



ZONING BOARD OF APPEALS MEETING

Lansing Town Hall Board Room
Wednesday, August 12, 2026
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.lansingtwnny.gov, 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:** 9 ½ Ladoga Park Rd - Area Variance

Applicant: Kristin Bartholomew

Location: 9 ½ Ladoga Park Rd, TPN 34.-1-25

Project Description: The applicant has applied for an Area Variance to construct a 20' by 24' garage and needs relief from Town of Lansing Zoning Law § 270-11, Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements for a side yard setback of 2' where 10' is required from the property line on the western side of the parcel and a side yard setback of 0' where 10' is required from the railroad right of way on the eastern side of the parcel. This project is located in the Lakeshore zoning district.

SEQR: This project is a Type II action

Anticipated Action: Complete Public Hearing, issue conditions & approval

b. Town Board Liaison Report

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.

We are writing to formally request a variance to rebuild and improve an existing, 20'x24' garage/apartment structure located at 9 1/2 Ladoga Park Road.

The existing structure is currently out of compliance on two sides of the property. Rather than simply rebuilding the structure in its exact non-conforming footprint, our proposed project intentionally adjusts the placement to reduce existing encroachments and neighboring setbacks.

To achieve this, we are requesting approval for the following adjustments:

1. Shifting the Footprint to Clear the Railroad Right-of-Way

The current structure encroaches on the railroad right-of-way. We propose shifting the new 20'x24' footprint **7 inches south**. This minimal shift completely removes the building from the railroad's right-of-way, resolving a significant property line conflict.

2. Rotating the Structure to Increase Neighbor Setbacks

The existing footprint sits tightly against the west property line. We propose rotating the structure approximately **5 degrees**. This rotation intentionally angles the building further away from our west-side neighbors, increasing their breathing room and lessening the degree of the existing setback non-conformity.

3. Upgrading Egress for Safety and Accessibility

The current exterior stairs vary irregularly in width from 3'-1" to 3'-9", making ingress, egress, and the moving of furniture difficult. We propose standardizing the stair width to a uniform **4'-0"** and adding a modest landing (large enough to accommodate two chairs) at the entrance. This adjustment had no impact on any neighbors and does not encroach on any setbacks.

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 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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		☐	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		☐	☐
3. a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

		Section 3, Item a.	
5. Is the proposed action,	NO		
	☐	☐	☐
	☐	☐	☐
a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☐	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☐	☐	
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?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☐	
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?	NO	YES	
	☐	☐	
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?	☐	☐	
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?	NO	YES	
	☐	☐	
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: _____			

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?

NO YES

☐ ☐

16. Is the project site located in the 100-year or 500-year flood plain?

NO YES

☐ ☐

17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,

NO 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:

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)?

NO YES

If Yes, explain the purpose and size of the impoundment:

☐ ☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

NO YES

If Yes, describe:

☐ ☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

NO YES

If Yes, describe:

☐ ☐

21. Is the project located within, or within ½ mile of, a disadvantaged community?

NO YES

☐ ☐

If No, could impacts from the project affect a disadvantaged community?

☐ ☐

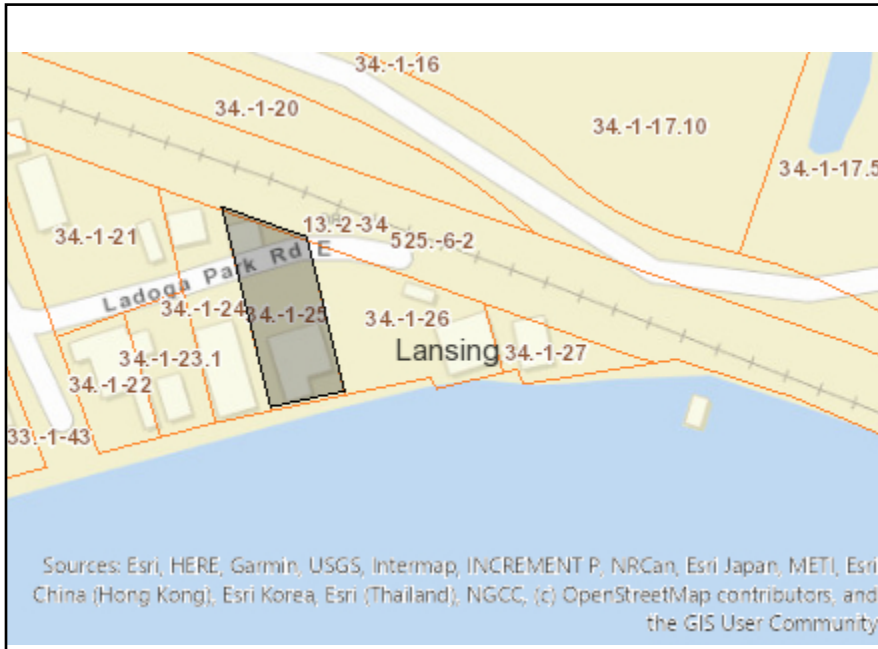
If Yes to either question in 21, answer the following question.

a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):

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

Applicant/sponsor/name: _____ Date: _____

Signature: _____ Title: _____



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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 or 500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

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

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

*Is the request substantial?

*Will this request have adverse physical or environmental effect?

*Is the difficulty self-created?

There is no other means to accomplish lessening setback or easement conformity.

The proposed 7" move to the south gets the structure out of the railroad right-of-way. The proposed 5 degree rotation positively changes the neighboring setbacks. A new structure improves the look of the neighborhood

The request is extremely minimal - moving the footprint 7" to the south and rotating it 5 degrees.

There are only positive physical/environmental impacts. The current structure is sinking into the ground and is lower than the adjacent grade on every side. The sump pump currently dumps onto the neighbors property to their great annoyance. The new structure will be higher, built to code and structurally sound.

The difficulty is not self-created.

- LEGEND
- COMPUTED POINT
 - IRON STAKE FOUND, LABELED
 - UTILITY POLE

TITLE INFORMATION
MORDECAI J. JAFFE
AMY C. JAFFE
(TRUSTEES OF THE JAFFE LIVING TRUST
INST. NO.483121-001
TAX MAP NO.34-1-25
AREA=0.188 ACRES

MAP REFERENCES:

- 1) SURVEY MAP LANDS OF ROBERT R. & FLORENCE FLUMERFELT DATED 5/26/1986 BY RAYOMOND BRASHEAR.
- 2) SURVEY MAP OF 11-15 LADOGA PARK AT MYERS POINT DATED 4/21/1987 BY KENNETH A. BAKER.
- 3) SURVEY MAP OF 7 LADOGA PARK DATED 6/17/1986 BY KENNETH A. BAKER.

PROPOSED: GARAGE STRUCTURE OF EXACT SAME FOOTPRINT 20'X24' TO ROTATE SLIGHTLY TO ALLOW STRUCTURE TO BE ENTIRELY OUT OF THE RAIL ROAD RIGHT-OF-WAY AND AN EVEN 2' FROM PROPERTY LINE ALONG THE ENTIRE WEST SIDE. THE SOUTH SIDE WITH THE SHARED GRAVEL DRIVE KEEPS THE SAME MINIMUM DISTANCE.

LADOGA PARK EAST
(PRIVATE LANE)

NEW 20'X24' GARAGE/APARTMENT

MULKS (R.O.)
2512/8316

NYSE&G
EASEMENT
828/338

SHAW (R.O.)
628/783

HOUSE
NO.7

HOUSE
NO.9

LARGE PIN FOUND
1.14' WEST OF LINE

LINE ON WESTERLY EDGE
OF WEST BOAT TRACT

RAIL TRACK FOR
BOAT LAUNCH

TALL PIPE FOUND 0.2'
EAST OF LINE, CONC.
PATIO OVER LINE 0.1'±

CONCRETE
PATIO 59.46'
N 88°28'58" W

PROPERTY LINE ALONG APPARENT
ORIGINAL SHORELINE PRIOR TO
IMPROVEMENTS AND WALLS

Barney, Grossman, Dubow, Marcus & Orkin, LLP
Amy C. Jaffe
CFCU Community Credit Union, its Principals, Successors and/or Assigns
Michael G. Richards
Carolyn J. Richards

CERTIFICATION

I hereby certify to that I am a licensed land surveyor, New York State License No.050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: _____ DATED: _____

CAYUGA LAKE
"INCLUDE RIPARIAN RIGHTS"

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.



T. G. MILLER P.C.

ENGINEERS AND SURVEYORS
203 NORTH AURORA STREET
ITHACA, NEW YORK 14850
TEL. (607)272-6477

TITLE:

SURVEY MAP
NO.9 LADOGA PARK EAST

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE:
7/21/2011

S11427

SCALE:
1"=20'

REVISED

THERE ARE NO EASEMENTS/COVENANTS

TRUSTEE'S DEED

THIS INDENTURE, Made the 28th day of May, Two Thousand Twenty-Five,

Between **MICHAEL G. RICHARDS**, as Trustee of the **MICHAEL G. RICHARDS LIVING TRUST**, dated January 4, 1996, as amended April 1, 2004 and March 20, 2019, of 2700 Bayshore Boulevard, apt. 9410, Dunedin, Florida 34698,

party of the first part, and

KRISTIN BARTHOLOMEW and GREY BARTHOLOMEW, of 35 Myers Road, Lansing, New York 14882, as tenants by the entirety,

parties of the second part,

Witnesseth that the party of the first part in consideration of ONE DOLLAR (\$1.00), lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, do hereby grant and release unto the parties of the second part, the survivor, his/her heirs and assigns forever,

SEE SCHEDULE "A", attached hereto and made a part hereof,

Together with the appurtenances and all the estate and rights which the said Trustee had in said premises, AND ALSO the estate therein, which the party of the first part have power to convey or dispose of, whether individually, or by virtue of said Trust, or otherwise,

To have and to hold the premises herein granted unto the parties of the second part, the survivor, his/her heirs and assigns forever.

And said party of the first part covenants as follows:

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

Second, That the said grantor does hereby covenant that he has not suffered anything whereby the said premises have been incumbered in any way whatever.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor 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 his hand and seal the day and year first above written.

In Presence of **Michael G. Richards Living Trust**

Michael G. Richards **TRUSTEE**
MICHAEL G. RICHARDS, Trustee

STATE OF Florida)
COUNTY OF Pinellas) ss.

On the 28th day of May, 2025, before me, the undersigned, personally appeared **MICHAEL G. RICHARDS**, personally known to me, or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

Caughlin & Gerhart, LLP
799 Cascadilla St., Suite A
Ithaca, NY 14850
(607) 379-0709

Nikita L. Ross
Notary Public

NIKITA L. ROSS
Commission # HH 170802
Expires August 20, 2025

2025-05360

06/03/2025 12:50:32 PM



KRISTIN BARTHOLOMEW L.S.

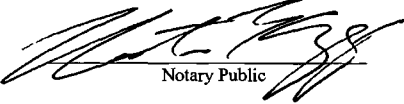


GREY BARTHOLOMEW L.S.

STATE OF NEW YORK)
COUNTY OF TOMPKINS)ss.

On the 27th day of May, 2025, before me, the undersigned, personally appeared KRISTIN BARTHOLOMEW and GREY BARTHOLOMEW, personally known to me, or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

NATHAN J. KOPP
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02K06425056
Qualified in Tompkins County
Commission Expires November 15, 2025



Notary Public

2025-05360

06/03/2025 12:50:32 PM

SCHEDULE A

ALL THAT TRACT TO PARCEL OF LAND situate in the Town of Lansing, County of Tompkins, State of New York, being a portion of the Ladoga Park property at or near Myers, New York and more particularly bounded and described as follows:

BEGINNING at a point marked by a found iron pipe in the southerly line of premises reputedly of Norfolk Southern Railroad, said point being located 203+/- feet southeasterly along said line from its intersection with the east line of Ladoga Park Road;

THENCE running South 58° 12' 19" East along the southerly line of premises reputedly of Norfolk Southern Railroad, a distance of 71.02 feet to a point marked by a found iron pipe;

THENCE running South 01° 28' 19" East along the westerly line of premises now or formerly of Shaw (628/783) a distance of 120.30 feet to a computed point on the apparent original shoreline of Cayuga Lake;

THENCE running North 88° 28' 58" West along said apparent original shoreline a distance of 59.46 feet to a computed point;

THENCE running North 01° 28' 19" West along the easterly line of premises now or formerly of Mulks (2512/8316) a distance of 156.15 feet to the point or place of beginning, containing 0.188 acres of land more or less.

TOGETHER WITH riparian rights and accretion along the shore of Cayuga Lake, including all right, title and interest of the grantor in and to those premises lying southerly of the above described premises, between the southerly extension of the easterly and westerly boundary lines of said premises, to the low water mark of Cayuga Lake.

TOGETHER WITH rights, if any, of the grantors to maintain a septic system on premises reputedly of Norfolk Southern Railroad lying northerly of the above described premises as it presently exists, but the grantors make no warranties in connection with said rights, and the warranties of this instrument do not apply thereto.

The above parcel is SUBJECT TO the following insofar as it may be affected thereby:

1. An apparent easement for overhead utility lines as shown on the survey map hereinafter referred to.
2. Covenants and restrictions running with the land and more particularly set forth in a deed from Clayton D. Townsend and Ellen Townsend to Leo Teeter and Bethel Blanche Teeter dated July 10, 1933 and recorded July 18, 1933 in the Tompkins County Clerk's Office in Liber 232 of Deeds at Page 374. The Granter covenants that the premises conveyed herein are in full compliance with said covenants and restrictions.
3. Easement to New York State Electric & Gas Corporation dated July 21, 1998 and recorded August 31, 1998 in the Tompkins County Clerk's Office in Liber 828 of Deeds at Page 338.

TOGETHER WITH AND SUBJECT TO all of the rights and obligations contained in an agreement dated September 24, 1949 and recorded October 20, 1949 in the Tompkins County Clerk's Office in Liber 326 of Deeds at Page 32, said agreement establishing a 12 foot easement for egress and ingress to be used in common by the owners of the above described premises and others, and more particularly described therein.

The above described premises are more particularly shown on a survey map entitled "SURVEY MAP NO. 9 LADOGA PARK EAST, TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK" dated July 21, 2011, made by T.G. Miller, P.C., a copy of which is recorded in the Tompkins County Clerk's Office on August 18, 2011 as Instrument No. 579528-004.

Being the same premises conveyed to Michael G. Richards, as Trustee of the Michael G. Richards Living Trust by deed from Michael G. Richards and Carolyn J. Richards dated August 29, 2023 and recorded the same date in the Tompkins County Clerk's Office as Instrument No. 2023-10931.

IT IS THE INTENTION OF THE GRANTOR HEREIN to reserve a life use in the above-described parcel for the term of his natural life, and therefore, be responsible for all real estate and school taxes, insurance, utilities, and any and all assessments, as well as any and all repairs to the property. Said life use shall last during the natural life of Michael G. Richards.

