

**Town of Lansing**  
**Zoning Board of Appeals Meeting**  
**Wednesday, January 14, 2026 6:30 PM**  
**Lansing Town Hall, 29 Auburn Rd**

## Present

## Excused

6      Jack Young, Chair  
7      Susan Tabrizi, Vice Chair  
8      Mary Stoe  
9      Roger VandePoel  
10     Jamie Jones

## Other Staff Present

13 Kelly Geiger, Planning Clerk  
14 Judy Drake

## Public Present

17      Donna Nedrow  
18      Jeff Nedrow  
19      John Bauda

21 Jack Young opened the meeting at 6:30pm

## Action Items:

## **Requesting an Area Variance to install a 14' x 23" addition to the front of their house**

27 **Project:** Requesting an Area Variance to install a 14' x 23" addition to the front of their house

28 **Applicant:** Jeff Nedrow

29 **Location:** 73 Dublin Road, TPN 16.-1-50

30 **Project Description:** Applicant is applying to install a 14' x 23' addition to the front of their  
31 house and needs relief from Town of Lansing Zoning Law § 270-12.1, Attachment 7 Area  
32 Frontage, Bulk, Height and Setback Requirements Agriculture District for a "front" yard setback  
33 of 42'6" where 60' is required.

## 34 SEQR: This project is a Type II action

## 35 Anticipated Action: Complete Public Hearing, issue conditions & approval

### Summary of Discussion:

- Jeff and Donna Nedrow were present to discuss this project
- One story dining room addition, Distance from center line of the right of way
- The Board approved the project

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

## BACKGROUND INFORMATION

47      Applicant:  
48      Jeffrey Nedrow  
49      73 Dublin Road  
50      Lansing, NY 14882  
51  
52      Property Location: 73 Dublin Road  
53      Tax Parcel #: 16.-1-50  
54  
55      Variance No: 25-9  
56      Zoning District: Agriculture (AG)  
57      Public Hearing Published on: 01-08-26  
58      600' Notices Mailed: 12-29-25  
59  
60      Requirement for which Area Variances are requested: Town of Lansing Zoning Law § 270-12.1,  
61      Attachment 7: Area Frontage, Bulk, Height and Setback Requirements Agriculture District

## 62      **RESOLUTION AND FINDINGS**

63      **WHEREAS**, Jeffrey Nedrow, applicant for 73 Dublin Road Tax Parcel No. 16.-1-50 located in the  
64      AG Zone, applied for a variance to install a 14' x 23' (322 s.f.) building addition to the front of  
65      their house. Variance is sought for relief of the required 60' setback, with a front yard setback of  
66      approximately 42'6"; and

67  
68      **WHEREAS**, on 14 January 2026 the Town of Lansing Zoning Board of Appeals (the "ZBA")  
69      thoroughly reviewed and analyzed: (i) the information and evidence submitted by the applicant  
70      in support of the requested area variance; (ii) all other information and materials properly before  
71      the ZBA; and (iii) the issues and impacts raised for consideration by neighbors, the public, and  
72      the ZBA; and

73  
74      **WHEREAS**, this application is classified as a Type II Action under 6 NYCRR 617.5(c)(12),  
75      construction, expansion or placement of minor accessory/appurtenant residential structures,  
76      including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences,  
77      barns, storage sheds or other buildings not changing land use or density, such that no further  
78      environmental review is required; so, upon due deliberation upon the foregoing, the application,  
79      and all evidence and testimony presented to the ZBA.

80  
81      **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**  
82  
83      1. The Town of Lansing Zoning Board of Appeals ("ZBA") hereby makes the following findings with  
84      respect to the specific criteria for area variances as set forth in Town Law § 267-b(3)(b), and other  
85      applicable provisions of law and of the Zoning Ordinance:

86  
87      a. **Whether an undesirable change will be produced in the character of the neighborhood or a  
88      detriment to nearby properties will be created by the granting of the area variance?**

89  
90      Yes        No  x   Findings:

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

93  
94 Yes  No  Findings:

95  
96  
97 c. Whether the requested area variance is substantial?

98  
99 Yes  No  Findings:

100  
101 d. Whether the proposed variance will have an adverse effect or impact on  
102 the physical or environmental conditions in the neighborhood or district?

103  
104 Yes  No  Findings:

105  
106 e. Whether the alleged difficulty was self-created?

107  
108 Yes  No  Findings:

109  
110 **2. DETERMINATION BASED ON THE ABOVE FACTORS (choose one):**

111  
112 It is hereby determined by the Town of Lansing Zoning Board of Appeals (the "ZBA") that the  
113 following area variances are **GRANTED** with any conditions hereafter stated (if any), it being  
114 further found and determined that (i) the benefit to the applicant outweighs any potential  
115 negative impacts or detriment to the neighborhood or community; and (ii) such area variance is  
116 the minimum necessary as adequate to grant relief and, at the same time, preserve and protect  
117 the character of the neighborhood and the safety and welfare of the community.

118  
119 **DESCRIPTION OF SPECIFIC VARIANCES GRANTED:**

120  
121 After careful consideration and deliberation of Chapter 270 § 12.1, Attachment 7: Area Frontage,  
122 Bulk, Height and Setback Requirements Agriculture District

123  
124 The Town of Lansing Zoning Board of Appeals finds that...

125  
126 Furthermore, it is hereby determined by the Town of Lansing Zoning Board of Appeals that the  
127 following area variance is **GRANTED**, it being further found and determined that (i) the benefit  
128 to the applicant outweighs any potential negative impacts or detriment to the neighborhood or  
129 community; and (ii) such area variance is the minimum necessary as adequate to grant relief and,  
130 at the same time, preserve and protect the character of the neighborhood and the safety and  
131 welfare of the community.

132  
133 **DESCRIPTION OF SPECIFIC VARIANCES GRANTED:** Variance to install a 14' x 23' building addition  
134 to the front of applicant's house. Variance is sought for relief of the required 60' setback, with a  
135 front yard setback of 42'6".

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

138 Yes x No       

139

140 **STATEMENT OF CONDITIONS:**

141 No less than 36 feet from the center of the right of way

142

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

145

146 **Motion by:** Jack Young

147 **Seconded by:** Mary Stoe

148

149 Jamie Jones (Alt.) – Aye

150 Mary Stoe – Aye

151 Susan Tabrizi – Aye

152 Roger VandePoel – Aye

153 Jack Young – Aye

154

155 Dated: 14 January 2026

156

157 **Other Business:**

158 Judy Drake will remain the Town Board Liaison, she introduced John Bauda as ZBA alternate, a  
159 new Planner, Nathaniel Rogers will start January 20, 2026, discussed MRB consultants schedule.

160

161 Jack Young adjourned the meeting at 6:58 PM

162

163 Minutes taken and executed by Kelly Geiger