



# ZONING BOARD OF APPEALS MEETING

Lansing Town Hall Board Room  
Wednesday, January 10, 2024  
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.** Project: Three Area Variances 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. The following variances are requested: front yard, 14.8 feet where 60 feet is required; west side line, 5 feet 1 inches, where 10 feet is required; rear yard setback, 9.9 feet where 25 feet is required. The project is within the L1 – Lakeshore Zone.

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

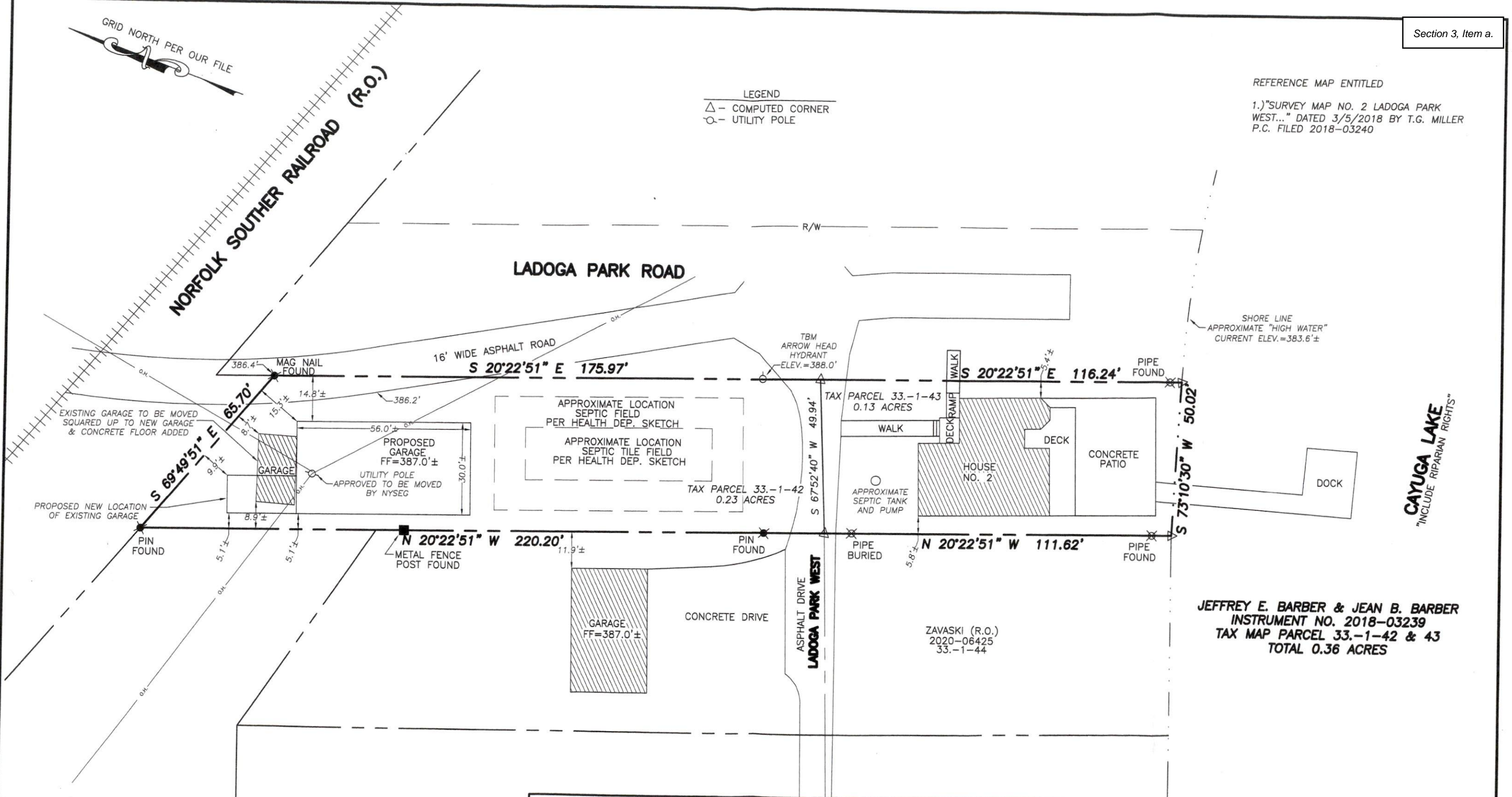
Anticipated Action: Public Hearing; review of the application

- 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.

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



CAYUGA LAKE  
 "INCLUDE RIPARIAN RIGHTS"

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

- NOTES
- 1.) VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
  - 2.) DATUM OF ELEVATIONS ARE ON NGVD 29 PER NGS BENCH MARK N80467, 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



**AREA VARIANCE FINDINGS AND DECISION  
TOWN OF LANSING ZONING BOARD OF APPEALS**

**BACKGROUND INFORMATION**

Applicant and Owner:  
Jeff Barber  
2 Ladoga Park Road  
Lansing, NY 14882

Variance No: 23-XX  
Zoning District: L1  
Public Hearing Published on:  
600' Notices Mailed:

Property Location: 2 Ladoga Park Road  
Tax Parcel #: 33.-1-43

Requirement for which Area Variances are requested: Town of Lansing Zoning Law § 270-11 Schedule II, Frontage, Yard, Height, and Coverage Requirements

**RESOLUTION AND FINDINGS**

WHEREAS, Jeff Barber, Applicant and Owner of 2 Ladoga Park Road, Tax Parcel No. 33.-1-43, located in the Lakeshore – L1 Zone, applied for the following Area Variances from Town of Lansing Zoning Law § 270-11, Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements, to construct a 56' x 30' garage: front yard, 14.8 feet where 60 feet is required; west side line, 5 feet 1 inches, where 10 feet is required; rear yard setback, 9.9 feet where 25 feet is required.

WHEREAS, on 10 January, 2023 the Town of Lansing Zoning Board of Appeals (the “ZBA”) thoroughly reviewed and analyzed: (i) the information and evidence submitted by the applicant in support of the requested area variance; (ii) all other information and materials properly before the ZBA; and (iii) the issues and impacts raised for consideration by neighbors, the public, and the ZBA; and

WHEREAS, this application is classified as a Type II Action under 6 NYCRR 617.5(c)(12), (construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density), such that no further environmental review is required, nor does this matter require a GML Section 239 review; so, upon due deliberation upon the foregoing, the application, and all evidence and testimony presented to the ZBA,

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The Town of Lansing Zoning Board of Appeals (“ZBA”) hereby makes the following findings with respect to the specific criteria for area variances as set forth in Town Law § 267-b(3)(b), and other applicable provisions of law and of the Zoning Ordinance:

a. **Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance?**

Yes \_\_\_ No \_\_\_ Findings:

b. **Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance?**

Yes \_\_\_ No \_\_\_ Findings:

c. Whether the requested area variance is substantial?

Yes \_\_\_ No \_\_\_ Findings:

d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

Yes \_\_\_ No \_\_\_ Findings:

e. Whether the alleged difficulty was self-created?

Yes \_\_\_ No \_\_\_ Findings:

**2. DETERMINATION BASED ON THE ABOVE FACTORS (choose one):**

It is hereby determined by the Town of Lansing Zoning Board of Appeals (the "ZBA") that the following area variance is **GRANTED/DENIED**, with any conditions hereafter stated (if any), it being further found and determined that (i) the benefit to the applicant outweighs any potential negative impacts or detriment to the neighborhood or community; and (ii) such area variance is the minimum necessary as adequate to grant relief and, at the same time, preserve and protect the character of the neighborhood and the safety and welfare of the community.

**DESCRIPTION OF SPECIFIC VARIANCES GRANTED:** The following variances were granted from § 270-11, Schedule II: Area, Frontage, Yard, Height and Coverage Requirements, to construct a 56' x 30' garage : front yard, 14.8 feet where 60 feet is required; west side line, 5 feet 1 inches, where 10 feet is required; rear yard setback, 9.9 feet where 25 feet is required.

**ARE CONDITIONS IMPOSED WITH RESPECT TO THE AREA VARIANCES AS GRANTED?**

Yes \_\_\_ No \_\_\_

**STATEMENT OF CONDITIONS:**

**THE VOTE ON THE FOREGOING DECISION, DETERMINATIONS, AND RESOLUTION OF THE TOWN OF LANSING ZONING BOARD OF APPEALS WAS AS FOLLOWS:**

**Motion by:**

**Seconded by:**

- Richard Hayes –
- Mary Stoe –
- Jack Young –
- Judy Drake –
- Susan Tabrizi -

Dated: 10 January 2024

Received in the Lansing Town Clerk's Office on \_\_\_\_\_

\_\_\_\_\_  
Debbie Munson, Town Clerk  
Town of Lansing  
Tompkins County, New York