
Town of Lansing

Zoning Board of Appeals Meeting
Tuesday, August 10, 2021 6:30 PM
At Lansing Town Hall, 29 Auburn Road

Present

Maureen Cowen
Richard Hayes
Judy Drake, Chair

Excused

Mary Stoe
Peter Larson
Jack Young, Alternate

Other Staff Present

John Zepko, Planner Heather Dries, Planning Clerk

Public Present

May Lovelace Amy Newman Eric Clay Drew Minson

General Business

Chair Judy Drake opened the meeting at 6:29pm.

Roll Call for Attendance:

Maureen Cowen – Aye
Judy Drake – Aye
Richard Hayes – Aye

PUBLIC HEARING #1:

Consideration of an Appeal made by Amy Newman and Eric Clay on behalf of Newman-Clay Revocable Trust, 281 Bill George Rd; Tax Parcel No. 24.-4-2, located in the Lakeshore – L1 (with lake frontage) Zoning District. The applicant is proposing to construct a 10' x 12 accessory building and is requesting a 30' Area Variance from Town of Lansing Land Use Ordinance § 270, Schedule II which requires a 30' Minimum Yard Setback from the shore of Cayuga Lake. 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.tompkinsco.org/WebLink/Browse.aspx?id=52144&dbid=7&repo=Lansing>

Motion to Open the Public Hearing for 281 Bill George Road at 6:30 pm.

41 Motioned by: Maureen Cowen Seconded by: Richard Hayes (Motion Carried)

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43 Variance request discussion with the ZBA

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45 **Summary of discussion**

46 - Co-owners Amy Newman and Eric Clay, and representative of Sunny Brook Builders May
47 Lovelace, were present to discuss this project.

48 - The applicant submitted updated drawings Monday 8/9.

49 - The updated drawings place the proposed shed on an existing concrete pad with 16”
50 blocks rather than on concrete stilts as previously proposed.

51 - The change is in response to feedback from the Planning Board and neighbors
52 concerned with the right of way to the railroad and the visual impact on the neighbors.

53 - The applicant is still requesting a 30’ variance.

54 - The proposed structure is not in the right of way for the railroad. The applicant may not
55 need approval from the railroad for the proposed structure, but they may need to get
56 permission for crossing the railroad. The Town Planner advised the applicant to contact
57 the railroad for clarification.

58 - The neighbors have a similar shed that is much larger that has not been converted to
59 living space.

60 - The applicant believes the future use of the property should not be held against the
61 current owner.

62 - The current position of the shed is awkward and hard to access.

63

64 Public Comments

65 - Drew Minson, 290 Bill George Road, expressed his concerns:

66 ○ The property is already non-conforming.

67 ○ Concerns over the structure being used for purposes other than storage.

68 ○ The structure will be about 6ft from his house.

69 ○ Concerns that upsetting the railroad could cause issues for the neighborhood.

70 ○ If the applicant has a lease with the railroad, he would like it to be put into public
71 record.

72 ○ His home is between the lake and the railroad, but it has been in his family for
73 over 80 years.

74 Board Deliberation

75 - The Zoning Board would like to keep the Public Hearing open until the next meeting.

76 - The Zoning Board would like updated submittals that include property lines, relief
77 requested, railroad right of way details, existing shed, and the lake level with the
78 floodplain.

79 Discussion

80 - Please take the training courses that have been assigned to you through PERMA. If you
81 need assistance, please reach out to Jenna Hoellerer.

82 Chair Judy Drake adjourned meeting at 7:10 PM

83

84 Minutes taken and executed by Heather Dries