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**Town of Lansing**

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**Zoning Board of Appeals Meeting**  
**Wednesday, March 13, 2024 6:30 PM**  
**Lansing Community Center, 29 Auburn Rd**

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**Present**

**Excused**

Jack Young, Chair  
Rick Hayes  
Mary Stoe  
Susan Tabrizi

**Other Staff Present**

John Zepko, Acting Director of Planning  
Kelly Geiger, Planning Clerk  
Mason Molesso, Planner  
Christine Montague, Town Board Member

**Public Present**

John Duthie

Chair Jack Young opened the meeting at 6:30pm

**Action Items:**

**Project: Area Variance**

**Applicant:** John Duthie, owner

**Location:** 484 Ridge Road, TPN 32.-1-3

**Project Description:** The applicant is applying for relief to install a new 32 sq/ft sign for their storage business. The following (two) variances are requested: One area variance from Town of Lansing Zoning Law §270-11 Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements for front yard (west) 37 feet where 80 feet is required within R2 Zoning located on State RT 34. A second area variance from Town of Lansing Sign Law §210-6 Rules Applicable to Residential Sign District for a 32 sq/ft sign where 18 sq/ft is required within Residential Sign District

**SEQR:** This is an Unlisted action

**Anticipated Action:** Review of the application and SEQR Determination

**Summary of Discussion:**

- John Duthie was present to discuss this project.
- The applicant discussed the reason for the need of the variance, location, direction, dimensions, and the purpose of the project.
- No public was present

44 **Motion to Open the Public Hearing for 484 Ridge Rd at 6:33pm.**  
45 Moved by: Mary Stoe                      Seconded by: Susan Tabrizi (Motion Carried)

46  
47 **Motion to Close the Public Hearing for 484 Ridge Rd at 6:39 pm.**  
48 Moved by: Rick Hayes                      Seconded by: Susan Tabrizi (Motion Carried)

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51 **AREA VARIANCE FINDINGS AND DECISION**  
52 **TOWN OF LANSING ZONING BOARD OF APPEALS**

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54 **BACKGROUND INFORMATION**

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56 Applicant and Owner:  
57 John Duthie  
58 484 Ridge Road  
59 Lansing, NY 14882  
60  
61 Property Location: 484 Ridge Road  
62 Tax Parcel #: 32.-1-3  
63  
64 Requirement for which Area Variances are requested: Town of Lansing Zoning Law § 270-11 Schedule II,  
65 Frontage, Yard, Height, and Coverage Requirements, Town of Lansing Sign Law §210-6 Rules Applicable to  
66 Residential Sign District  
67  
68  
69

	Variance No: 24-03
	Zoning District: R2
	Public Hearing Published on: 2/26/24
	600' Notices Mailed: 2/27/24

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80 **RESOLUTION AND FINDINGS**

81 WHEREAS, John Duthie, Applicant and Owner of 484 Ridge Road, Tax Parcel No. 32.-1-3 located in the R2 Zone,  
82 applied for two (2) Area Variances to install a new sign for “United Storage”: One variance from Town of Lansing  
83 Zoning Law § 270-11, Schedule II Area, Frontage, Yard, Height, and Coverage Requirements for front yard (west)  
84 setback of 40 feet where 80 feet is required. A second variance from Town of Lansing Sign Law § 210-6 for a 32 sq/ft  
85 sign where 18 sq/ft is required within the Residential Sign District.

86 WHEREAS, on 13 March 2024 the Town of Lansing Zoning Board of Appeals (the “ZBA”) thoroughly reviewed and  
87 analyzed: (i) the information and evidence submitted by the applicant in support of the requested area variance; (ii)  
88 all other information and materials properly before the ZBA; and (iii) the issues and impacts raised for consideration  
89 by neighbors, the public, and the ZBA; and

90 WHEREAS, this application is classified as a Type II action under 6 NYCRR 617.5(c)(12), (construction, expansion  
91 or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks,  
92 swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use  
93 or density), such that no further environmental review is required; so, upon due deliberation upon the foregoing, the  
94 application, and all evidence and testimony presented to the ZBA,

95 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

96  
97 1. The Town of Lansing Zoning Board of Appeals (“ZBA”) hereby makes the following findings with respect to the  
98 specific criteria for area variances as set forth in Town Law § 267-b(3)(b), and other applicable provisions of law and  
99 of the Zoning Ordinance:

100 a. **Whether an undesirable change will be produced in the character of the neighborhood or a detriment to  
101 nearby properties will be created by the granting of the area variance?**

102 Yes \_\_\_ No   X   Findings:

97 b. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to  
98 pursue, other than an area variance?  
99

100 Yes \_\_\_ No  Findings:

101  
102 c. Whether the requested area variance is substantial?

103  
104 Yes  No \_\_\_ Findings: "Yes, but not dispositive"

105  
106 d. Whether the proposed variance will have an adverse effect or impact on  
107 the physical or environmental conditions in the neighborhood or district?

108  
109 Yes \_\_\_ No  Findings:

110  
111 e. Whether the alleged difficulty was self-created?

112  
113 Yes  No \_\_\_ Findings: Applicants desire to vary from required set back was self-created but the  
114 miscommunication regarding the sign size was not.

115  
116 **2. DETERMINATION BASED ON THE ABOVE FACTORS (choose one):**

117  
118 It is hereby determined by the Town of Lansing Zoning Board of Appeals (the "ZBA") that the following area  
119 variance is **GRANTED**, with any conditions hereafter stated (if any), it being further found and determined that (i)  
120 the benefit to the applicant outweighs any potential negative impacts or detriment to the neighborhood or  
121 community; and (ii) such area variance is the minimum necessary as adequate to grant relief and, at the same time,  
122 preserve and protect the character of the neighborhood and the safety and welfare of the community.

123  
124 **DESCRIPTION OF SPECIFIC VARIANCES GRANTED:** two (2) Area Variances to install a new sign for  
125 "United Storage": One variance from Town of Lansing Zoning Law § 270-11, Schedule II: Area, Frontage, Yard,  
126 Height, and Coverage Requirements for front yard (west) setback of 37 feet where 80 feet is required. A second  
127 variance from Town of Lansing Sign Law § 210-6 for a 32 sq/ft sign where 18 sq/ft is required within the Residential  
128 Sign District; and

129  
130 **ARE CONDITIONS IMPOSED WITH RESPECT TO THE AREA VARIANCES AS GRANTED?**

131 Yes  No \_\_\_

132  
133 **STATEMENT OF CONDITIONS:** Applicant must also make reasonable attempt to remove old/existing sign (not  
134 including post). The applicant will contact the planning department if any issues with removal arise.

135  
136 **THE VOTE ON THE FOREGOING DECISION, DETERMINATIONS, AND RESOLUTION OF THE TOWN OF LANSING**  
137 **ZONING BOARD OF APPEALS WAS AS FOLLOWS:**

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139 **Motion by:** Rick Hayes

140 **Seconded by:** Mary Stoe

141  
142 Richard Hayes – Aye

143 Mary Stoe – Aye

144 Susan Tabrizi - Aye

145 Jack Young – Aye

146  
147 Dated: 13 March 2024

148  
149 Chair Jack Young adjourned meeting at 6:55 PM

150  
151 Minutes taken and executed by Kelly Geiger