

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

Application Fee 175⁰⁰

Application Date 3/20/17

Property for which Variance is being requested

Tax Parcel No. 23.-1-2.1

Street Address 197 Lansing Station Road

Applicant's Name and Address

Rick Uhl
751 Hoy Rd.
Cortland NY, 13045

Zoning District (check one)

Phone [REDACTED] R1
Cell [REDACTED] R2
Email uhlrick@yahoo.com R3

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

Owner's Name and Address (if different)

Phone _____ B1
Cell _____ B2
Email _____ L1
IR
RA

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 503 - Schedule I - Lakeshore
- B. Town of Lansing Subdivision Regulations, Section _____
- C. Other (Identity) _____

Ⓝ
not
permit

Purpose of Request: (attach additional information if necessary)

See Attachment

Justification of Request: (attach additional information if necessary)

See Attachment

SEC. 503. SCHEDULE I: SCHEDULE OF LAND USES OR ACTIVITIES, TOWN OF LANSING

P* = Permitted with Site Plan P = Permitted as of Right SC= Permitted but Special Conditions Apply (see Sec. 802) SP = Special Use Permit Required (see Sec. 803) N = Not Permitted * = Site Plan Review Required (see Sec.701) Z = Zoning Permit Required	RURAL AGRICULTURE	LAKESHORE	RESIDENTIAL - LOW DENSITY	RESIDENTIAL - MODERATE DENSITY	RESIDENTIAL - MIXED USE	COMMERCIAL - MIX USE	COMMERCIAL - GENERAL BUSINESS	INDUSTRIAL / RESEARCH
LAND USE OR ACTIVITY	RA	L1	R1	R2	R3	B1	B2	IR
A. RESIDENTIAL USES								
1. Dwelling, one-family	P	P	P	P	P	P	P	N
2. Dwelling, two-family	P	P	P	P	P	P	P	N
3. Dwelling, conversion of existing building into three or four dwelling units	SC* 802.11	N	N	P*	SC* 802.11	P*	P*	N
4. Dwelling, multi-family including apartments and condominium	SC* 802.11	N	N	P*	P*	P*	N	N
5. Dwelling, townhouse	P*	N	N	P*	P*	P*	P*	N
6. Retirement housing	P*	P*	P*	P*	P*	P*	SP* 803.2.1	N
7. Congregate housing	P	N	N	P*	P*	P*	P*	N
8. Shared housing	P*	P*	P*	P*	P*	P*	P*	N
9. Mother-in-Law/ Accessory	Z	Z	Z	Z	Z	Z	Z	Z
10. Dwelling, ECHO housing (Elder Cottage Housing Opportunity)	P	SC* 802.10	SC* 802.10	SC* 802.10	SC* 802.10	SC* 802.10	SC* 802.10	SC* 802.10
11. Dwelling, Mobile Home	P	P	N	N	P	N	N	N
12. Mobile Home Park (see M.H. Park Local Law)	SC* 802.2	N	N	N	N	N	N	N
13. Cluster development	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1	N	N
14. Seasonal Cabin or cottage	P	P	N	N	P	N	N	N
15. Storage Unit / Containers	Z	N	N	N	Z	Z	Z	Z
16. Accessory use related to residential development	P	P	P	P	P	P	P	P
17. Mixed residential/ commercial development	P*	N	N	N	N	P*	P*	N

Town of Lansing- Zoning Board of Appeals

March 20, 2017

RE: Basement Apartment at 197 Lansing Station Rd, Lansing NY 14882

Purpose of Request: Zoning Use Variance for 3 unit multi-residence

Justification of Request:

- 197 Lansing Station Rd was contracted to be built in 2013 as a multi unit residence. Upon completion of units 1 and 2 there remained a deficit in the rate of return based on mortgage costs and taxes so a 3rd unit was contracted to be added to the basement, at an approximate additional investment of \$60,000. This decision was in no way made in a malicious fashion. It was unknown to myself, Rick Uhl, property owner, that a 3 unit multi-residence was not permitted in this zone (L1) as other properties were looked at in the same zone that are currently 3 unit residences prior to the decision being made to purchase land and build new in 2013. I was under the impression that the building permit obtained for 197 Lansing Station Rd encompassed the home in its entirety, including the basement unit (#3).
- I have claimed the unit as a 3 unit residence on personal income taxes and have the home insured for 3 units showing a lack of intent to keep additional unit secretive.
- I admit my own ignorance in this entire matter and I am very willing to comply with any/all needed inspections and/or requirements to bring current apartment up to code as decided by the Lansing code enforcement.
- The home is currently set up with well and septic adequate to supply the current number of units/bedrooms as set forth by the Health Department regulations.
- It is felt that the proposed variance will not cause a significant negative impact on the surrounding natural environment, neighborhood property values, and/or neighborhood safety, traffic, or sense of community. There is ample parking available and the 3rd unit will in no way be a nuisance to the immediate neighbors nor alter the aesthetics of the neighborhood.
- Again in closing, I regret my own ignorance in this matter and hope that the board will grant the aforementioned use variance for 197 Lansing Station Rd. There has been significant investments made in the home and loss of use would be devastating to myself, as the homeowner/investor but also to the family who currently resides in the unit in question.

Thank you for your time and consideration in this matter.

617.20
Appendix B
Short Environmental Assessment Form

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 which 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: <i>USE Variance</i>							
Project Location (describe, and attach a location map): <i>197 Lansing Station Road / 23.-1-2.1</i>							
Brief Description of Proposed Action: <i>USE Variance for Multi Residence</i>							
Name of Applicant or Sponsor: <i>Rick Uhl</i>		Telephone: <i>607-227-6810</i>					
Address: <i>751 Hwy Rd.</i>		E-Mail: <i>uhlrick@yahoo.com</i>					
City/PO: <i>Cortland</i>		State: <i>N.Y.</i>	Zip Code: <i>13045</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? <i>None</i> acres							
b. Total acreage to be physically disturbed? <i>None</i> acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <i>4.26</i> acres							
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Well / Holding Tanks in place</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Septic System in place</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	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
<input checked="" type="checkbox"/>		<input type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Town

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency _____ Date _____

Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer _____

Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (if different from Responsible Officer) _____

PRINT

RESET

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Rick Uhl
Mailing address: 751 Hoy Road.
Cortland N.Y. 13045

B. Description of the proposed project: Multi-Residence

C. Project site address: 197 Lansing Station Rd., Lansing, NY 14882 Town: Lansing

D. Project site tax map number: 23.-1-2.1

E. The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 4.26 Acres


G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet _____ ?
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.
Possibly Cornell Orchards on Sweazey Road ???

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

~~~~~  
**FARM NOTE**  
~~~~~

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

~~~~~  
 3/20/17  
Name and Title of Person Completing Form Date





# Image Mate Online

[Navigation](#) | [GIS Map](#) | [Tax Maps](#) | [ORPS Links](#) | [Help](#) | [Log Out \(twnlansing\)](#)

**Residential**

- Property Info
- Owner/Sales
- Inventory
- Improvements
- Exemption Info
- Report
- Comparables

| Municipality of Lansing    |                                      |                      |                                      |
|----------------------------|--------------------------------------|----------------------|--------------------------------------|
| SWIS:                      | 503289                               | Tax ID:              | 23.-1-2.1                            |
| Tax Map ID / Property Data |                                      |                      |                                      |
| Status:                    | Active                               | Roll Section:        | Taxable                              |
| Address:                   | 197 Lansing Station Rd               |                      |                                      |
| Property Class:            | 220 - 2 Family Res                   | Site Property Class: | 220 - 2 Family Res                   |
| Ownership Code:            |                                      |                      |                                      |
| Site:                      | Res 1                                | In Ag. District:     | Yes                                  |
| Zoning Code:               | L1 - I1                              | Bldg. Style:         | Colonial                             |
| Neighborhood:              | 32020 -                              | School District:     | Lansing                              |
| Total Acreage/Size:        | 4.26                                 | Equalization Rate:   | 2017 - 100.00%<br>2016 - 100.00%     |
| Land Assessment:           | 2017 - \$41,400<br>2016 - \$41,400   | Total Assessment:    | 2017 - \$285,000<br>2016 - \$285,000 |
| Full Market Value:         | 2017 - \$285,000<br>2016 - \$285,000 |                      |                                      |
| Deed Book:                 | 59707                                | Deed Page:           | 8001                                 |
| Grid East:                 | 815945                               | Grid North:          | 938476                               |
| Bank Code:                 | 9                                    |                      |                                      |

**Photographs**

(Click on photo to enlarge it.)

File Photo

Photo 1 of 3

← →

**Documents**

- Deed History
- Sketch

**Maps**

- View Tax Map
- Pin Property on GIS Map
- View in Google Maps
- View in Bing Maps

Map Disclaimer

**Special Districts for 2017**

| Description                | Units | Percent | Type | Value |
|----------------------------|-------|---------|------|-------|
| FD321-Lansing fire 1       | 0     | 0%      |      | 0     |
| SWRES-Solid waste fee res. | 2     | 0%      |      | 0     |

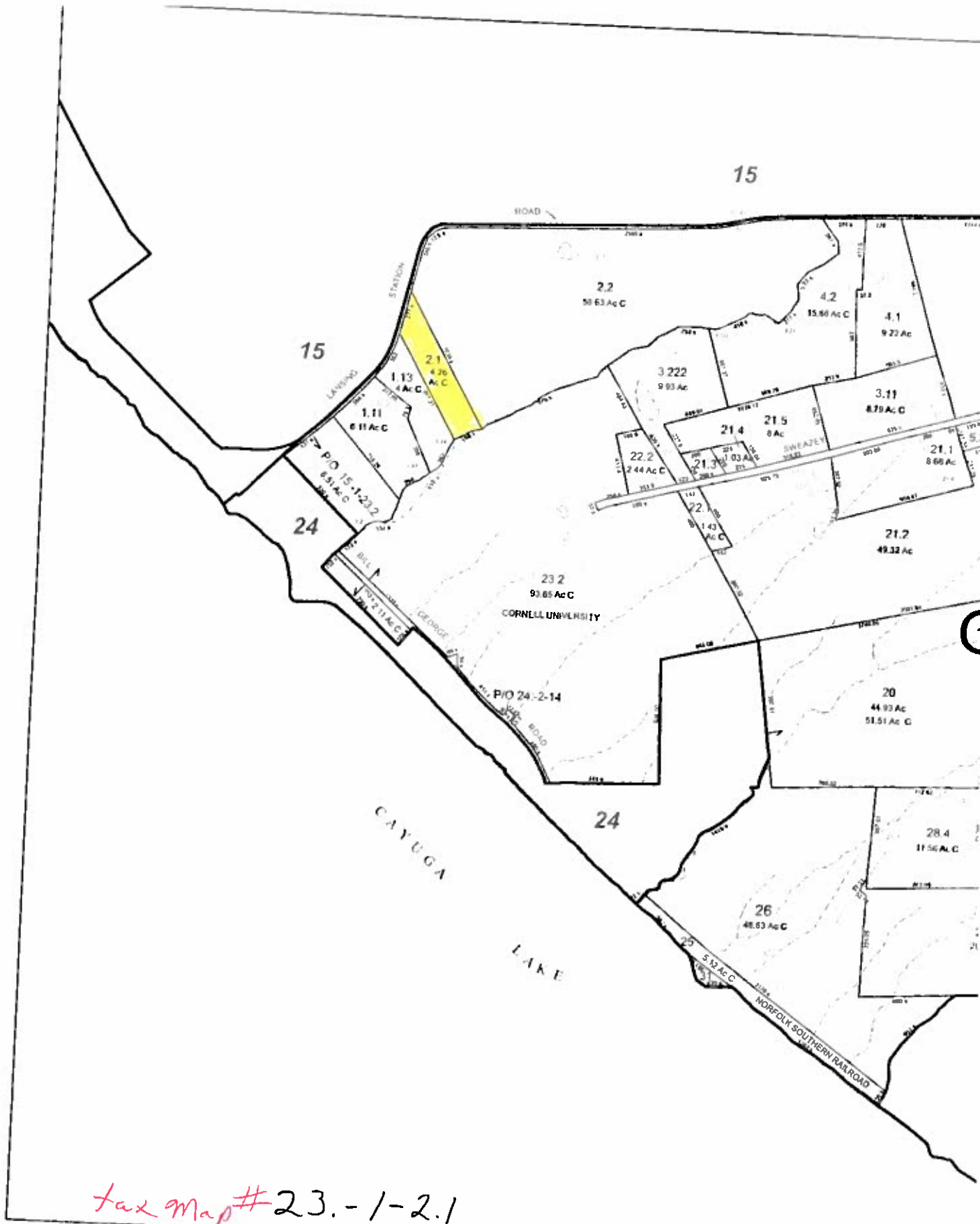




Google







*Tax Map # 23.-1-2.1*

**FOR TAX PURPOSES ONLY  
NOT TO BE USED FOR CONVEYANCE**

All tax maps are referenced to the New York State Plane Central Coordinate System using the 1983 North American Datum. Property lines have been registered to 1901-92 Tompkins County Digital Photometric Base Map, and, as a result, dimensions and acreages may vary from legal descriptions. For complete legal descriptions or conveyances please refer to the appropriate deeds and surveys.

**NOTICE OF DISCLAIMER**

This map depicts a map of the town of ... The map depicts a map of the town of ... The map depicts a map of the town of ...

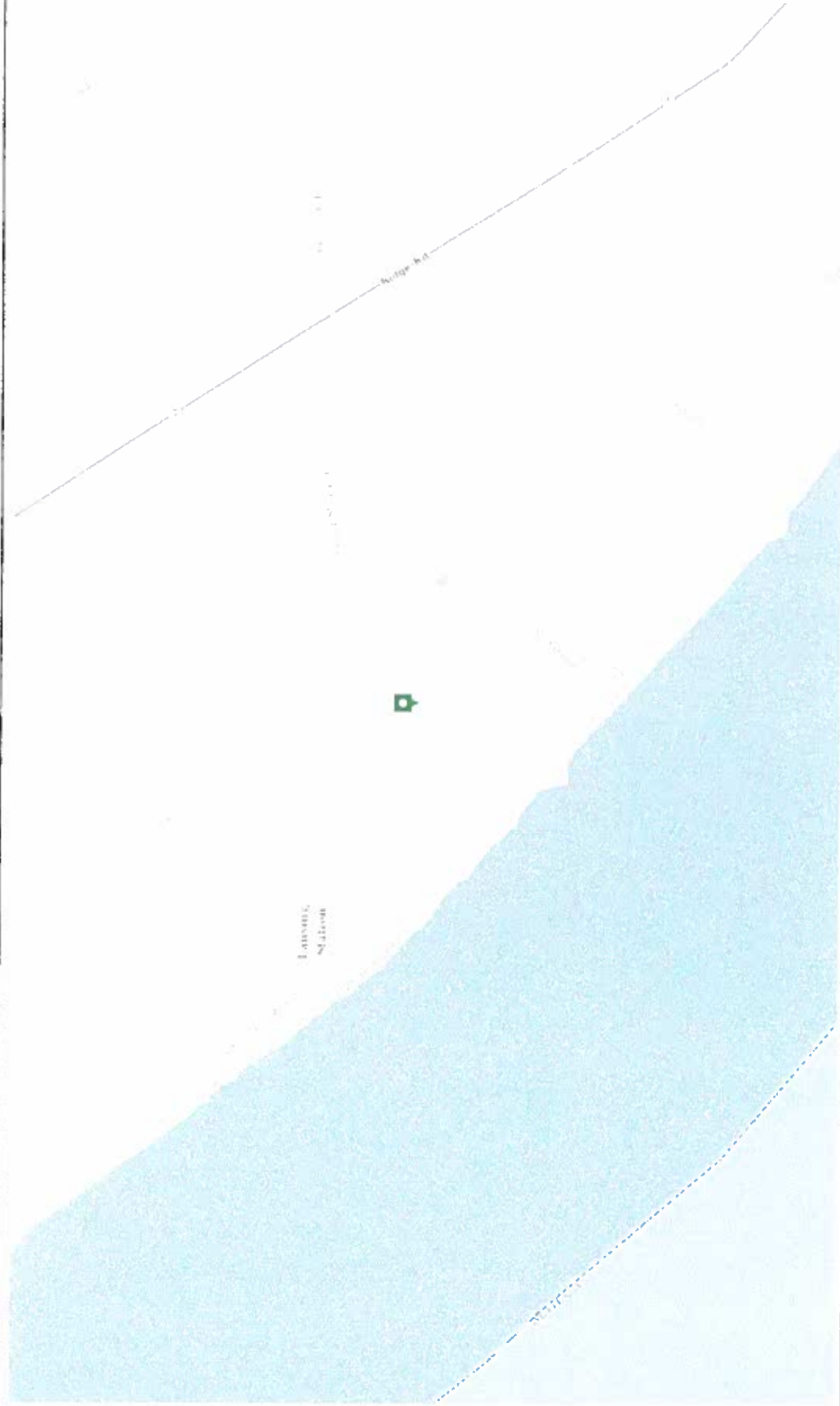
**SPECIAL DISTRICT INFORMATION**

LeRoy Central School District  
LeRoy Fire Protection District

|  |                                          |
|--|------------------------------------------|
|  | Building Footprint (1991-2016)           |
|  | Curb/Pavement Line                       |
|  | Railroad                                 |
|  | Hydrography                              |
|  | Military Tract/Waters & First Tax Number |



# Tompkins County Natural Resources Inventory Map



- Legend**
- Address
  - Open Water
  - Streams
  - Intermittent Streams
  - Special Stream
  - Building
  - Unique Natural Areas
  - Municipalities
  - Cabotons

T. 18.056

3 000 3 1504 60 3 000 3 F 444

WGS 1984 Web Mercator Auxiliary Sphere  
© Tompkins County GIS 2011

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate current or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

**Note:**  
This map was automatically generated using Geoconex E-meralds. Your last dollars at work!