

APPROVED

TOWN OF LANSING

ZONING BOARD OF APPEALS MEETING

Tuesday, February 19, 2013, 7:00 PM

Lansing Town Hall – Large Court Room

Present: Gregg Travis, Chair Absent: Dan Konowalow

Hurf Sheldon

Judy Drake

Linda Hirvonen

Lynn Day, Building Inspector

Ruth Hopkins, Town Board Representative

Public: Marilyn McKay

Joe Quigley

7:00 PM The meeting was called to order by Chairperson Gregg Travis.

The Public Hearing for a Use Variance for a Dog Grooming Business at 15 C Ridge Rd., Tax Parcel #31.-6-11, requested by Kathryn McKay, was opened and Mrs. McKay explained that no dogs would be kept overnight and there was ample parking available.

R. Hopkins suggested good signage for parking be placed as re-entering traffic from the immediate front can be dangerous.

L. Day – The owner of the building, Ron Ronsvalle, is going to landscape the front of the building so people will park only on the side.

H. Sheldon moved to close the public hearing. Seconded by J. Drake.

Roll call vote:

Hirvonen – Aye

Sheldon – Aye

Drake - Aye

Travis – Aye

Motion carried unanimously.

Discussion

G. Travis suggested we look at a business that the zoning law would permit with a Special Permit, such as a veterinary hospital.

H. Sheldon commented that it was good to see a home business moving to a commercial location.

L. Hirvonen felt there were no negatives to this request.

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L. Day said the business owner who shares the building has no objections.

G. Travis moved to approve the request with the condition it meet the criteria of Section 803.2.5, Special Permit for a veterinary hospital.

L. Hirvonen – seconded the motion.

Roll Call Vote:

L. Hirvonen – Aye

H. Sheldon – Aye

J. Drake - Aye

G. Travis – Aye

Motion carried unanimously.

The SEQR Review was read and approved.

The NYS required questions for a Use Variance were read and answered.

General Question: Is a Special Permit always required for a Use Variance?

The Public Hearing for an Area Variance/Set Backs to construct a garage at 26 Lake Shore Rd., Tax Parcel #34.-1-17.1, requested by Joe Quigley was opened. Due to the topography of the lot, an embankment, he requested the side lot setback be reduced from 25' to 12.5'.

Moved to open – L. Hirvonen, seconded by J. Drake.

Mr. Quigley presented his plan.

J. Drake moved to close the public hearing. L. Hirvonen seconded.

H. Sheldon suggested there should be a requirement to keep the setback clear at all times as a fire protection.

H. Sheldon moved to approve the request with the condition that the 12.5' setback be kept clear for fire protection, seconded by J. Drake.

Roll Call Vote:

L. Hirvonen – Aye

H. Sheldon – Aye

Judy - Aye

G. Travis – Aye

Motion carried unanimously.

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General Question: Should the variance be made part of the deed so it runs with the property?

Under Other Business G. Travis noted that the New York Planning Federation Meeting is being held at Saratoga Springs this year, April 20 – 23. ZBA Members interested in attending have been asked to contact the Supervisor's Office to make arrangements. L. Hirvonen felt there was little on the agenda of interest for ZBA.

H. Sheldon moved to close the meeting, seconded by G. Travis with all in favor. The meeting was adjourned at 7:40PM.

Minutes taken by L. Hirvonen