
Town of Lansing

Zoning Board of Appeals Meeting
Wednesday, June 14, 2023 6:30 PM
Lansing Library Community Room, 27 Auburn Rd

Present

Judy Drake, Chair
Richard Hayes
Mary Stoe
Jack Young

Excused

Susan Tabrizi

Other Staff Present

John Zepko, Acting Director of Planning Bronwyn Losey, Councilperson
Heather Dries, Planning Clerk

Public Present

Michelle Zirbel, Alvin Parker, Scott Purcell, Mr. Wagner,
Zach Longstreth.

Chair Judy Drake opened the meeting at 6:28pm

Action Items:

Project: Area Variance

Applicant: Michelle Zirbel

Location: 1173 Auburn Rd, Tax Parcel No. 6.-1-18

Project Description: The applicant is proposing to construct an ice cream window with a roof covering the area 20 feet along the north side of the building and extending 8 feet to the side property line, 0' from the property line, where 15' is required; and 64' from the centerline of the road where 80' 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.

SEQR: This is a Type II Action under the State Environmental Quality Review Act 6 NYCRR 617.5(c)(16)

Motion to Open the Public Hearing for 1173 Auburn Rd at 6:30pm.

Moved by: Rich Hayes Seconded by: Jack Young (Motion Carried)

Summary of Discussion:

- Michelle Zirbel was present to discuss this project.
- The applicant has discussed truck parking with her vendors, and they will no longer be using the Fire Department parking lot.

- 42 • Zack Longstreth was present representing the Fire District.
- 43 ○ There are concerns that the concrete pad is encroaching on the Fire District's
- 44 property.
- 45 ○ There are concerns with water management.
- 46 ○ The Fire District is working on a formal agreement that would remove the
- 47 liability from the Fire District if a patron were to be injured.
- 48 • The applicant is willing to install both a fence/separation and a gutter if she were to be
- 49 approved.
- 50 • The Director of Planning would like to see this application referred to the Planning
- 51 Board for Site Plan Review.
- 52 • The Zoning Board's biggest concern is where the property line is.
- 53 • The Zoning Board has requested more information including an updated survey
- 54 including the window, slab, seating, and a railing.
- 55

56 **Motion to Close the Public Hearing for 1173 Auburn Rd at 6:52pm.**

57 Moved by: Jack Young Seconded by: Rich Hayes (Motion Carried)

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59 Chair Judy Drake adjourned meeting at 7:18 PM

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61 Minutes taken and executed by Heather Dries