



ZONING BOARD OF APPEALS MEETING

Lansing Town Hall Board Room
Wednesday, January 14, 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.lansingtownny.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:** 73 Dublin Road - Area Variance

Applicant: Jeffrey A. Nedrow

Location: 73 Dublin Road, TPN 16.-1-50

Project Description: Applicant is applying to install a 14' x 23' building addition to the front of their house and needs relief from Town of Lansing Zoning Law § 270-12.1, Attachment 7 Area Frontage, Bulk, Height and Setback Requirements Agriculture District for a “front” yard setback (north-west) of 42'6” where 60' is required. This project is located in the AG zoning district.

SEQR: This project is a Type II action

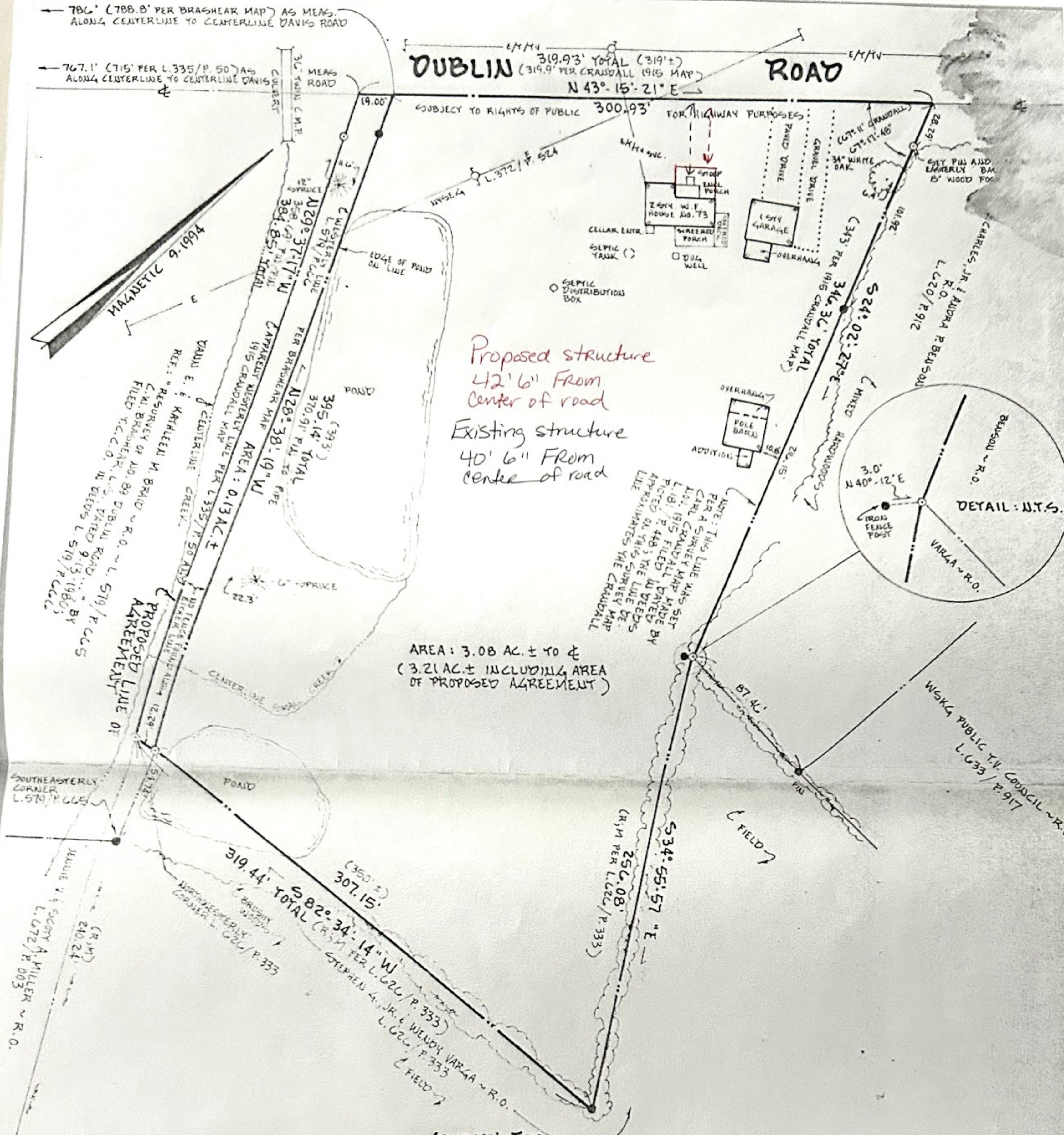
Anticipated Action: Review variance request, hold Public Hearing, issue conditions & approval

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.

11/14/25

We are requesting a variance to build a 14'x23' addition on the front of our house that will, when completed, sit 33' from the road's edge.



SURVEY FOR
ROBERT L. AND DORIS I. BOWMAN

LOT 62
TOWN OF LAUSANNA COUNTY OF TOMPKINS STATE OF NEW YORK
TAX MAP NO. 16-1-50 DEED L.335/P.50

SURVEY REFERENCE

SURVEY MADE BY C. CRANDALL, DATED
11-1915; RECORDED IN T.C.C.O. IN DEEDS
L.181/P.448

- LEGEND**
- EXISTING IRON PIPE - UNLESS FORMER, OTHERWISE
 - SET IRON PIN AND CAP
 - UTILITY POLE
 - FENCE LINE REMNANTS
 - HEDGE ROW
 - (---) MEASUREMENT PER RECORD
 - (R,M) RECORD MEASUREMENT AND MEASUREMENT PER THIS SURVEY

MANZARI & REAGAN, LAND SURVEYORS
P.O. BOX 1124 DUBLIN, NEW YORK 13063
(607) 844-8837

DATE 9-1994 DRAWN BY WELGE SCALE 1" = 50' JOB NO 94-291

I hereby certify to: NORWEST MORTGAGE CORPORATION ITS SUCCESSORS AND/OR ASSIGNS;
EMPIRE LAND TITLE CORPORATION; MONROE TITLE INSURANCE CORPORATION;
ALBANY & MOLVEX LAW FIRM, JAMES R. HENRY, ESQ.;
DOAN L. NEOROW

that I am a licensed land surveyor, New York State License No. 049892 and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York State Association of Professional Land Surveyors; and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED *Michael J. Reagan* DATED 9-28-1994



Y/YV
319.93' TOTAL (319'±)
(319.9' PER CRANDALL 1915 MAP)
N 43°-15'-21" E →

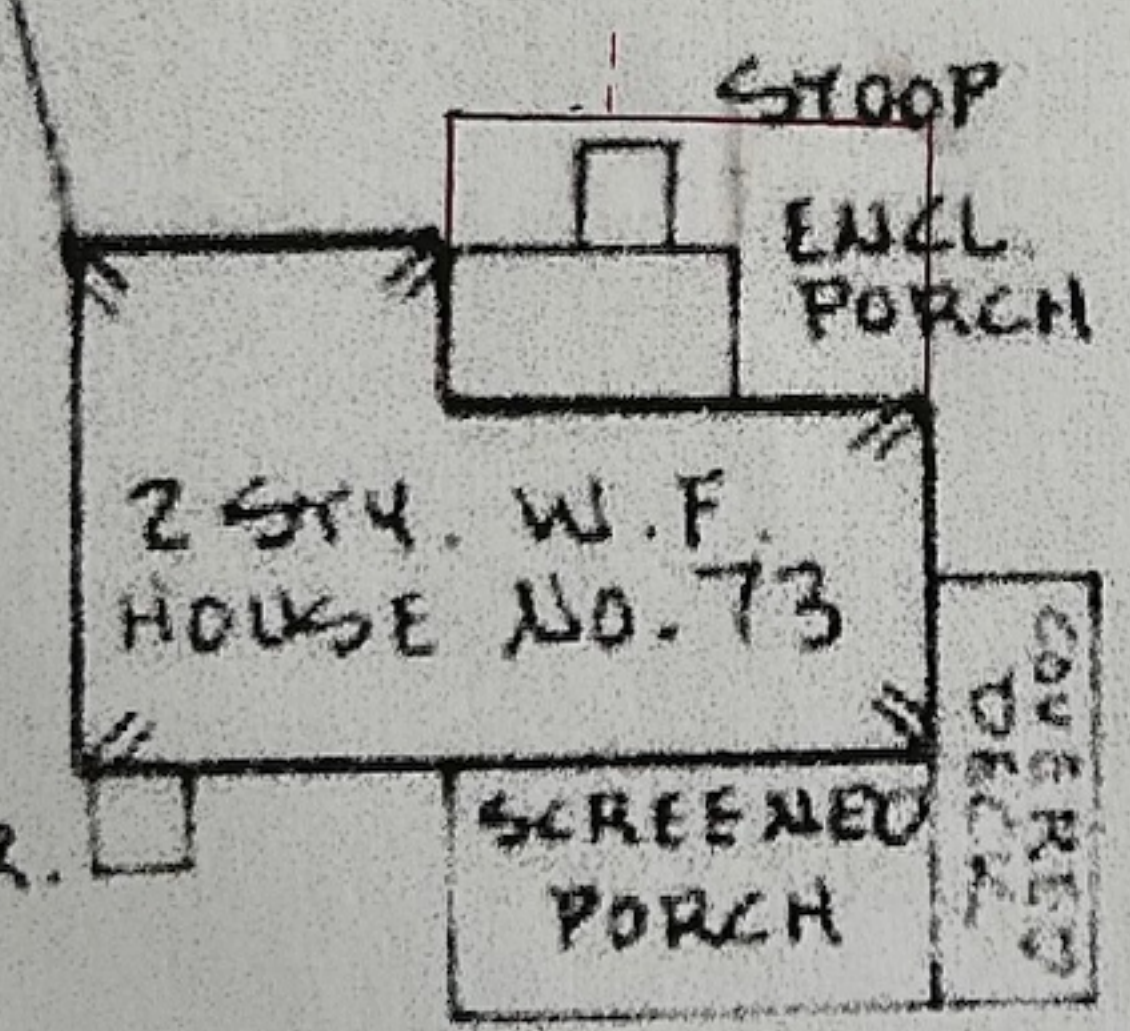
ROAD

300.93' FOR HIGHWAY PURPOSES

33' from
edge of road

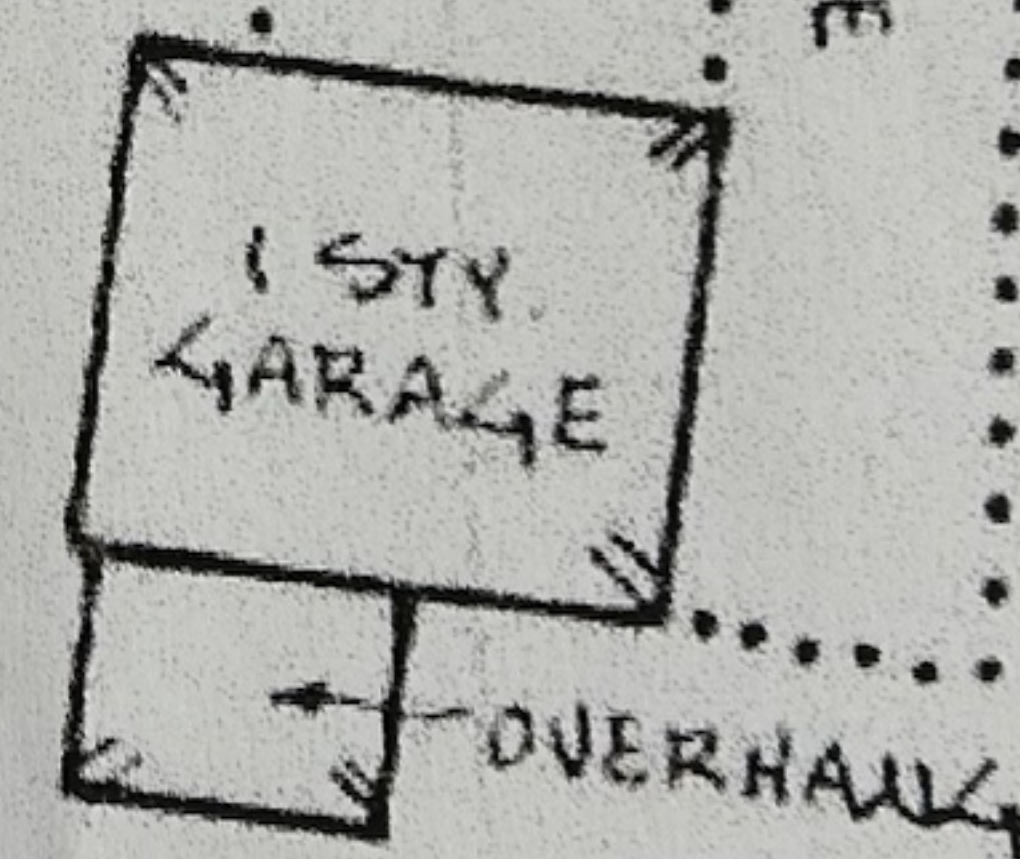
14'x23' addition will
replace enclosed porch and
stoop.

EX/HV SVC.



SEPTIC TANK ()

□ DUG WELL



PAVED DRIVE

GRAVEL DRIVE

66°-11' CRANDALL
67°-17'-48"

34" WHITE OAK



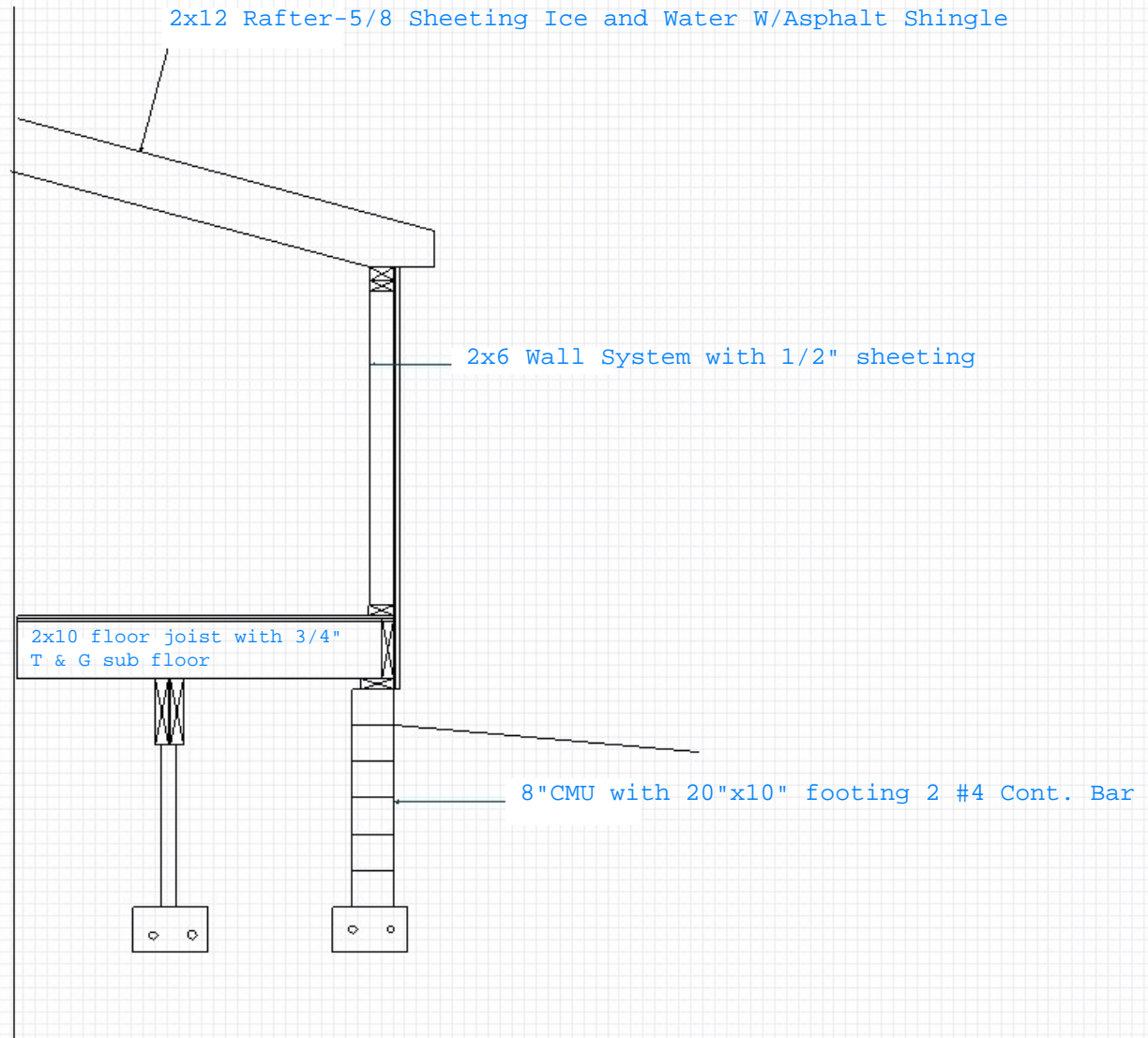
(343' PER 1915 CRANDALL)

26.92'

○ SEPTIC DISTRIBUTION

Typical Wall and Frost Wall Detail Not To Scal

Section 3, Item a.



No. 35

740 Deeds, Pg. 106

Robert L. Bowman and
Doris I. Bowman, husband
and wife, ind. and as tenants
by the entirety

Donna L. Nedrow, a Married
Person

Donna L. Nedrow

: WARRANTY DEED Dated Nov. 28, 1994
:
: ACK. Nov. 28, 1994
:
: REC. Nov. 28, 1994 at 4:33 PM
:
: CON. \$1.00 etc.
:
: T.T. STAMPS \$330.00
:

X

CONVEYS....." situate in the Town of Lansing, County
of Tompkins, and State of New York, and more particularly bounded and described
as follows:

COMMENCING at a point in the centerline of Dublin Road 767.1 feet
northeasterly from the intersection of the center lines of Dublin Road and Davis
Road (formerly known as Belltown Road); running thence N 43° 15' 21" E a distance
of 319.93 feet along the center line of Dublin Road to a point in the center line
of Dublin Road; running thence S 24° 02' 27" E a distance of 346.36 feet to a
set iron pin and cap, passing through a set iron pin and cap at 28.29 feet and
passing through an existing iron pipe at 130.21 feet; running thence S 34° 55'
57" E a distance of 256.08 feet to a point marked by an existing iron pin;
running thence S 82° 34' 14" W a distance of 319.44 feet to a point marked by
a set iron pin and cap, passing through a set iron pin and cap at 307.15 feet;
running thence N 29° 37' 17" W a distance of 384.85 feet to a point in the center
line of Dublin Road, the point or place of beginning, passing through a set iron
pin and cap at 358.69 feet.

The premises are more particularly described on a survey map entitled
"Survey for Robert L. and Doris I. Bowman, Lot 62, Town of Lansing, County of
Tompkins, State of New York, Tax Map No. 16-1-50, Deed L. 335/P. 50", dated
9/28/94, by Manzari & Reagan, Land Surveyors, which map is filed concurrently
with this deed.

SUBJECT, however, to the following:

1. Easement to New York State Electric and Gas Corporation, recorded
in the Tompkins County Clerk's Office on March 29, 1946, in Liber 285 of Deeds
at page 542.
2. Easement to New York State Electric & Gas Corporation, recorded in
the Tompkins County Clerk's Office on November 1, 1954, in Liber 372 of Deeds
at page 524.
3. Rights of the public to that portion of the premises which lie within
the bounds of the public highway.

BRING THE SAME PREMISES conveyed to the Grantors herein by Joseph J. Burun
and Anna A. Burun, by deed dated September 1, 1950, and recorded in the Tompkins
County Clerk's Office in Liber 335 of Deeds, at page 50.

Tax Parcel No.: Town of Lansing. 16-1-50 "

Please provide answers to the following 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.

The only easement at 73 Dublin Road is a utility easement used by NYSEG.