



ZONING BOARD OF APPEALS MEETING

Lansing Town Hall Board Room
Wednesday, June 12, 2024
6:30 PM

AGENDA

SUBJECT TO CHANGE

Meeting is open to the public and streamed live on YouTube.

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

To find our YouTube Channel - Go to www.lansingtown.com, click on the “YouTube” Icon (red square) located on the bottom left corner of our Home Page.

1. **Call Meeting to Order**
2. **Roll Call**
3. **Action Items**

a.

Project: Two Area Variance’s for construction of a 10’ x 14’ greenhouse in the front yard
Applicant: Michael Cox, representing Elisabeth Hegarty

Location: 2 Asbury Drive, TPN 40.-2-25

Project Description: The applicant is applying for two (2) Area Variance’s: (1) relief from Town of Lansing Zoning Law § 270-11 Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements for a front yard setback of 56’ where 80’ is required on North Triphammer Road. (2) relief from Town of Lansing Zoning Law § 270-38 Accessory Uses (D)(3) prohibiting an accessory structure of less than 144 square feet to encroach in the front yard. This property is located in R2 zoning

SEQR: This project is a Type II action (617.5(C)(12)) and does not require further review.

Anticipated Action: review of the application, public hearing, final decision/conditions

b.

Project: Applicant wishes to remove prior conditions allowing for fill to be added to site to create positive drainage

Applicant: Jason Demarest, representing Lillian Babcock

Location: 30 Ladoga Park W, TPN 33.-1-58

Project Description: The applicant has applied for a rehearing to discuss the removal of prior conditions (from 7/20/2004) which would allow for fill to be added to create positive drainage at 30 & 32 Ladoga. This property is located in L1 zoning with lake frontage

SEQR: This project is an Unlisted action and will require further review

Anticipated Action: public hearing, SEQRA review, final decision/conditions

c.

Project: Area Variance for side yard setback

Applicant: Heather Gaffney, owner

Location: 140 Locke Road, TPN 6.-1-24.4

Project Description: The applicant has applied for an Area Variance to site a modular home within the 15' required setback. The home is currently sited 7.7' feet away from the property line, which is approximately half the required setback. This project is located in the AG zoning which has a 15' minimum side yard setback requirement

SEQR: This project is a Type II action (617.5 (C) (17)) and does not require further review

Anticipated Action: public hearing, final decision/conditions

d.

Project: Use Variance to construct a Solar Energy Facility off N. Triphammer Road

Applicant: Mollie Messenger, representing Delawar River Solar

Location: 0 North Triphammer Road, TPN 44.-1-1.2 and 44.-1-3.3

Project Description: The applicant has applied for a Use Variance to construct a Solar Energy Facility off N. Triphammer Road. This project is located in R2 zoning which does not permit the construction of a Solar Energy Facility

SEQR: This project is a Type I action (617.4 (B)(2) and 617.4 (6)(i)) and will require review

Anticipated Action: Further discussion and review

e.

Project: Area Variance for construction of Ice Cream window on North side of bldg-Momo'sCafe

Applicant: Michelle Zirbel, owner

Location: 1173 Auburn Road, TPN 6.-1-18

Project Description: The applicant is proposing to construct an ice cream window with a roof covering the area 20 feet along the north side of the building and extending 8 feet to the side property line, 0' from the property line, where 15' is required. This project is located in RA zoning which has a 15' minimum side yard setback requirement

SEQR: This project is a Type II Action under the State Environmental Quality Review Act 6 NYCRR

Anticipated Action: review of project updates, final decision / conditions

4. Adjourn Meeting

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact the Town Clerk's Office at 607-533-4142. Request should be made 72 hours prior to the meeting.