



ZONING BOARD OF APPEALS MEETING

Lansing Town Hall Board Room
Wednesday, May 08, 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: Construction of new 16' x 30' garage and 12' x 24' car port.

Applicant: John Guo, owner

Location: 2608 N Triphammer Road, TNP 42.-1-42

Project Description: The applicant is applying for two (2) area variances from Town of Lansing Zoning Law § 270-11, Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements: (1) front yard setback of 60' where 80' is required and (2) front yard setback of 60' where 80' is required. This property is located in the R2 Zoning district.

SEQR: This action is classified as being Type II under SEQR and requires no further review.

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

- b. Project: Demolition of existing structure and erection of a new 2 story single family dwelling unit.

Applicant: Kristin Bartholomew, owner's agent

Location: 18 Ladoga Park West, TPN 33.-1-50

Project Description: The applicant is applying for five (5) variances for relief from Town of Lansing Zoning Law § 270-11, Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements: (1) front yard (west) 27.33 feet where 30 feet is required, (2) front yard (south) 14.92 feet where 30 feet is required, (3) rear yard (north) 3.08 feet where 25 feet is required and

(4) rear yard (east) 14.46 where 25 feet is required. (5) The minimum open space requirements dictate only 25% max lot coverage whereas applicant seeks 29% coverage (2146 sq ft of a 7350 sq ft lot). This property is located in L1 zoning with lake frontage.

SEQR: This action is classified as being Type II under SEQR and requires no further review.

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

- c. Project: Removal of existing conditions applicable to development of 32 Ladoga Park
Applicant: Jason Demarest, agent for Lillian Babcock

Location: 30 – 32 Ladoga Park

Project Description: Agent on behalf of client is requesting removal of the condition that limits filling the property around the cottage at 32 Ladoga Park W. “The original concern with this variance at the time was about drainage onto adjacent properties. Since the newly acquired lawn area (30 Ladoga) is not bound by the variance, that parcel is permitted to be filled. The new drainage plan per the floodplain application shows that water does not run onto adjacent properties, which satisfies the purpose of the condition from the 2004 variance.”

SEQR: this project is listed as a Type II action under SEQR, requiring no further review from the board

Anticipated Action: Unanimous decision required on whether to re-hear

- d. Project: Delaware River Solar N. Triphammer Road Solar Facility – Project # 1: 5MW Solar Facility. Project # 2: 3 MW Solar Facility.

Applicant: Delaware River Solar

Location: N. Triphammer Road; two neighboring lots: 44.-1-1.2 and 44.-1-3.3

Project Description: Applicant wishes to develop one five (5) megawatt and one three (3) megawatt AC solar facilities located on the two neighboring properties on N. Triphammer Road, tax map numbers 44.-1-1.2 and 44.-1-3.3. This project is located in the R2 zoning district, which does not permit the installation of solar energy facilities. The applicant wishes to have this application reviewed under the use variance standards applicable to public utilities, rather than the traditional use variance test under N.Y Town Law 267-b(2).

SEQR: This project is classified as an Unlisted action under SEQR and will require further review.

Anticipated Action: review of the application, SEQR Review

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.