
Town of Lansing

Tuesday, February 15, 2011 7:00 PM, Zoning Board of Appeals Meeting

ZONING BOARD OF APPEALS MEMBERS

(*Denotes present)

*	Gregg Travis, Chairman	David Dittman
*	Linda Hirvonen	* Dan Konowalow
*	Henry (Hurf) Sheldon	
*	Jeffrey Overstrom, Engineer & Planning Coordinator	
*	Kathryn Miller, Town Board Liaison	
	Lorraine Moynihan Schmitt, ZBA Attorney	

PUBLIC PRESENT

Cathy Putnam

Kevin Putnam

Lunt Nuttle

GENERAL BUSINESS

Chairman Gregg Travis called The Town of Lansing Zoning Board of Appeals Meeting to order at 7:09 PM and reviewed the Agenda.

Public Hearing-Area Variance, Applicant: Lunt Nuttle, 154 Ludlowville Road, Tax Parcel # 26.-5-14.3

Daniel Konowalow made a motion to open the Public Hearing at 7:10 PM. Linda Hirvonen seconded.

VOTE AS FOLLOWS:

Linda Hirvonen - Aye

Daniel Konowalow - Aye

Henry (Hurf) Sheldon - Aye

Gregg Travis - Aye

MOTION CARRIED.

Chairman Travis announced the Legal Notice was duly published in The Ithaca Journal as required.

APPROVED

Mr. Nuttle appeared before the Board requesting that an Area Variance be granted to allow him to construct a third apartment within his existing apartment building. Mr. Overstrom explained that he believes there is an error in the Schedule II (footnote 10) for the R2 District with public water. According to Schedule II, Sec. 504, footnote 10 states; This density is applicable only in development of three (3) acres or more. Mr. Overstrom states this addition will be on the same foot print of Mr. Nuttle's existing building. Mr. Overstrom further states Mr. Nuttle's improvement will be in keeping with the neighborhood.

Linda Hirvonen made a motion to close the Public Hearing at 7:21 PM. Daniel Konowalow seconded.

VOTE AS FOLLOWS:

- Linda Hirvonen - Aye**
- Daniel Konowalow - Aye**
- Henry (Hurf) Sheldon - Aye**
- Gregg Travis - Aye**

MOTION CARRIED.

The Board Members reviewed the criteria for an Area Variance.

1. Is there any undesirable change in the neighborhood character or to nearby properties?
No.
2. Can benefit be achieved by other means feasible to Applicant?
No.
3. Is the request substantial?
No.
4. Will the request have adverse physical or environmental effects?
No.
5. Is the alleged difficulty self-created?
Yes, self created, but not substantial

Daniel Konowalow made a motion to approve the application as presented. Linda Hirvonen seconded.

VOTE AS FOLLOWS:

- Linda Hirvonen - Aye**
- Daniel Konowalow - Aye**

APPROVED

Henry (Hurf) Sheldon - Aye

Gregg Travis - Aye

MOTION CARRIED.

Public Hearing - Area Variance, Applicant: Barry Putnam, Ridge Road, Tax Parcel # 12.-1-17.2

Daniel Konowalow made a motion to open the Public Hearing at 7:32 P.M.

Linda Hirvonen seconded.

VOTE AS FOLLOWS:

Linda Hirvonen - Aye

Daniel Konowalow - Aye

Henry (Hurf) Sheldon - Aye

Gregg Travis - Aye

MOTION CARRIED.

Cathy Putnam and son Kevin appeared before the Board requesting a Variance be granted for the length of their driveways in their proposed three lot Subdivision, two of which are Flag Lots. According to the Town of Lansing Subdivision Rules and Regulations sec. 606 (E.) No Flag Lots shall have a driveway over 500 feet long.

Gregg Travis inquired if a 239 had been sent to the County for their comments. Jeff Overstrom advised the Board that he called down to the County and was told this request does not require a 239.

Jeff Overstrom gave a brief overview of the proposed Subdivision. Mr. Overstrom states Lot 2 conforms to the Land Use Ordinance. Lots 1 & 3 will be the Flag Lots. The Putnam's plan on leaving a 60' strip for future development of the back lot.

Chairman Travis expressed to the Putnam's the reason for the restriction on the driveway is due to safety reason. (emergency vehicle ingress/egress)

Linda Hirvonen made a motion to close the Public Hearing at 7:21 P.M. Daniel Konowalow seconded.

VOTE AS FOLLOWS:

Linda Hirvonen - Aye

Daniel Konowalow - Aye

Henry (Hurf) Sheldon - Aye

Gregg Travis - Aye

APPROVED

MOTION CARRIED.

Linda Hirvonen stated she does not particularly care for long driveways, however, she feels this is the best use for the land. It preserves a gorgeous piece of land.

The Board Members reviewed the criteria for an Area Variance.

1. Is there any undesirable change in the neighborhood character or to nearby properties?

No.

2. Can benefit be achieved by other means feasible to Applicant?

No.

3. Is the request substantial?

No.

4. Will the request have adverse physical or environmental effects?

No, but the driveway is very long.

5. Is the alleged difficulty self-created?

Yes, but it is a reasonable plan to use the land.

Linda Hirvonen made a motion to approve as presented. Daniel Konowalow seconded.

VOTE AS FOLLOWS:

Linda Hirvonen - Aye

Daniel Konowalow - Aye

Henry (Hurf) Sheldon - Aye

Gregg Travis - Aye

MOTION CARRIED.

Approval/Denial of December 7, 2010 Minutes

Henry (Hurf) Sheldon made a motion to approve as presented. Gregg Travis seconded.

VOTE AS FOLLOWS:

Linda Hirvonen - Aye

Daniel Konowalow - Abstained

APPROVED

Henry (Hurf) Sheldon - Aye

Gregg Travis - Aye

MOTION CARRIED.

Henry (Hurf) Sheldon made a motion to adjourn the Meeting at 8:00 PM. Daniel Konowalow seconded.

VOTE AS FOLLOWS:

Linda Hirvonen - Aye

Daniel Konowalow - Aye

Henry (Hurf) Sheldon - Aye

Gregg Travis - Aye

MOTION CARRIED.