
Town of Lansing

Zoning Board of Appeals Meeting
Tuesday, April 12, 2022 6:30 PM
Via Zoom

Present

Judy Drake, Chair
Richard Hayes
Susan Tabrizi
Jack Young

Excused

Mary Stoe

Other Staff Present

John Zepko, Planner Heather Dries, Planning Clerk

Public Present

Barbara & John McCaffrey, Brenda Deitrich, Irwin Glenn, Dave Tedeyan

General Business

Chair Judy Drake opened the meeting at 6:36pm.

Public Hearing: Consideration of an Appeal made by Sungineer Solar, representing Brenda Deitrich of 115 Cherry Road; Tax Parcel No. 44.-1-54.10, located in the Moderate Density Residential – R2 Zoning District. The applicant is proposing to construct a ground-mounted solar energy system in the front yard, 40’ from the center line of the road, where 60’ is required. The applicant is applying for an Area Variance from Town of Lansing Zoning Law § 270-11, Schedule II: Area, Frontage, Yard, Height and Coverage Requirements. This is a Type II Action under the State Environmental Quality Review Act 6 NYCRR 617.5(c)(16), granting of individual setback and lot line variances and adjustments.

Motion to Open the Public Hearing for 115 Cherry Road at 6:37 pm.

Motioned by: Jack Young Seconded by: Susan Tabrizi (Motion Carried)

Summary of discussion:

- Dave Tedeyan, Sungineer Solar, described the need for the variance.
- Brenda Deitrich described the need for additional solar panels on her property.

Public Comment:

- Several members of the public sent letters and spoke in opposition of this project.
- Neighbor concerns include the impact on the residential character of the neighborhood, and proximity to the road.
- Several members of the public sent letters in support of this project.

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Motion to Close the Public Hearing for 115 Cherry Road at 7:02 pm.

Motioned by: Richard Hayes Seconded by: Jack Young (Motion Carried)

Board Deliberation:

- There are concerns with the proximity to the NYSEG easement, and the sand filter.
- The Town Planner advised that a second variance would be required, as solar is not allowed in the front yard.
- The Applicant was advised to update their plan and include more detailed information.

Chair Judy Drake adjourned meeting at 7:18 PM

Minutes taken and executed by Heather Dries