

Town of Lansing

ZONING BOARD OF APPEALS

NOTICE OF MEETING

The regular meeting of the Town of Lansing Zoning Board of Appeals will be held at **6:30 PM on Tuesday, July 13, 2021** at Lansing Town Hall, 29 Auburn Road, Lansing, NY

- Members of the public may listen to or view the Zoning Board of Appeals meeting live or recorded on the Town's YouTube channel, located here:
<https://www.youtube.com/channel/UCs2FqU2xFnDyGS8DwXgoJwA>.
- Minutes of the Zoning Board of Appeals will transcribed and posted on the Town's website at <https://www.lansingtown.com/town-docs>.
- Persons wishing to appear at the hearing may do so by attorney or other representation. All interested persons or representatives thereof will be given an opportunity to be heard; send comments in writing to Town of Lansing, Planning & Code Enforcement Department, 29 Auburn Rd, Lansing, NY 14882 or tolcodes@lansingtown.com and your statement will be forwarded to the Zoning Board of Appeals for their consideration. If you want your statement read aloud, please state that in your letter or email.

Agenda

1. **PUBLIC HEARING #1:** Consideration of an Appeal made by Jack Litzenberger of 2 Pros Construction, LLC, on behalf of Ivy & Todd Allen, Owners, 48 Teeter Rd, Tax Parcel No. 37.1-7-25 located in the Residential – Low Density (R1) Zoning District for an Area Variance from Town of Lansing Code § 270, Schedule II which requires a 60' Minimum Yard Setback From Center of Road. Applicant is seeking a 13' Area Variance from the Minimum Yard Setback to facilitate emplacement of a covered porch entry. This is a Type II Action under the State Environmental Quality Review Act 6 NYCRR 617.5(c)(16) and 6 NYCRR 617.5(c)(17). The above referenced appeal and its supporting documents are available for inspection at <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=52522&dbid=7&repo=Lansing>
2. **PUBLIC HEARING #2:** Consideration of an Appeal made by Mahlon Perkins on behalf of Shaun & Kathleen Doherty, Applicants and Owners, 173 Nut Ridge Rd, Tax Parcel #1.-1-8 located in the Lakefront - with lake frontage (L1) Zoning District for an Area Variance from Town of Lansing Code § 270, Schedule II which requires a 25' Minimum Rear Yard Setback. Applicant is seeking a 15' Area Variance from the Minimum Rear Yard Setback to facilitate construction of a new one-family Dwelling. In denying the Building Permit, both proposed new structures were determined by zoning enforcement officials to be Dwelling Units. If determination is affirmed, Applicant seeks a concurrent .308-acre Area Variance from the Minimum Lot Area of .918 acres (20,000 square feet per dwelling unit) to facilitate

construction of two (2) one-family Dwellings (1916 square feet and 432 square feet, respectively). This is a Type II Action under the State Environmental Quality Review Act 6 NYCRR 617.5(c)(16) and 6 NYCRR 617.5(c)(17). The above referenced appeal and its supporting documents are available for inspection at <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=52523&dbid=7&repo=Lansing>

3. Request for Extension of a Granted Variance made by Adele Gay Nicholson, Owner and Applicant, of 1 Maple Ave, Tax Parcel #26.-10-13.2 located in the Residential – Moderate Density (R2) Zoning District for an Area Variance from Town of Lansing Land Use Ordinance Section 504, Schedule II which requires a 60’ minimum front yard setback from the center of the road. Applicant was granted an Area Variance (19-09) on November 26, 2019 for the requested 29’ from the minimum yard setback requirement to facilitate placement of a carport over an existing gravel parking space; Applicant was granted an Amended Area Variance (20-04) to allow placement of a carport that is wider by 2’-6” with overhangs and with a different aesthetic appearance. This is a Type II Action under the State Environmental Quality Review Act 6 NYCRR 617.5(c)(16). The above referenced appeal and its supporting documents are available for inspection at <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=46258&dbid=7&repo=Lansing>

4. Adjournment

Online access to public documents:

Town of Lansing website: <https://www.lansingtown.com>

Zoning Board of Appeals agendas, minutes, and submittals: <https://www.lansingtown.com/town-docs>

To contact the Zoning Board of Appeals by email: tolcodes@lansingtown.com