
Town of Lansing

Tuesday, April 20, 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

David Taylor

GENERAL BUSINESS

Gregg Travis called the meeting to order at 7:01PM.

Public Hearing for: Area Variance Application, Applicant: David Taylor, 244 Ludlowville Road, Tax Parcel # 26.-5-1

David Taylor appeared before the Zoning Board requesting an Area Variance due to The Town of Lansing set back requirements facing a state road. The Taylor's would like to erect an addition on the southwest corner of their existing home.

The Members reviewed their packets previously submitted to them and felt that a Variance was not in order for this particular request. Gregg Travis stated he believed that the state road right of way is 66' total, which would be 33' to the center line.

Daniel Konowalow made a motion to open the Public Hearing at 7:02 PM. Henry (Hurf) Sheldon seconded.

VOTE AS FOLLOWS:

David Dittman - Aye
Linda Hirvonen - Aye
Daniel Konowalow - Aye
Henry (Hurf) Sheldon - Aye

APPROVED

Gregg Travis - Aye

MOTION CARRIED.

Member/Public Comments/Concerns:

Mr. Taylor further stated he was informed by Lynn Day, Lansing Building Inspector that the house is currently in the Town's road right of way as it exists. The proposed addition would encroach approximately 10 Ft. more. This proposal will not change the character of the neighborhood.

Linda Hirvonen made a motion to close the Public Hearing at 7:11 PM. David Dittman seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Further Discussion:

Chairman Travis polled the Members to see if they thought that the addition was an inappropriate request. All Members felt it was not.

Henry (Hurf) Sheldon made a motion to approve the addition and grant a Variance if required. Daniel Konowalow seconded.

VOTE AS FOLLOWS:

David Dittman - Aye
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. State whether an undesirable change in the neighborhood character will be created, and reason why:

No.

APPROVED

2. Is there an alternative method, feasible to pursue, to achieve what the Applicant desire, and reason why:
No.
3. State whether the requested Area Variance is substantial, and reason why;
No. It conforms
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 conforms

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

This Board believes the addition is not within the State Road right of way, and has more than enough side yard setback.

Approval/Denial of February 2, 2010 Minutes

Henry (Hurf) Sheldon requested on page 3, under second Hurf Sheldon remarks, it should be **precedent**. Daniel Konowalow made a motion to approve as amended. David Dittman seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Other Business - Sign Ordinance

APPROVED

The Member felt it was time for the Sign Ordinance to be reviewed and changes made. Chairman Travis will compose a Memo to the Town Supervisor requesting that it be reviewed.

Linda Hirvonen made a motion recommending to the Town Board that the Sign Ordinance be updated. Chairman Travis seconded prepared the following list;

Does the Ordinance properly address

1. properties with frontage on more than one road?
2. properties with more than one business on the parcel?
3. traffic flow directional signs in, around, and out of the property?
4. signs attached to buildings vs stand alone signs?
5. height and setback?
6. temporary businesses or activities (farmer market,garage sales,etc)?
7. realtor signage?
8. billboards (like the one near 34/34B "Y"?)

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Daniel Konowalow made a motion to adjourn the Meeting. David Dittman seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

APPROVED