
1 **Town of Lansing**

2 **Zoning Board of Appeals Meeting**
3 **Wednesday, September 11, 2024 6:30 PM**
4 **Lansing Town Hall, 29 Auburn Rd**

5 **Present**

6 Jack Young, Chair
7 Susan Tabrizi
8 Mary Stoe
9 Rick Hayes
10 Roger VandePoel

Excused

Bruce Barber

11
12 **Other Staff Present**

13 Kelly Geiger, Planning Clerk
14 John Zepko, Director of Planning
15 Judy Drake, Liaison
16 Guy Krogh, Legal Counsel

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18 **Public Present**

19 Matt Liponis
20 Usman Chaudhry
21 Mollie Messenger
22 Melissa Melko
23 Debbie Loring
24 Roger Loring
25 Jennifer Moore
26 Beverly Bortz
27 Aaron Baker
28 Holly Hardie
29 Skip Hardie
30 Kathleen Blair
31 Sue Ruoff
32 Steve Ruoff

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34 Chair Jack Young opened the meeting at 6:42pm
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36 **Action Items:**

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38 **Project: Area Variance for the installation of a free-standing sign, advertising a farm**
39 **business, located 57' from centerline of RT 34, whereas 80' is required**

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41 **Applicant:** Thomas Martineau, owner

42 **Location:** 430 Auburn Road, TPN 28.-1-28.6

43 **Project Description:** The applicant has applied for area variance to install a freestanding sign
44 57' from the centerline, whereas 80' is required. This property is located in the AG zoning
45 district.

46 **SEQR:** This project is a Type II action and required no further review

47 **Anticipated Action:** Initial project review, hold public hearing, final decision/conditions of
48 approval

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50 **Summary of Discussion:**

- 51 • Review of site plan for distance and location verification. Reviewed detailed drawings of
52 sign, including sign layout and text.

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55 **Project: Applicant wishes to remove prior conditions allowing for fill to be added to site to**
56 **create positive drainage**

57 **Applicant:** Jason Demarest, representing Lillian Babcock

58 **Location:** 30 Ladoga Park W, TPN 33.-1-58

59 **Project Description:** The applicant has applied for a rehearing to discuss the removal of prior
60 conditions (from 7/20/2004) which would allow for fill to be added to create positive drainage at
61 30 & 32 Ladoga. This property is located in L1 zoning with lake frontage

62 **SEQR:** This project is an Unlisted action and will require further review

63 **Anticipated Action:** SEQRA part 2 review, final decision/conditions

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65 **Summary of Discussion:**

- 66 • Project postponed to October 2024 meeting.

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68 **Project: Use Variance to construct a Solar Energy Facility off N. Triphammer Road**

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70 **Applicant:** Mollie Messenger, representing Delawar River Solar

71 **Location:** 0 N. Triphammer Road; two neighboring lots: 44.-1-1.2 and 44.-1-3.3

72 **Project Description:** The applicant has applied for a Use Variance to construct 2 Solar Energy
73 Facilities off N. Triphammer Road. This project is located in R2 zoning which does not permit
74 the construction of a Solar Energy Facility

75 **SEQR:** This project is a Type I action (617.4 (B)(2) and 617.4 (6)(i)) and will require review

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77 **Summary of Discussion:**

- 78 • Jack Young Recused himself as Chair and Susan Tabrizi stepped in as Chair.
- 79 • Mollie Messenger, Melissa Melko, Matt Liponis and Usman Chaudhry were present to
80 discuss this project. Public Utility, next steps, and next meeting date.
- 81 • The Board did not make a decision.
- 82 • Board motioned to continue discussion to get a better understanding of the zoning,
83 elements to compare it to, established standards, criteria to make a rational decision
84 regarding public utility.
- 85 • DRS will be contacted for next meeting date when documentation has been received and
86 the board and staff has had time to research and review materials.

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89 Susan Tabrizi adjourned the meeting at 7:25 PM

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91 Minutes taken and executed by Kelly Geiger