
Town of Lansing

Tuesday, August 17, 2010 7:00 PM, Zoning Board of Appeals Meeting

ZONING BOARD OF APPEALS MEMBERS

(*Denotes present)

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

PUBLIC PRESENT

Alan Mancil

GENERAL BUSINESS

Gregg Travis called the meeting to order at 7:25PM. Mr. Travis acknowledged the Legal Notice published in The Ithaca Journal.

Public Hearing for: Area Variance Application, Applicant: Charlie Purcell, 3060 North Triphammer Road, Tax Parcel # 37.1-2-26

Mr. Purcell appeared before the Zoning Board of Appeals for an Area Variance with respect to Section 504, Schedule II (Side Yard requirements) of The Town of Lansing Land Use Ordinance. Mr. Purcell would like to build a Two Car Garage (26' x 26').

Daniel Konowalow made a motion to open the Public Hearing at 7:25 PM. Henry Sheldon seconded.

VOTE AS FOLLOWS:

Daniel Konowalow - Aye

Henry (Hurf) Sheldon - Aye

Gregg Travis - Aye

MOTION CARRIED.

Member/Public Comments/Concerns:

Alan Mancil: Mr. Mancil is a neighbor who lives across the street and is in favor of the proposal.

APPROVED

Gregg Travis: Inquired for an estimate as to how close to the lot line would the proposal be.

Charlie Purcell: An estimate to include after landscaping would be 15'.

****David Dittman arrived at 7:28 P.M.**

Daniel Konowalow made a motion to close the Public Hearing at 7:32 PM. Henry (Hurf) Sheldon seconded.

VOTE AS FOLLOWS:

David Dittman - Aye
Daniel Konowalow - Aye
Henry (Hurf) Sheldon - Aye
Gregg Travis - Aye

MOTION CARRIED.

Further Discussion:

Hurf Sheldon: Concerned with emergency vehicles being able to access the back of the property. Mr. Sheldon encouraged the Board to include the condition that the north side of the residence is kept clear of any storage items.

The Board Members reviewed the criteria for an Area Variance.

1. State whether an undesirable change in the neighborhood character will be created, and reason why:
No.

2. Is there an alternative method, feasible to pursue, to achieve what the Applicant desire, and reason why:
Could build in back yard, but it is cost prohibitive.

3. State whether the requested Area Variance is substantial, and reason why;
No.

4. State whether the Variance will have adverse effect or impact on the physical or environmental conditions in the neighborhood or district, and reason why:
No.

5. State whether the alleged difficulty was self-created, and reason why:
Yes, but it is already an existing non conforming lot.

APPROVED

List conditions if any, prescribed by the Zoning Board of Appeals in granting this Variance.

The area between north side of new garage and north lot line is to remain unobstructed for emergency access.

Henry (Hurf) Sheldon made a motion to approve the request with the above condition. David Dittman seconded.

VOTE AS FOLLOWS:

David Dittman - Aye
Daniel Konowalow - Aye
Henry (Hurf) Sheldon - Aye
Gregg Travis - Aye

MOTION CARRIED.

Approval/Denial of July 20, 2010 Minutes

Henry (Hurf) requested on page 2 under Constance Neff the last word should be **intact**. Henry (Hurf) Sheldon made a motion to approve as amended. Daniel Konowalow seconded.

VOTE AS FOLLOWS:

David Dittman - Aye
Daniel Konowalow - Aye
Henry (Hurf) Sheldon - Aye
Gregg Travis - Aye

MOTION CARRIED.

Daniel Konowalow made a motion to adjourn the Meeting. Henry (Hurf) seconded.

VOTE AS FOLLOWS:

David Dittman - Aye
Daniel Konowalow - Aye
Henry (Hurf) Sheldon - Aye
Gregg Travis - Aye

APPROVED

MOTION CARRIED.