



ZONING BOARD OF APPEALS MEETING

Lansing Town Hall Board Room
Wednesday, November 13, 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:** Requesting a Use Variance for placement of a preexisting storage crate where not permitted

Applicant: Michael Uhrovic, property owner

Location: 191 Drake Road, TPN 37.1-1-27

Project Description: The applicant has applied for a Use Variance to permit the placement of a preexisting storage crate in the B2 General Commercial zoning district, which does not permit the placement of a storage crate

SEQR: This proposed action is classified as an Unlisted action and will need further review

Anticipated Action: Review of application, public hearing, SEQR pt 2 review

- b. **Project:** Requesting several Area Variance's (5 total) for renovations to a single-family dwelling unit including associated site/patio work

Applicant: Craig Modisher, on behalf of property owner Stephen Compagni

Location: 1166 East Shore Drive, TPN 48.-1-15

Project Description: The applicant has applied for five (5) Area Variance's to complete the construction of a new 125 sqft addition and associated site work. Addition includes the expansion of an existing bedroom and deck within the existing footprint. The first-floor patio will be replaced with a new patio, also within the existing footprint. The applicant is seeking the following relief from §270 Attachment 2 Schedule II Bulk Regulations for 1) nonconforming lot area of 6969 sq/ft where 20,000 sqft is required, 2) nonconforming road frontage of 50' where 75' is required, 3) nonconforming front yard setback of 27.8' where 30' is required, 4) nonconforming side yard setback of 6.5' where 10' is required and 5) nonconforming amount of open space at 66% where 75% is required. This property is located in the L1 Lakeshore zoning district, with lake frontage

SEQR: This proposed action is classified as a Type II (617.5 (C)(17)) action and does not require any further review

- c. **Project:** Requesting an Area Variance for a 12' x 16' shed located in rear (front) yard

Applicant: Valdis Rigdon, owner

Location: 14 Placid Terrace, TPN 40.-3-36.41

Project Description: The applicant has applied for an Area Variance to locate a 12'x16' shed in the rear of the house; 45' from the centerline of Triphammer Terrace where 60' is required. The property is located on a parcel with two front yards, so this will be treated as a front yard setback despite it being located in the "rear" yard. This property is located in the R1 zoning district

SEQR: This proposed action is classified as a Type II (617.5 (C)(12)) action and does not require any further review

Anticipated Action: Review of application, public hearing

- d. **Project:** Requesting a 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 2 Solar Energy Facilities 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 further 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.