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# Town of Lansing

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Tuesday, May 15, 2012 7:00 PM, Zoning Board of Appeals Meeting

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## ZONING BOARD OF APPEALS MEMBERS

(\*Denotes present)

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

## PUBLIC PRESENT

Daniel & Kristin Hopkins  
CJ DeVecchio  
Judy Drake

## GENERAL BUSINESS

Chairman Gregg Travis called The Town of Lansing Zoning Board of Appeals Meeting to order at 7:07 PM and reviewed the Agenda with the Public.

Member Daniel Konowalow abstained from the Voting process on the Hopkins's request due to a possible conflict of interest, as Mr. Konowalow resides within 600 feet of the proposal.

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

Linda Hirvonen moved to open the Public Hearing at 7:08 PM. Henry Sheldon seconded the motion and it was carried by the following roll call vote:

**Vote of Zoning Board . . . (Aye) Linda Hirvonen, Member**  
**Vote of Zoning Board . . . (Abstained) Daniel Konowalow, Member**  
**Vote of Zoning Board . . . (Aye) Henry (Hurf) Sheldon, Member**  
**Vote of Zoning Board . . . (Aye) Gregg Travis, Chair**

**APPROVED**

**Public Hearing – Area Variance, Applicant: Daniel & Kristin Hopkins, 716 Lansing Station Road, Tax Parcel #13.-1-4.2**

Zoning Board Members reviewed packets previously provided to them. The Hopkins appeared before the Board requesting an Area Variance to subdivide their existing 5 ½ acre residential lot. Currently the road frontage is 23 feet shy of the 150 feet per lot requirements under The Town of Lansing Land Use Ordinance, Section 504, Schedule II: Area Frontage, Yard, Heights And Coverage Requirements for the L1, Lakeshore District. Due to the lay of the land, there is an extremely large culvert that would prevent the property to the north from ever obtaining the 150 feet frontage requirements.

**Public Comments/Concerns**

Daniel Konowalow: Urged the Board to vote in favor of the proposal. Mr. Konowalow took a drive to the site on this date, and indeed there is a very large culvert and big ravine that would prevent the property owner from obtaining the required road frontage.

Linda Hirvonen made a motion to close the Public Hearing at 7:12 PM. Henry Sheldon seconded the motion and it was carried by the following roll call vote:

**Vote of Zoning Board . . . (Aye) Linda Hirvonen, Member**  
**Vote of Zoning Board . . . (Abstained) Daniel Konowalow, Member**  
**Vote of Zoning Board . . . (Aye) Henry (Hurf) Sheldon, Member**  
**Vote of Zoning Board . . . (Aye) Gregg Travis, Chair**

**The Zoning Board reviewed the following criteria:**

**FINDINGS:**

1. State whether an undesirable change in the neighborhood character will be created, and reason why:

No change.

2. State whether there is an alternative method to achieve what the applicant desires, and reason why:

No, this is reasonable.

3. State whether the variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, and reason why:

No.

**APPROVED**

4. State whether the alleged difficulty (variance needed) was self-created, and reason why:

No. Not enough frontage was available for two conforming lots.

5. State whether the request is substantial:

No, given frontage of other nearby lots.

CONDITIONS: List conditions prescribed by the Zoning Board of Appeals in granting this variance:

No.

Henry (Hurf) Sheldon made a motion to grant the requested Variance as presented. Linda Hirvonen seconded the motion and it was carried by the following roll call vote:

**Vote of Zoning Board . . . (Aye) Linda Hirvonen, Member**  
**Vote of Zoning Board . . . (Abstained) Daniel Konowalow, Member**  
**Vote of Zoning Board . . . (Aye) Henry (Hurf) Sheldon, Member**  
**Vote of Zoning Board . . . (Aye) Gregg Travis, Chair**

\*\*Member Daniel Konowalow joined in on the Meeting at 7:32 PM.

**Review Applications for the Alternate Position**

The Board received two Applications for the "Alternate" position. One Applicant, Judy Drake appeared before the Board on this date, the other Applicant, Rick Hayes could not be present due to a prior commitment. Ms. Drake presented herself and gave her reasons for wanting to be on the Board. Members reviewed Mr. Hayes's Application and felt that Ms. Drake had more experience with Municipal Government policies and procedures and currently works closely with Planning/Zoning and Code Enforcement personal in the Municipality where she works.

Henry (Hurf) Sheldon made a motion to recommend to the Town Board that they appoint Judy Drake as the "Alternate" Member. Linda Hirvonen seconded the motion and it was carried by the following roll call vote:

**Vote of Zoning Board . . . (Aye) Linda Hirvonen, Member**  
**Vote of Zoning Board . . . (Aye) Daniel Konowalow, Member**

**APPROVED**

**Vote of Zoning Board . . . (Aye) Henry (Hurf) Sheldon, Member  
Vote of Zoning Board . . . (Aye) Gregg Travis, Chair**

**Approval/Denial of February 21, 2012 Minutes**

Henry (Hurf) Sheldon made a motion to approve the Minutes of February 21, 2012 as presented. Gregg Travis seconded the motion and it was carried by the following roll call vote:

**Vote of Zoning Board . . . (Aye) Linda Hirvonen, Member  
Vote of Zoning Board . . . (Aye) Daniel Konowalow, Member  
Vote of Zoning Board . . . (Aye) Henry (Hurf) Sheldon, Member  
Vote of Zoning Board . . . (Aye) Gregg Travis, Chair**

Daniel Konowalow made a motion to adjourn the Meeting at 7:55 PM. Henry (Hurf) Sheldon seconded the motion and it was carried by the following roll call vote:

**Vote of Zoning Board . . . (Aye) Linda Hirvonen, Member  
Vote of Zoning Board . . . (Aye) Daniel Konowalow, Member  
Vote of Zoning Board . . . (Aye) Henry (Hurf) Sheldon, Member  
Vote of Zoning Board . . . (Aye) Gregg Travis, Chair**