

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

Present

Excused

Jack Young, Chair
Susan Tabrizi, Vice Chair
Mary Stoe
Roger VandePoel
Jamie Jones

Other Staff Present

Kelly Geiger, Planning Clerk
Judy Drake

Public Present

Donna Nedrow
Jeff Nedrow
John Bauda

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

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

Applicant: Jeff Nedrow

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

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

SEQR: This project is a Type II action

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

Applicant:
Jeffrey Nedrow
73 Dublin Road
Lansing, NY 14882

Property Location: 73 Dublin Road
Tax Parcel #: 16.-1-50

Variance No: 25-9
Zoning District: Agriculture (AG)
Public Hearing Published on: 01-08-26
600' Notices Mailed: 12-29-25

Requirement for which Area Variances are requested: Town of Lansing Zoning Law § 270-12.1,
Attachment 7: Area Frontage, Bulk, Height and Setback Requirements Agriculture District

RESOLUTION AND FINDINGS

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

WHEREAS, on 14 January 2026 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)(12), construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density, 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 x Findings:

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:

c. Whether the requested area variance is substantial?

Yes ____ No ☒ Findings:

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:

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:

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

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

Furthermore, it is hereby determined by the Town of Lansing Zoning Board of Appeals that the following area variance is **GRANTED**, 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: Variance to install a 14' x 23' building addition to the front of applicant's house. Variance is sought for relief of the required 60' setback, with a front yard setback of 42'6".

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

138 Yes ☒ No ☐

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140 **STATEMENT OF CONDITIONS:**

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

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

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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

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155 Dated: 14 January 2026

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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.

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161 Jack Young adjourned the meeting at 6:58 PM

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163 Minutes taken and executed by Kelly Geiger