



# ZONING BOARD OF APPEALS MEETING

Lansing Town Hall Board Room  
Wednesday, December 13, 2023  
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](http://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: Area Variance for relief from § 270-11, Schedule II: Area, Frontage, Yard, Height and Coverage Requirements

Applicant: Jeffrey Barber, owner

Location: 2 Ladoga Park Road, TPN 33.-1-43

Project Description: The applicant is applying for a variance from Town of Lansing Zoning Law § 270-11, Schedule II: Area, Frontage, Yard, Height and Coverage Requirements, to construct a 56' x 30' garage 5 feet 1 inches from the side yard line, where 10 feet is required. The project is within the L1 – Lakeshore Zone.

SEQR: This is a Type II action requiring no further SEQR review

Anticipated Action: Public Hearing; review of the application

#### 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.











## Project Narrative

I am requesting a 5-foot set back from the property line shared with John and Brenda Zavaski, 4 Ladoga Park Rd. W., Tax Map # 33.-1-44. The Zavaski's have agreed verbally to this arrangement.

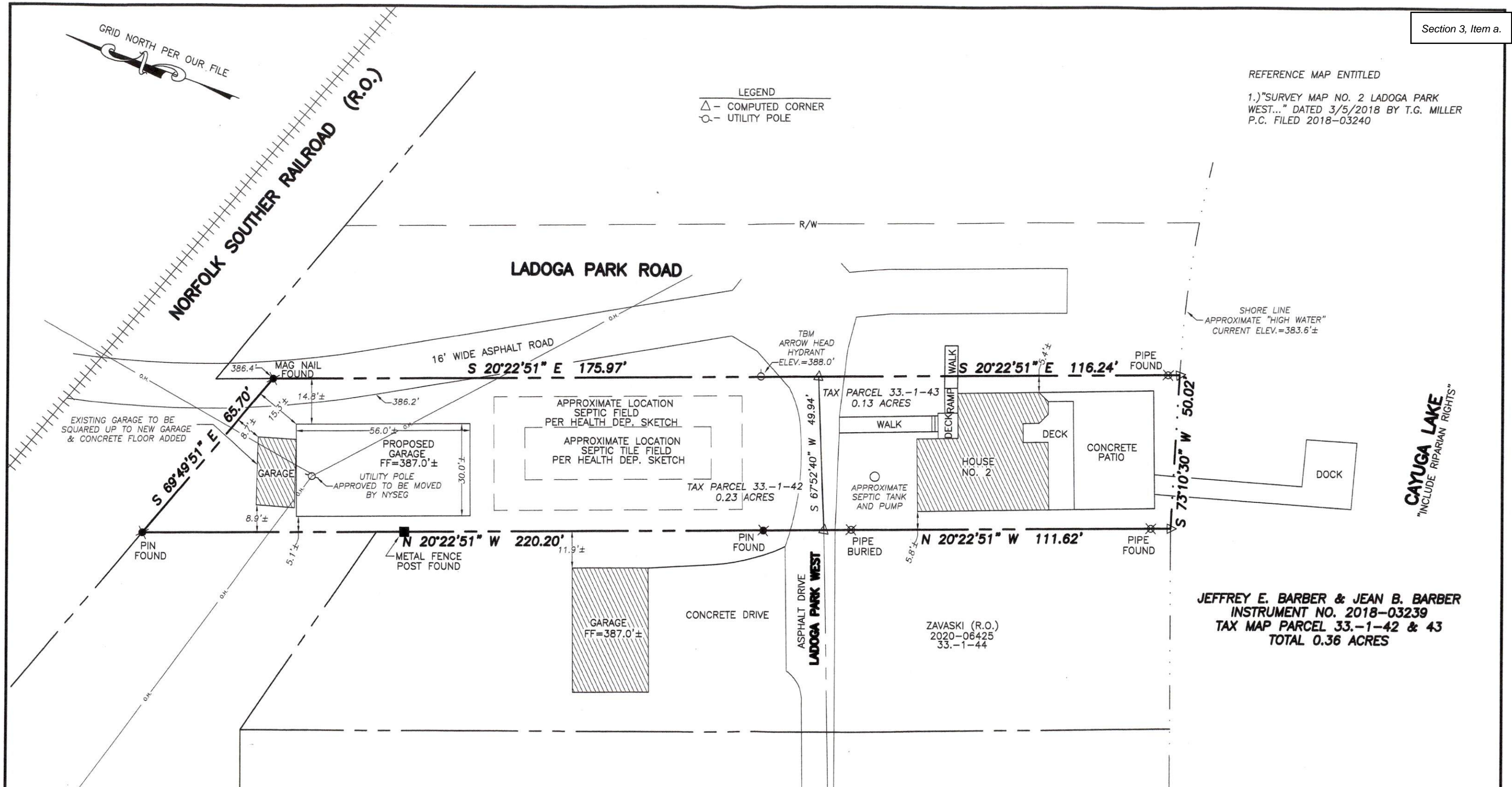
The building will be a garage attached to the small existing shed on my property, Tax Map # 33.-1-42 at 2 Ladoga Park Rd. W.

Please see Deed. Thank you



REFERENCE MAP ENTITLED  
 1.) "SURVEY MAP NO. 2 LADOGA PARK WEST..." DATED 3/5/2018 BY T.G. MILLER  
 P.C. FILED 2018-03240

LEGEND  
 △ - COMPUTED CORNER  
 ○ - UTILITY POLE



JEFFREY E. BARBER & JEAN B. BARBER  
 INSTRUMENT NO. 2018-03239  
 TAX MAP PARCEL 33.-1-42 & 43  
 TOTAL 0.36 ACRES

CAYUGA LAKE  
 "INCLUDE RIPARIAN RIGHTS"

- NOTES
- 1.) VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
  - 2.) DATUM OF ELEVATIONS ARE ON NGVD 29 PER NGS BENCH MARK NB0467, FEMA 1% BASE FLOOD ELEV.=386.3'.



**SHEIVE LAND SURVEYING**  
 165 WOOD ROAD  
 FREEVILLE, NY 13068  
 607-347-9800

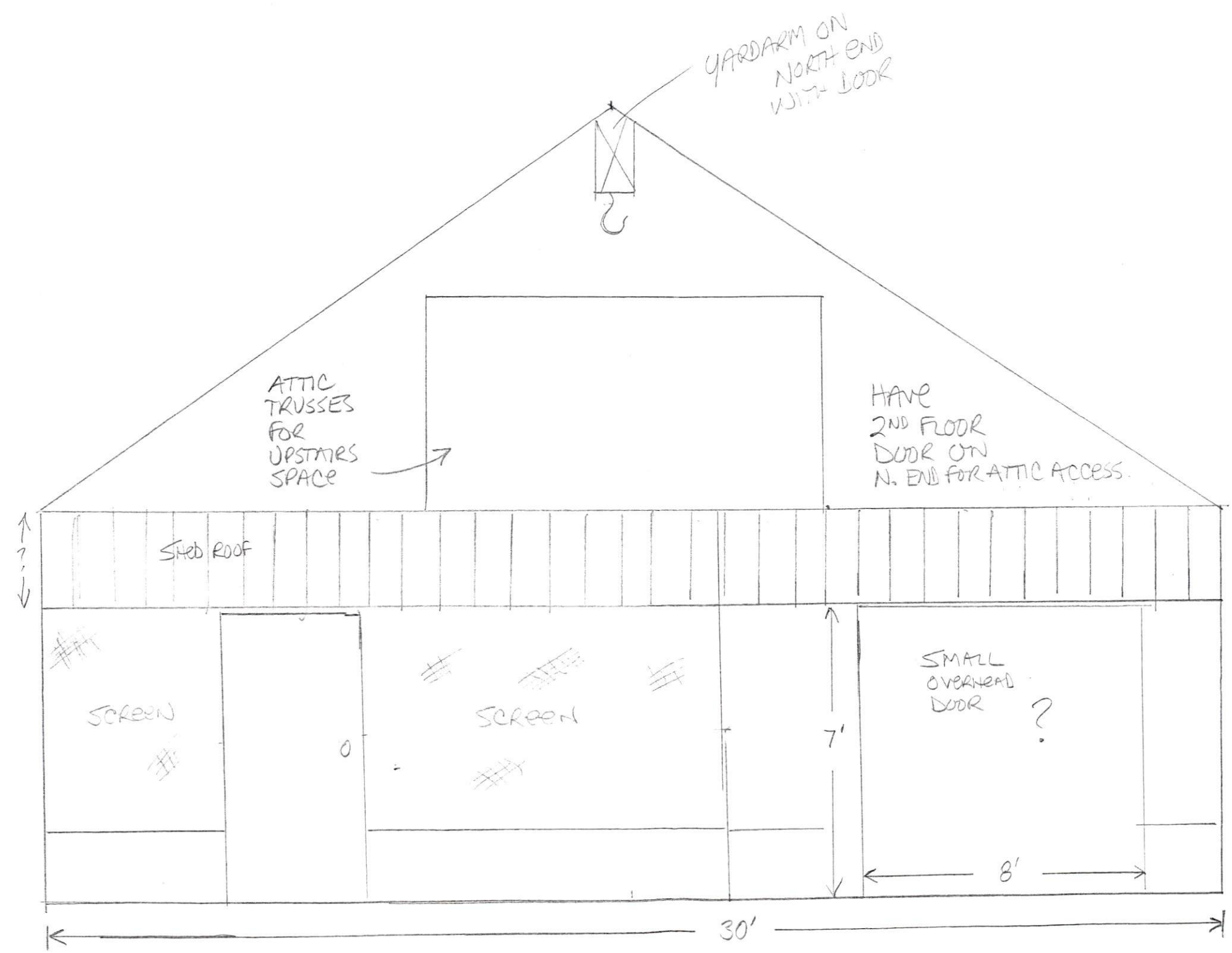
**WARNING**  
 ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

**TITLE:**  
**SITE PLAN**  
**NO. 2 WEST LADOGA PARK,**  
 TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

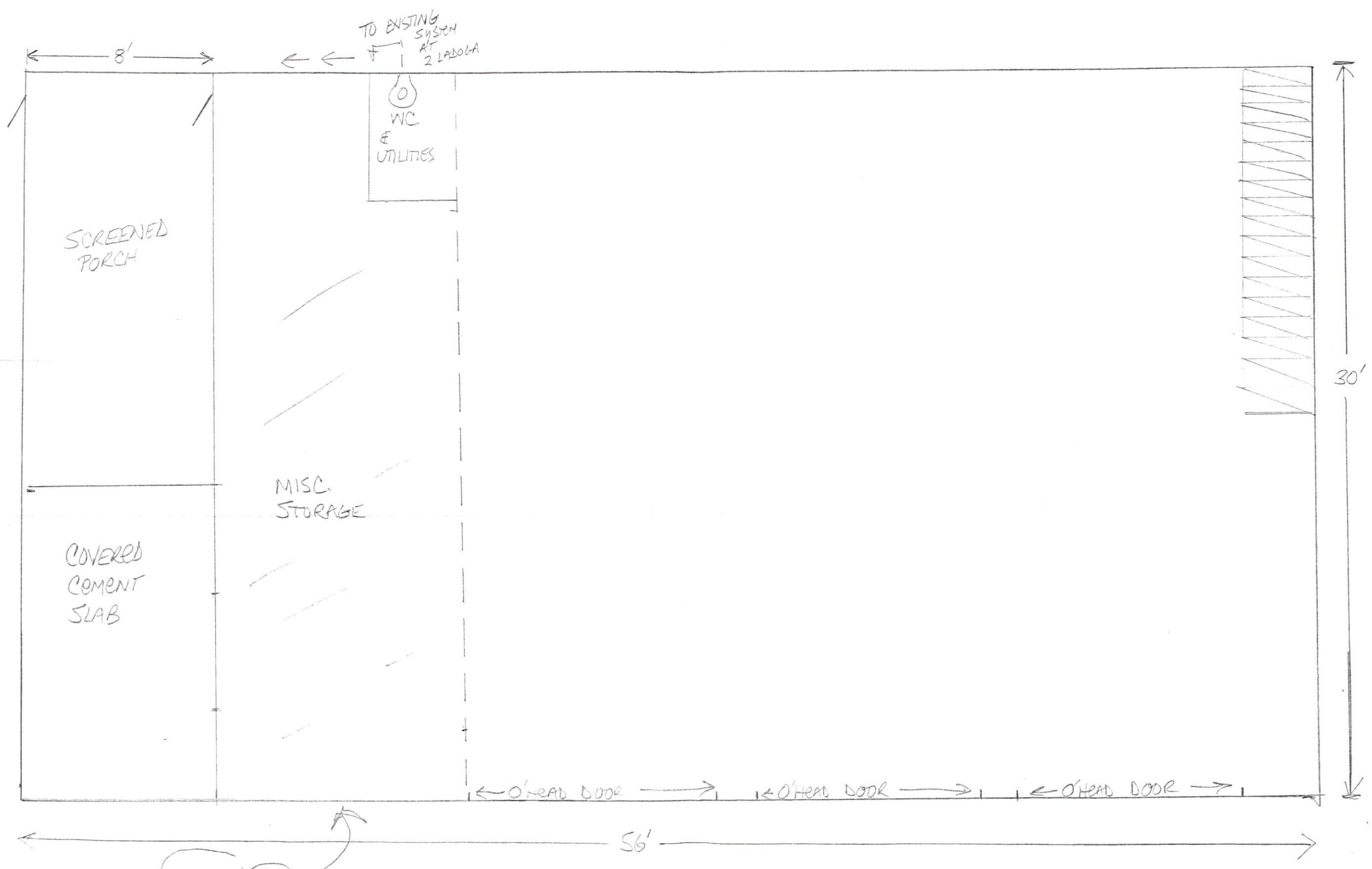
DATE: 08/09/2023 FILE NO. 23082B2 SCALE: 1"=30'

REVISED





South Elev.  
NOT TO SCALE



SCREENED PORCH

COVERED CEMENT SLAB

MISC. STORAGE

WC  
&  
UTILITIES

TO EXISTING SYSTEM  
AT  
2 LABORA

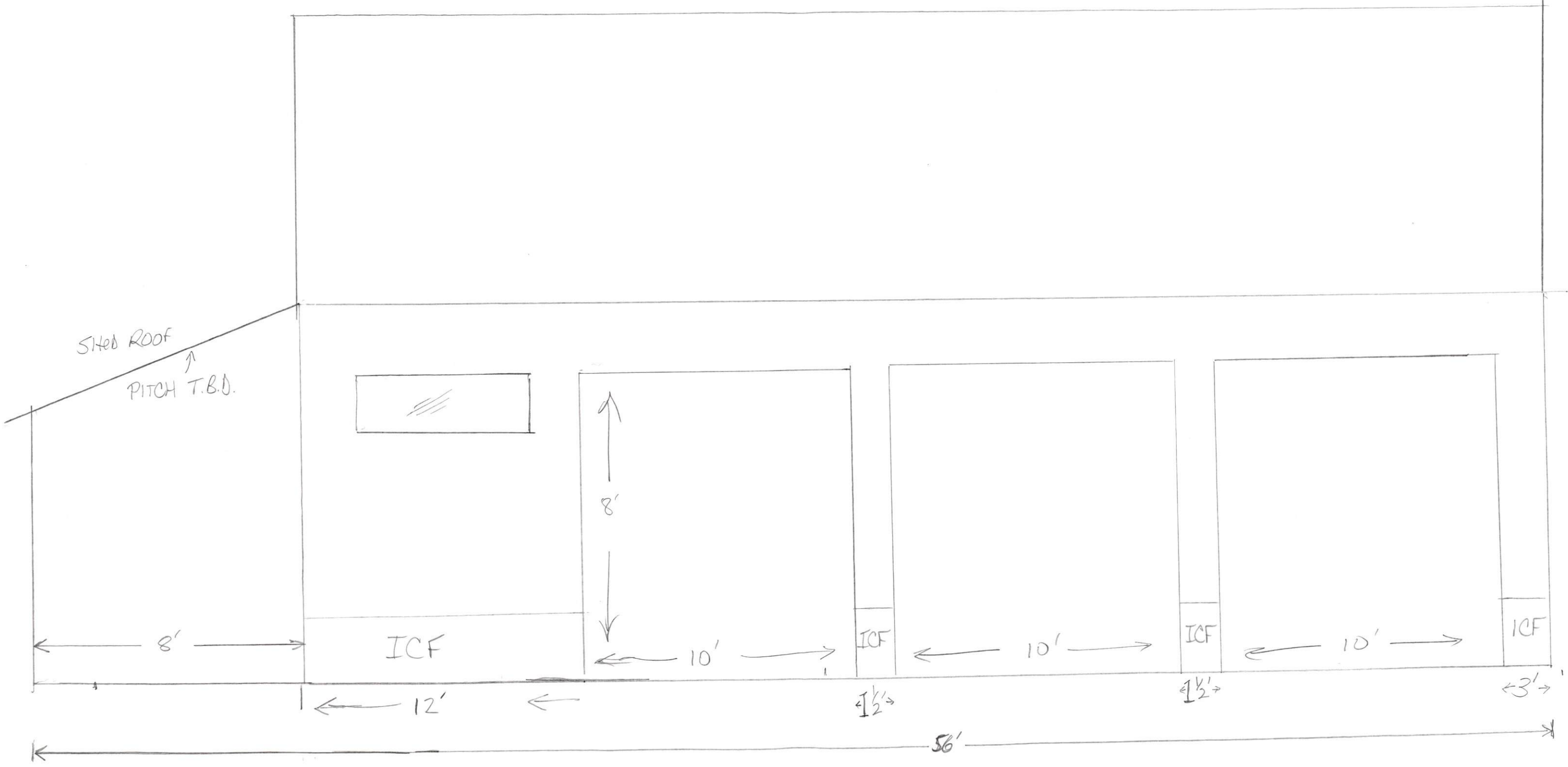
O'HEAD DOOR O'HEAD DOOR O'HEAD DOOR

56'

30'

NOT TO SCALE  
JB

WATER CONN.  
TO CITY WATER  
THIS AREA



EAST ELEVATION

FOUNDATION TO BE ICF - DISTANCE A.F.F. T.B.D.-??

NOT TO SCALE

JB

Balancing Test Questions

Can the benefit be achieved by other means feasible to the applicant?

No

Will there be an undesirable change in the neighborhood character or nearby properties?

No

Is the request substantial?

No

Will this request have adverse physical or environmental effect?

No

Is the difficulty self-created?

No

## Short Environmental Assessment Form

### Part 1 - Project Information

**Instructions for Completing**

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: <span style="font-size: 1.2em;">Build a garage</span>							
Project Location (describe, and attach a location map): <span style="font-size: 1.2em;">2 Ladoga Park R.W. Lansing NY 14882 Tax Map 33.-1-<del>41</del><sup>42</sup></span>							
Brief Description of Proposed Action: <span style="font-size: 1.2em;">Build a 2 or 3 car garage to be attached to existing small shed.</span>							
Name of Applicant or Sponsor: <span style="font-size: 1.2em;">Jeffrey Barber</span>		Telephone: <span style="font-size: 1.2em;">607 426 2272</span>					
		E-Mail: <span style="font-size: 1.2em;">jbarber@stny.rr.com</span>					
Address: <span style="font-size: 1.2em;">901 Talmadge Hill Rd. S.</span>							
City/PO: <span style="font-size: 1.2em;">Waverly</span>		State: <span style="font-size: 1.2em;">NY</span>	Zip Code: <span style="font-size: 1.2em;">14892</span>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<table style="width: 100%;"> <tr> <td style="text-align: right; padding-right: 10px;"><u>  .17  </u> acres</td> </tr> <tr> <td style="text-align: right; padding-right: 10px;"><u>  .02  </u> acres</td> </tr> <tr> <td style="text-align: right; padding-right: 10px;"><u>  .22  </u> acres</td> </tr> </table>	<u>  .17  </u> acres	<u>  .02  </u> acres	<u>  .22  </u> acres	
<u>  .17  </u> acres							
<u>  .02  </u> acres							
<u>  .22  </u> acres							
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <del><input type="checkbox"/> Aquatic</del> <input checked="" type="checkbox"/> Other(Specify): <span style="font-size: 1.2em;">Railroad</span>							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>the Lansing Water System Bolton Point</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Septic System</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

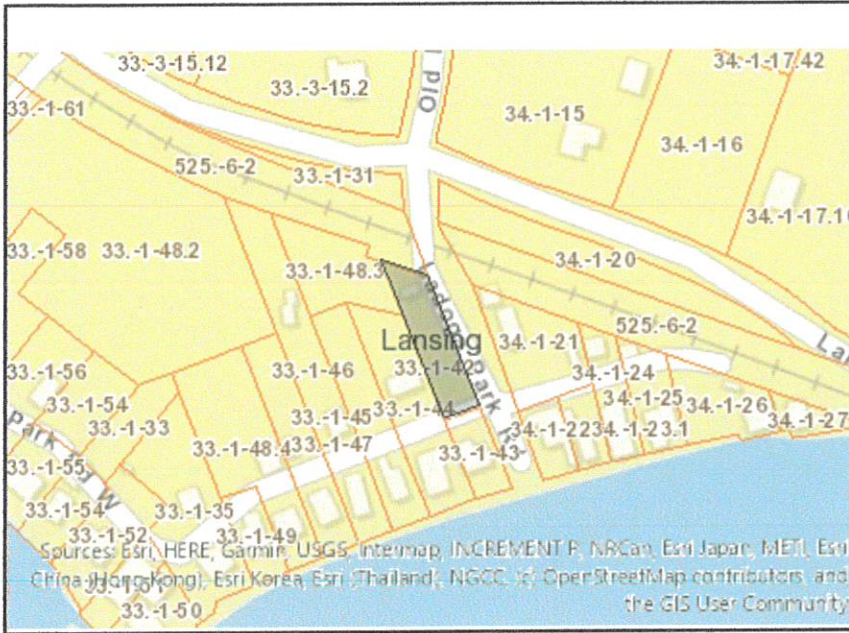
Shoreline    Forest    Agricultural/grasslands    Early mid-successional  
 Wetland    Urban    Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Lake Sturgeon	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

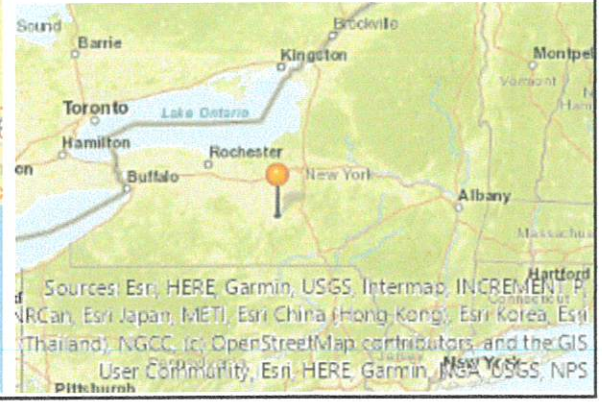
**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Jeffrey Barber Date: 11/14/23  
 Signature: *Jeffrey Barber* Title: Property Owner





**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Lake Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



# Tompkins County Clerk Recording Page

**Return To**

ROSEMAIE POPE ESQ  
ENV

**Maureen Reynolds, County Clerk**

Tompkins County Clerk  
320 North Tioga Street  
Ithaca, NY 14850  
(607) 274-5431

Document Type: **DEED**

Receipt Number: 18-192756

**Grantor (Party 1)**

BAUR, CHRISTIAN

**Grantee (Party 2)**

BARBER, JEFFREY E

**Fees**

Recording Fee	\$20.00
Pages Fee	\$25.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$125.00
State Transfer Tax	\$1,540.00
County Transfer Tax	\$770.00
<b>Total Fees Paid:</b>	<b>\$2,505.00</b>

Transfer Amt: \$385,000.00

Instrument #: 2018-03239

Transfer Tax #: 001391

Property located in **Lansing**

State of New York  
County of Tompkins

Recorded on March 28th, 2018 at 2:19:27 PM with a  
total page count of **5**.

\_\_\_\_\_  
Tompkins County Clerk

*This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York*

**Do Not Detach**

**WARRANTY DEED  
with Lien Covenant**

**THIS INDENTURE** made this 28<sup>th</sup> day of March, 2018.

**BETWEEN**

CHRISTIAN BAUR, of 2 West Ladoga Park, Lansing, NY 14882,

party of the first part, and

JEFFREY E. BARBER and JEAN B. BARBER, both of 901 Talmadge Hill Road South,  
Waverly, NY 14892, husband and wife, as tenants by the entirety,

parties of the second part,

**WITNESSETH**, That the party of the first part, in consideration of ONE AND NO/100 Dollars (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, his or her heirs, distributees, successors and assigns forever,

**The premises are more fully described on the attached Schedule A.**

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the parties of the second part, his or her heirs, distributees, successors and assigns forever.

**AND** the party of the first part covenants as follows:

**FIRST**, That the parties of the second part shall quietly enjoy the said premises;

**SECOND**, That said party of the first part will forever **WARRANT** the title to said premises.

**THIRD**, That, in Compliance with Sec. 13 of the Lien Law, the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

**IN WITNESS WHEREOF**, the party of the first part has hereunto set its hand and seal the day and year first above written.

**IN PRESENCE OF**



**CHRISTIAN BAUR**

STATE OF NEW YORK    )  
COUNTY OF TOMPKINS   )    ss.:

On the 28<sup>th</sup> day of March, in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared CHRISTIAN BAUR, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Khandikile P.M. Sokoni  
NOTARY PUBLIC

**KHANDIKILE P.M. SOKONI**  
Notary Public, State of New York  
No. 02SO6020493  
Qualified in Tompkins County  
Commission Expires March 01, 20 19

**SCHEDULE A**

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins, and State of New York, bounded and described as follows:

BEGINNING at the east shore of Cayuga Lake at the southwest corner of Ladoga Landing Road;

THENCE North 08 degrees 17 minutes 15 seconds East along the westerly side of said road passing through a computed point at 116.24 feet, a total distance of 292.21 feet to a point marked by a p.k. nail set;

THENCE North 57 degrees 44 minutes 15 seconds East a distance of 65.70 feet to a pin set with cap;

THENCE South 08 degrees 17 minutes 15 seconds West passing through an iron fence post found at 84.88 feet passing through a pin set with cap at 200.56 feet, passing through a computed point at 220.20 feet, passing through an iron pipe found at 227.70 feet, passing through an iron pipe found at 325.27 feet, a total distance of 331.82 feet to a computed point in the east shore of Cayuga Lake;

THENCE easterly along said east shore South 85 degrees 15 minutes 56 seconds West a distance of 50.02 feet to the point or place of beginning.

SUBJECT TO all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above-described premises to the center lines thereof;

SUBJECT TO a right-of-way and easement for a water main line granted to the Town of Lansing by instrument dated April 14, 1994, and recorded in the Tompkins County Clerk's Office on December 23, 1994, at Liber 742 of Deeds at Page 46.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated February 3, 1997, and recorded in the Tompkins County Clerk's Office on July 1, 1997, at Liber 798 of Deeds at Page 92.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated February 3, 1997, and recorded in the Tompkins County Clerk's Office on July 1, 1997, at Liber 798 of Deeds at Page 94.

The above-described premises are shown on a survey map entitled "SURVEY MAP, NO. 2 LADOGA PARK WEST, TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK," prepared by T.G. Miller P.C., Engineers and Surveyors, dated March 5, 2018, a copy of which is attached and incorporated herein by reference hereto.

a line with other premises so that there shall be no projection of one cottage ahead of others. It is understood that no boat house or other structure shall be built along on on the short so they would project ahead of cottages. Such drainage, bath and sanitary arrangements shall be made so that the water supply shall not be contaminated or anything permitted which would be likely to cause unhealthy conditions on the premises. The grantee agrees for themselves, their representatives and assigns that they shall conduct no commercial enterprises on said premises, directly or indirectly.

The above-described premises are shown on a survey map entitled "SURVEY MAP, NO. 2 LADOGA PARK WEST, TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK," prepared by T.G. Miller P.C., Engineers and Surveyors, dated March 5, 2018, a copy of which is attached and incorporated herein by reference hereto.

BEING The same premises conveyed to Christian Baur by deed of Christian Baur, as sole heir-at-law of Linda I. Baur, who died on December 15, 2009, dated May 11, 2010, and recorded in the Tompkins County Clerk's Office at Instrument No. 559174-001.

The above premises are known as 2 West Ladoga Park, Lansing New York, Tax Map Numbers 33.-1-42 & 33.-1-43, consisting of 0.358 acres.