work the house and need more space.</li> <li>The house will fit in the neighborhood better with the element of approved the Variance</li> <li>Board approved the Variance</li> <li>AREA VARIANCE FINDINGS AND D TOWN OF LANSING ZONING BOARD CONVOR CONVOR THE PROPERTY LOCATION: 339 Lansing Station Road Lansing, NY 14882</li> <li>Property Location: 339 Lansing Station Road Tax Parcel #: 142-46</li> <li>Requirement for which Area Variances are requested: Town Conschedule II, Frontage, Yard, Height, and Coverage Requirement RESOLUTION AND FINDINGS</li> <li>WHEREAS, Ed Elliott, applicant and owner's architect for 339 No. 142-46 located in the L1 Zone, applied for two area variances are reque Lansing Zoning Law \$270-11 Schedule II: Area, Frontage, Yard Requirements for (1) a side yard setback (south) of 8.45' whet (east) setback of 1.2' where 25' is required; and</li> <li>WHEREAS, on 11 June 2025 the Town of Lansing Zoning Board reviewed and analyzed: (i) the information and evidence sub of the requested area variance; (ii) all other information and and (iii) the issues and impacts raised for consideration by n and</li> <li>WHEREAS, this application is classified as a Type II Action und construction or expansion of a single-family, a two-family or a approved lot including provision of necessary utility connection of this subdivision and the installation, maintenance or upgraseptic system, or both, and conveyances of land in conne</li></ul>

91	NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:
92	1. The Town of Lansing Zoning Board of Appeals ("ZBA") hereby makes the following findings with
93	respect to the specific criteria for area variances as set forth in Town Law § 267-b(3)(b), and other
94	applicable provisions of law and of the Zoning Ordinance:
95	
96	a. Whether an undesirable change will be produced in the character of the neighborhood or a
97	detriment to nearby properties will be created by the granting of the area variance?
98	
99 100	Yes No 🖌 Findings: Will be an "upgrade" to the neighborhood and surrounding homes
101	b. Whether the benefit sought by the applicant can be achieved by some method, feasible for
102	the applicant to pursue, other than an area variance?
102	
104	Yes No 🗹 Findings: Because of oddly situated lot (divided by RR), this could NOT be
105	achieved by other methods
106	
107	c. Whether the requested area variance is substantial?
108	
109	Yes 🖌 No Findings: Rear setback is a large variance request; however, lot is preexisting
110	non-conforming – this is to document that non- compliance
111	non compliance
112	d. Whether the proposed variance will have an adverse effect or impact on
112	the physical or environmental conditions in the neighborhood or district?
113	
115	Yes No 🗹 🛛 Findings: None
116	
117	e. Whether the alleged difficulty was self-created?
118	e. Whether the aneged annearly was sen created.
119	Yes 🖌 No Findings:
120	
120	2. DETERMINATION BASED ON THE ABOVE FACTORS (choose one):
121	2. DETERMINATION DASED ON THE ABOVE FACTORS (choose one).
122	It is hereby determined by the Town of Lansing Zoning Board of Appeals (the "ZBA") that the
123	following area variances are <b>GRANTED</b> with any conditions hereafter stated (if any), it being
124	further found and determined that (i) the benefit to the applicant outweighs any potential
125	negative impacts or detriment to the neighborhood or community; and (ii) such area variance is
120	the minimum necessary as adequate to grant relief and, at the same time, preserve and protect
127	
128	the character of the neighborhood and the safety and welfare of the community.
129	DESCRIPTION OF SPECIFIC VARIANCES CRANTED. Two area variances are requested for relief
130	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
132 133	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.
134	
135	ARE CONDITIONS IMPOSED WITH RESPECT TO THE AREA VARIANCES AS GRANTED?
136	Yes No 🗸

137 138	STATEMENT OF CONDITIONS: no conditions of approval
139	THE VOTE ON THE FOREGOING DECISION, DETERMINATIONS, AND RESOLUTION OF THE TOWN
140	OF LANSING ZONING BOARD OF APPEALS WAS AS FOLLOWS:
141	
142	Motion by: Mary Stoe
143	Seconded by: Roger VandePoel
144	Seconded by. Roger valuer och
145	Richard Hayes – Aye
145	Jamie Jones (Alt.) – Aye
140	Mary Stoe – Aye
148	Susan Tabrizi – Aye
149	Roger VandePoel – Aye
149	Jack Young – Absent
150	Jack Toung – Absent
151	Dated: 11 June 2025
152	
155	
155	Project: Requesting an Area Variance to construct a new residential home
156	110 jeen Requesting un mou + unance to construct a new restaurau nome
157	<b>Project:</b> Requesting Area Variance to construct a new residential home
158	Applicant: Brad Perkins, property owner
159	Location: 357 Lansing Station Road, TPN 142- 15 & 50
160	<b>Project Description:</b> The applicant has applied for an Area Variance seeking relief from the 25'
161	rear setback requirement in L1 zoning. Applicant wishes to tear down existing home and
162	construct new home 15.7' from rear (northeast) property line where 25' is required
163	SEQR: This project is a Type II action
164	Anticipated Action: Review variance request, hold Public Hearing, issue conditions & approval
165	
166	Summary of Discussion:
167	Brad Perkins was present to discuss this project
168	• Property is too small and in bad shape, applicant would like to demolish and rebuild
169	• The new house will be more aesthetically pleasing to the neighborhood
170	Board approved the Variance
171	
172	
173	AREA VARIANCE FINDINGS AND DECISION
174	TOWN OF LANSING ZONING BOARD OF APPEALS
175	
176	BACKGROUND INFORMATION
177	
178	Applicant:
179	Brad Perkins, owner
180	357 Lansing Station Road
181	Lansing, NY 14882
182	Variance No: 25-4
183	Zoning District: L1 with Lake Frontage

- 184 Public Hearing Published on: 05/29/25
- 185 600' Notices Mailed: 05/22/25
- 186
- 187 Property Location: 357 Lansing Station Road
- 188 Tax Parcel #: 14.-2-15&50
- 189
- 190 Requirement for which Area Variances are requested: Town of Lansing Zoning Law § 270-11
- 191 Schedule II, Frontage, Yard, Height, and Coverage Requirements
- 192

## **193 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
- 199
- 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
- 205
- 206 WHEREAS, this application is classified as a Type II Action under 6 NYCRR 617.5(c)(11),
- 207 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)
- 209 of this subdivision and the installation, maintenance or upgrade of a drinking water well or a
- 210 septic system, or both, and
- 211 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
- 213 testimony presented to the ZBA.
- 214

## 215 NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

- 2161. The Town of Lansing Zoning Board of Appeals ("ZBA") hereby makes the following findings with217respect to the specific criteria for area variances as set forth in Town Law § 267-b(3)(b), and other
- 218 applicable provisions of law and of the Zoning Ordinance:
- 219

## 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?

- 222
- Yes \_\_\_\_ No 
   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?
- 226 **t** 227
- 228 Yes No 🖌 Findings: No
- 229 c. Whether the requested area variance is substantial?

230 231	Yes 🖌 No Findings: Yes, but preexisting non-conforming lot
231	d. Whether the proposed variance will have an adverse effect or impact on
232	the physical or environmental conditions in the neighborhood or district?
233	the physical of environmental conditions in the neighborhood of district:
235	Yes No 🗸 Findings: No
236	
237	e. Whether the alleged difficulty was self-created?
238	
239	Yes 🖌 No Findings:
240	
241	2. DETERMINATION BASED ON THE ABOVE FACTORS (choose one):
242	
243	It is hereby determined by the Town of Lansing Zoning Board of Appeals (the "ZBA") that the
244	following area variances are <b>GRANTED</b> with any conditions hereafter stated (if any), it being
245	further found and determined that (i) the benefit to the applicant outweighs any potential
246	negative impacts or detriment to the neighborhood or community; and (ii) such area variance is
247	the minimum necessary as adequate to grant relief and, at the same time, preserve and protect
248	the character of the neighborhood and the safety and welfare of the community.
249	
250	DESCRIPTION OF SPECIFIC VARIANCES GRANTED: One area variance is requested for relief from
251	Town of Lansing Zoning Law §270-11 Schedule II: Area, Frontage, Yard, Height, and Coverage
252	Requirements for (1) a rear (northeast) setback of 15.7' where 25' is required
253	
254	ARE CONDITIONS IMPOSED WITH RESPECT TO THE AREA VARIANCES AS GRANTED?
255 256	Yes No 🖌
250 257	fes NO <u>↓</u>
258	STATEMENT OF CONDITIONS: No conditions of approval issued
259	
260	THE VOTE ON THE FOREGOING DECISION, DETERMINATIONS, AND RESOLUTION OF THE TOWN
261	OF LANSING ZONING BOARD OF APPEALS WAS AS FOLLOWS:
262	
263	Motion by: Roger VandePoel
264	Seconded by: Mary Stoe
265	
266	Richard Hayes – Aye
267	Jamie Jones (Alt.) – Aye
268	Mary Stoe – Aye
269	Susan Tabrizi – Aye
270	Roger VandePoel – Aye
271	Jack Young – Absent
272	
273	Dated: 11 June 2025
274	
275	

- 276
- Other Business: Judy Drake discussed board member salaries, solar projects, public hearing for tax override, Map 277
- 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