



# ZONING BOARD OF APPEALS MEETING

Lansing Community Library, 27 Auburn Rd  
Wednesday, June 14, 2023  
6:30 PM

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## 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. Consideration of an Appeal made by Michelle Zirbel, owner of 1173 Auburn Road;  
Tax Parcel No. 6.-1-18, located in the Rural Agriculture – RA Zoning District.

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. The proposed structure will be 64' from the centerline of the road, where 80' is required. The applicant is also proposing outdoor seating.

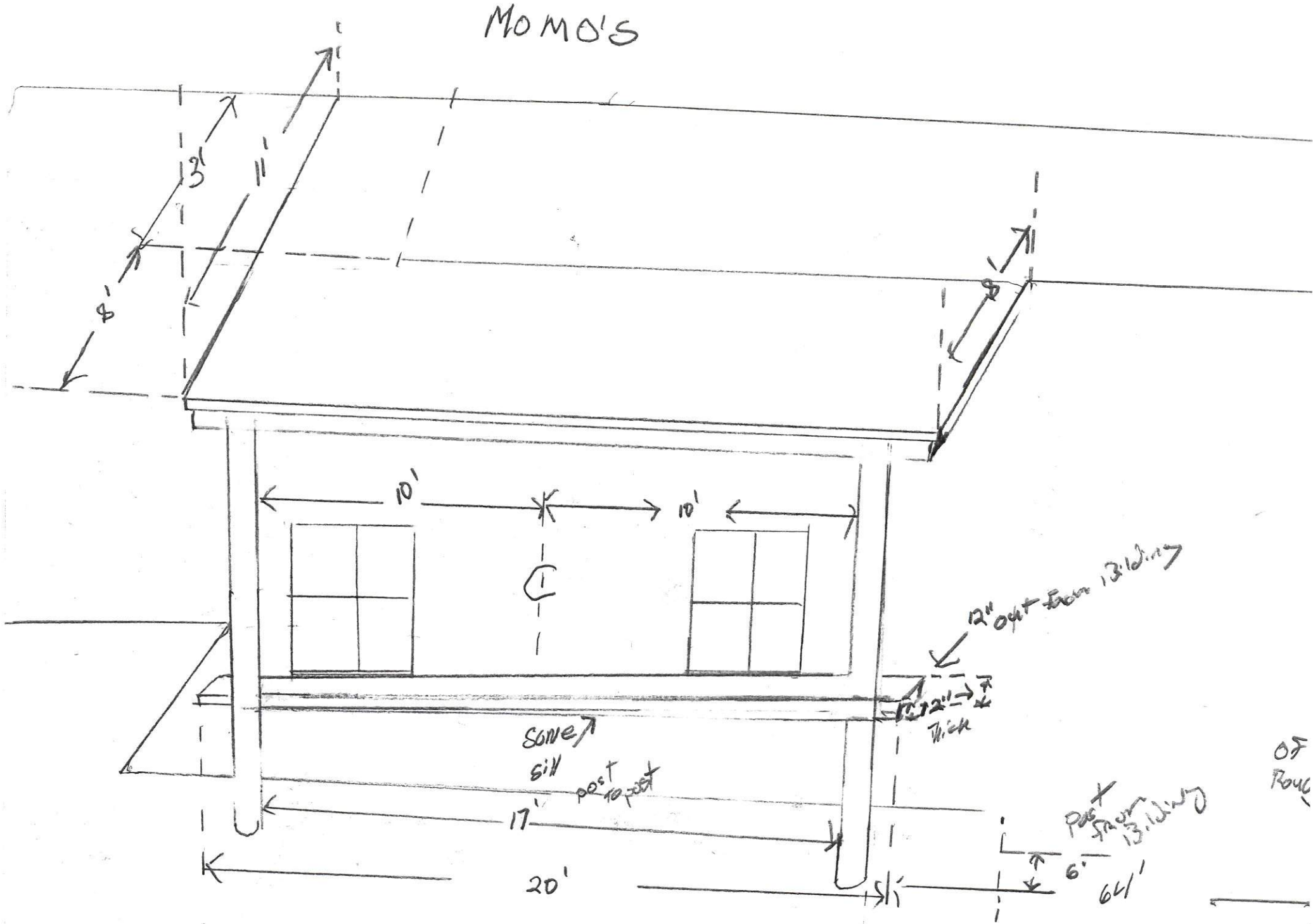
The applicant is applying for two Area Variances from Town of Lansing Zoning Law § 270-11, Schedule II: Area, Frontage, Yard, Height and Coverage Requirements.

This is a Type II Action under the State Environmental Quality Review Act 6 NYCRR 617.5(c)(16), granting of individual setback and lot line variances and adjustments.

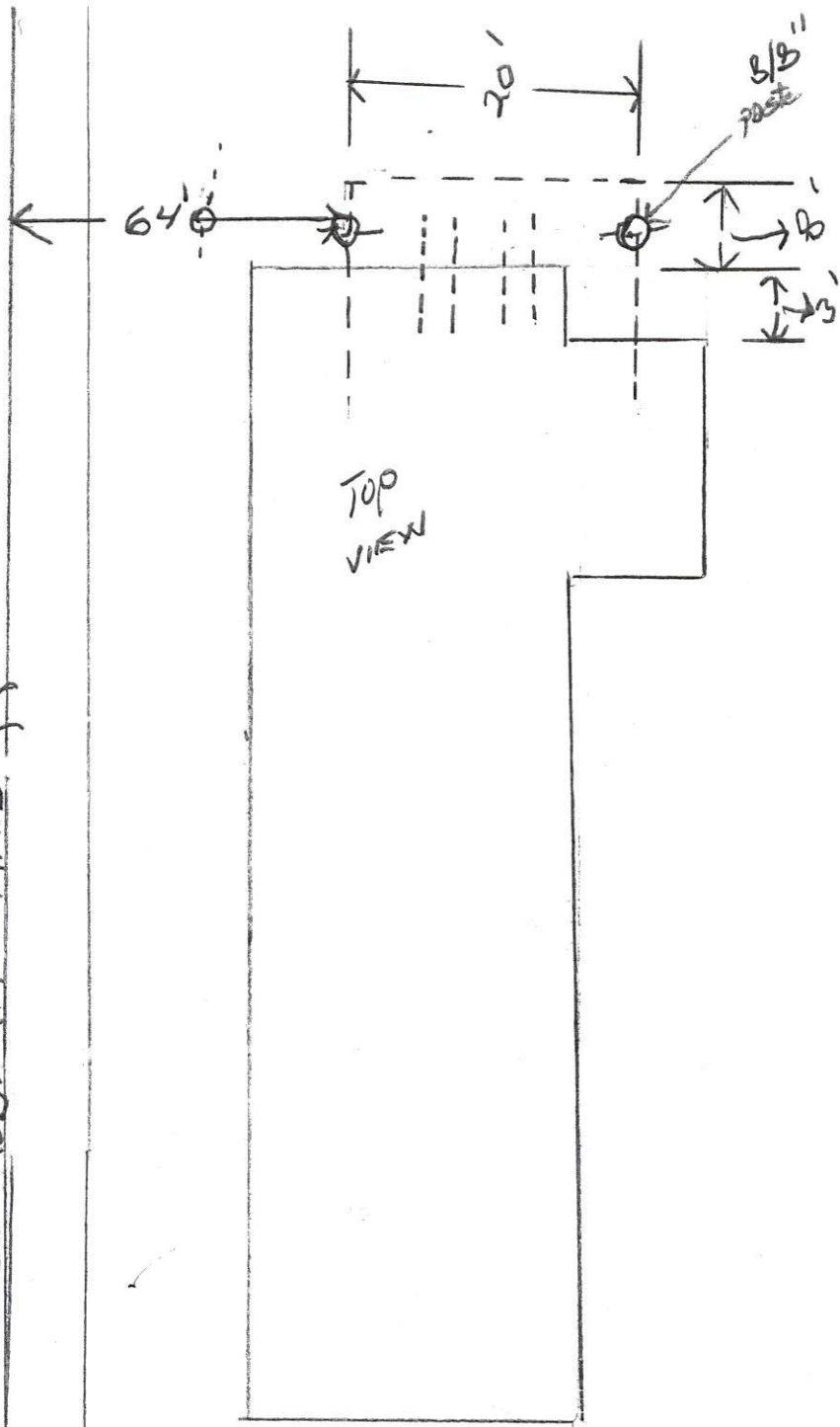
4. **Adjourn Meeting**

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.

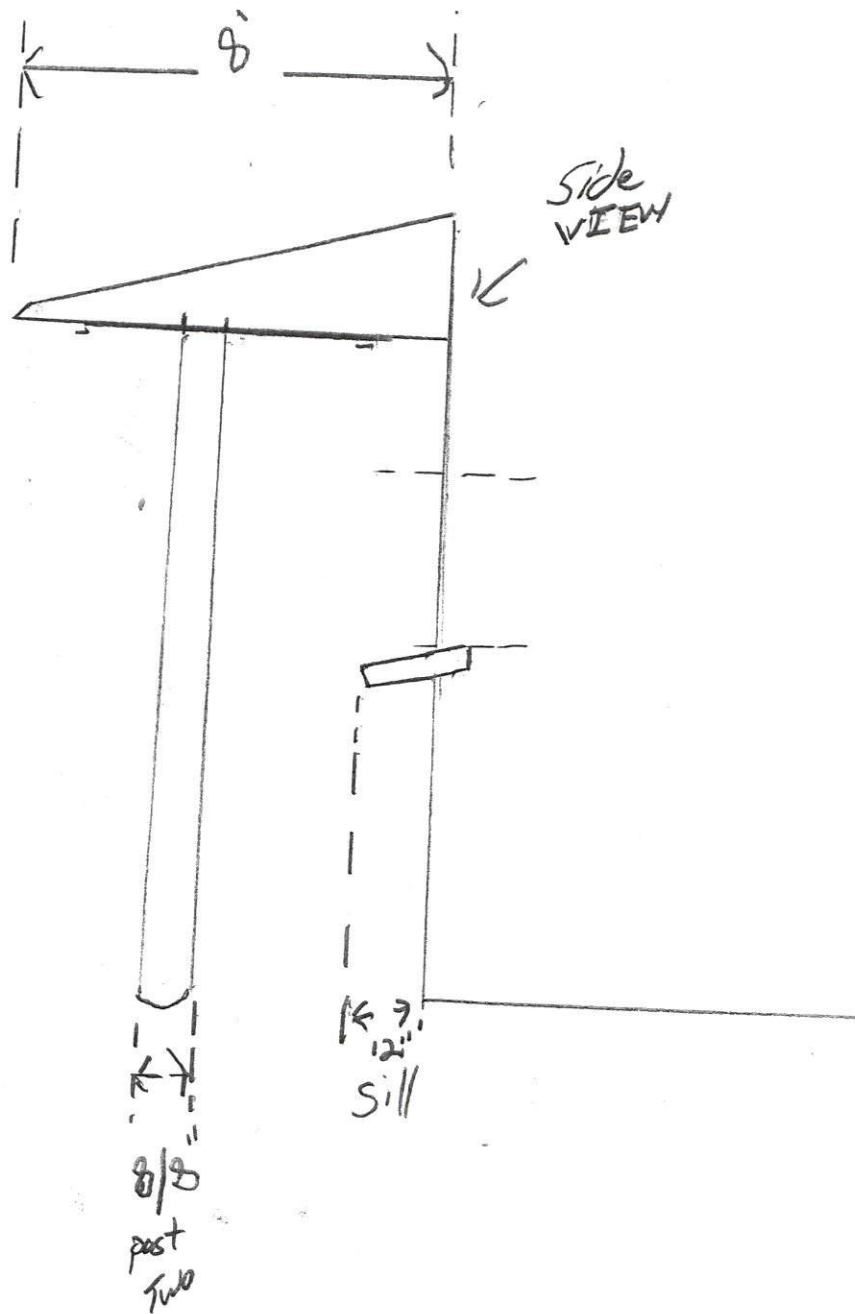
MOMO'S

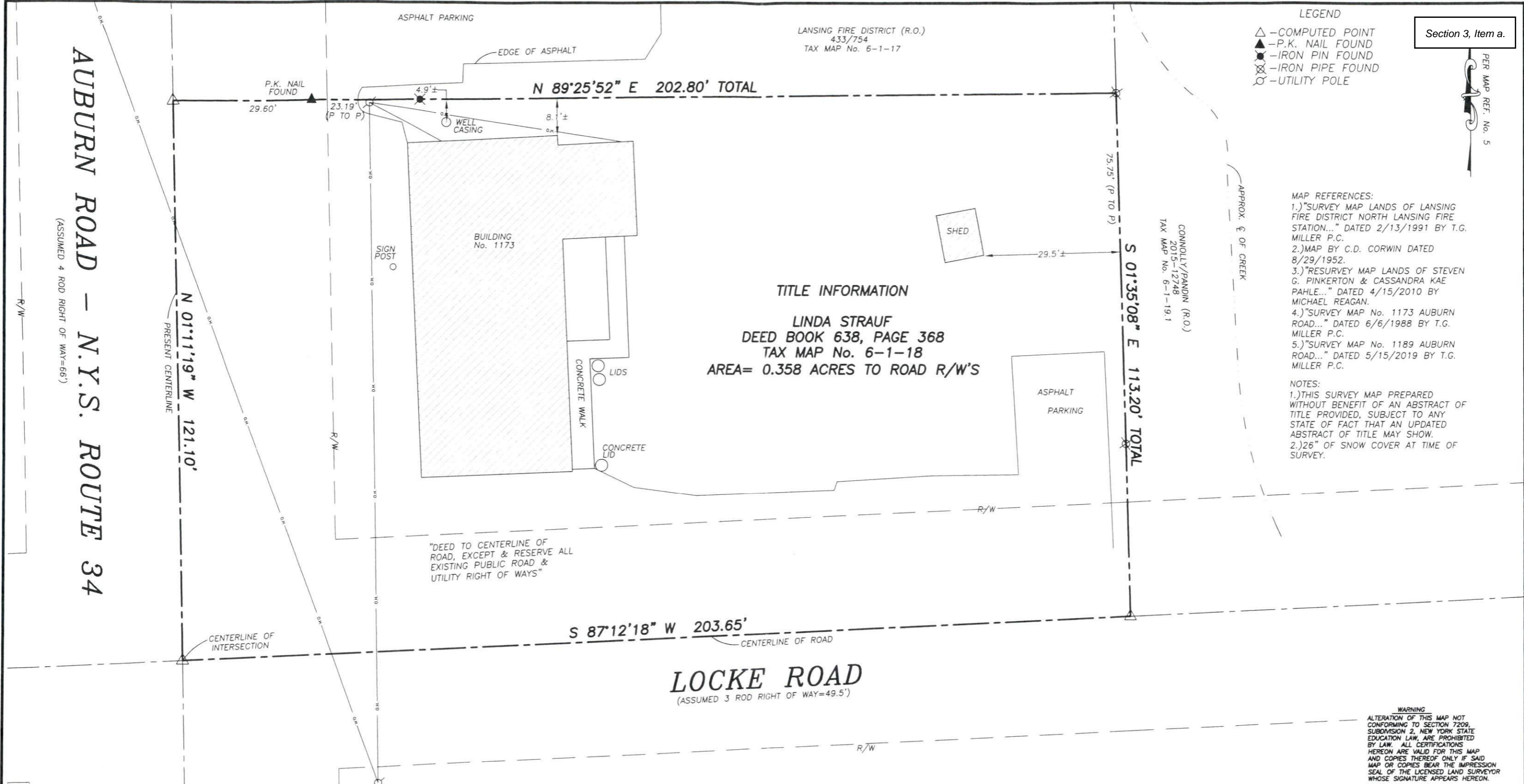


ABBURN ROAD S



MOMO'S





Section 3, Item a.

PER MAP REF. No. 5

- LEGEND
- △ - COMPUTED POINT
  - ▲ - P.K. NAIL FOUND
  - - IRON PIN FOUND
  - ⊗ - IRON PIPE FOUND
  - ⊙ - UTILITY POLE

- MAP REFERENCES:
- 1.) "SURVEY MAP LANDS OF LANSING FIRE DISTRICT NORTH LANSING FIRE STATION..." DATED 2/13/1991 BY T.G. MILLER P.C.
  - 2.) MAP BY C.D. CORWIN DATED 8/29/1952.
  - 3.) "RESURVEY MAP LANDS OF STEVEN G. PINKERTON & CASSANDRA KAE PAHLE..." DATED 4/15/2010 BY MICHAEL REAGAN.
  - 4.) "SURVEY MAP No. 1173 AUBURN ROAD..." DATED 6/6/1988 BY T.G. MILLER P.C.
  - 5.) "SURVEY MAP No. 1189 AUBURN ROAD..." DATED 5/15/2019 BY T.G. MILLER P.C.

- NOTES:
- 1.) THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.
  - 2.) 26" OF SNOW COVER AT TIME OF SURVEY.

**TITLE INFORMATION**  
**LINDA STRAUF**  
**DEED BOOK 638, PAGE 368**  
**TAX MAP No. 6-1-18**  
**AREA= 0.358 ACRES TO ROAD R/W'S**

"DEED TO CENTERLINE OF ROAD, EXCEPT & RESERVE ALL EXISTING PUBLIC ROAD & UTILITY RIGHT OF WAYS"

**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.

**CERTIFICATION**  
 MOMO'S TRAVELING CAFE, LLC  
 MICHELE ZIRBEL  
 CAYUGA LAKE NATIONAL BANK  
 MAZZA LAW OFFICES

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: Lee Dresser DATED: 2/15/21

**T. G. MILLER P.C.**  
 ENGINEERS AND SURVEYORS  
 605 WEST STATE STREET, SUITE A  
 ITHACA, NEW YORK 14850  
 TEL (607) 272-6477

**TITLE:**  
**SURVEY MAP**  
**NO. 1173 AUBURN ROAD**  
 TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: **2/15/2021**

SCALE: **1"=20'**

REVISED



S21103