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Davis Lakeshore Pavilion Narrative
727 Lansing Station Road
Town of Lansing, NY

October 19, 2015

Background

The subject lakefront property is 0.05 acres with an existing dock and lake stair with a small stream running through it. This property is on the lake side of the railroad tracks and is owned by the client who also owns the 0.58 acre property directly across the tracks at 727 Lansing Station Road.

A previously-existing railroad tie lake wall was replaced with a precast concrete block retaining wall during the winter of 2012-2013. That project had proper permits, including DEC permits, and has been closed out.

The client now wishes to build a 14' x 14' open-sided pavilion on the site. However, due to Section 504 of the Town of Lansing Land Use Ordinance, most recently amended on March 18, 2015, a 30' setback is required from the shore line, and a 10' rear yard setback is required. Additionally, there is a steep rock cliff that is located approximately 40' from the lake shore. Finally, the neighboring property to the Southeast has an existing cottage on it that is approximately 8' from the lake shore, blocking views of the lake in that direction.

Proposed Site Plan

The attached site plan shows the proposed location of the new pavilion. Since the finish grade is above the 100-year flood level, no flood issues have been considered. That said, this is an unoccupied structure with open-air construction using water-resistant materials up to the roof, so floods would have very little, if any, impact on the structure. I have also attached a picture of the site, looking southeast, showing the proposed pavilion location and neighboring cottage.

We look forward to your review of the above details and plans. Please don't hesitate to contact me directly if you have any questions or concerns.

Respectfully Submitted,

Gary R. Bush, PE, LEED AP



**Town of Lansing Zoning Board of Appeals
Application for Variance**

Application Fee \$175

Application Date 10/19/15

Property for which Variance is being requested

Tax Parcel No. 13.-2-36

Street Address 727 Lansing Station Rd.

Applicant's Name and Address

Gary R. Bush, PE
132 W. Graton Rd.
Graton, NY 13073

Zoning District (check one)

Phone 607-227-4886 R1
Cell same R2
Email gbush@pecconsulting.com R3

(If Applicant different from owner, notarized written permission of owner must be attached hereto.)

Owner's Name and Address (if different)

Steve + Liz Davis
727 Lansing Station Rd.
Lansing, NY 14882

Phone _____ B1
Cell 610-334-0834 B2
Email sbdavis37@verizon.net L1
RA
IR

Application for (check applicable item)

- A. Interpretation of Zoning Ordinance or Map
- B. Area Variance
- C. Use Variance
- D. Appeal of decision of Code Enforcement Officer

Request relates to provisions of (check applicable item)

- A. Town of Lansing Land use Ordinance, Section 504 (Pg 25) Amended 3/18/2015
- B. Town of Lansing Subdivision Regulations, Section _____
- C. Other (Identity) _____

Purpose of Request: (attach additional information if necessary)

Section 504 requires a 30' setback from the shore line. A 10' setback is requested for the proposed 14'x14' open-sided pavilion. See attached drawings.

Justification of Request: (attach additional information if necessary)

Depth of property at pavilion location is 34' +/- leaving 10' in front of and behind the proposed 14'x14' pavilion. Back edge of property, adjacent to RR property, is at steep rock cliff. Neighboring cottage is very close shoreline blocking view from pavilion.

All Applicants for Variances shall please read the following:

The Board of Zoning Appeals may grant Variances from the provisions of this Ordinance, only where by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or where by reason of exceptional topographic conditions or other extraordinary or exceptional conditions of a piece of property, or where by reason of other extraordinary or exceptional circumstances, the strict application of the requirements of this Ordinance would result in practical difficulties to, or undue hardship upon, the owner of this property, and further provided that this relief may be granted without substantially impairing the intent and purpose of this Ordinance. In granting a Variance, the Zoning Board of Appeals may attach such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this Ordinance will be served, public safety and welfare secured and substantial justice done.

Incomplete Applications will not be considered.

Applicant / Agent must be present at the Public Hearing. This Application, accompanying fee and all supporting documents must be submitted to the Zoning Administrator no later than three (3) weeks prior to the date that the request is to be considered. See Schedule of Meetings at www.lansingtown.com



Davis Pavilion - 727 Lansing Station Rd.
Satellite Image of existing lot.

Google

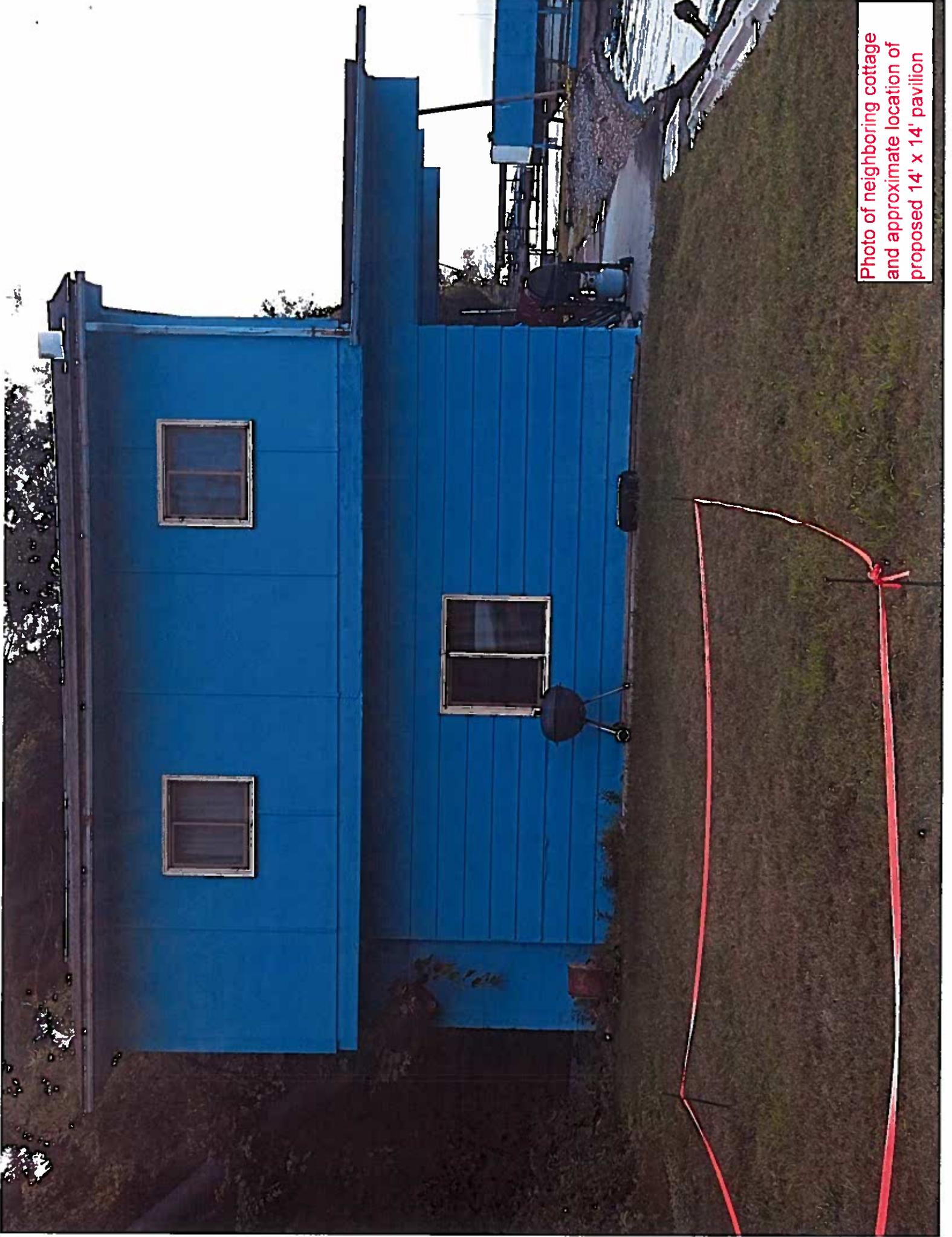


Photo of neighboring cottage and approximate location of proposed 14' x 14' pavilion