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1 **Town of Lansing**

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2 **Zoning Board of Appeals Meeting**

3 **Wednesday, August 14, 2024 6:30 PM**

4 **Lansing Town Hall, 29 Auburn Rd**

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5 **Present**

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

**Excused**

Bruce Barber

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12 **Other Staff Present**

13 Kelly Geiger, Planning Clerk  
14 John Zepko, Director of Planning  
15 Judy Drake, Liaison

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17 **Public Present**

18 Usman Chaudhry  
19 Matt Liponis  
20 Melissa Melko  
21 Mollie Messenger  
22 Sue Ruoff  
23 Steve Ruoff  
24 Joyce Putnam  
25 Jennifer Moore  
26 Lillian Babcock  
27 Stacy Holstein  
28 Cheryl Beach  
29 Robert G. Holstein  
30 Dave Heck  
31 Curtis Lyons  
32 Sefan Minott  
33 Kathleen Blair  
34 Michelle Heck

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37 Chair Jack Young opened the meeting at 6:38pm

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40 **Action Items:**

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42 **Project: Applicant wishes to remove prior conditions allowing for fill to be added to site to**

43 **create positive drainage**

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

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

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48 **Project Description:** The applicant has applied for a rehearing to discuss the removal of prior  
49 conditions (from 7/20/2004) which would allow for fill to be added to create positive drainage at  
50 30 & 32 Ladoga. This property is located in L1 zoning with lake frontage

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

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

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56 **Summary of Discussion:**

- 57 • Jason Demarest and Lillian Babcock were present to discuss this project.
- 58 • Board Postponed the decision, requesting that the letter from TG Miller regarding the  
59 Engineer Report of the Project clarifies that the Ruoff's parcel also will not be impacted  
60 as only the Bortz property was named in the letter. Next meeting to be held  
61 September 11, 2024

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

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

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

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

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74 **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. Wetlands, County 239, Tracking Noise, Landscaping and  
81 Maintenance, Road Access
- 82 • The Board did not make a decision. Board motioned to refer the revised plan to 239.  
83 Discussion will continue on the project at the September 11, 2024 meeting

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87 Susan Tabrizi adjourned the meeting at 8:03 PM

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89 Minutes taken and executed by Kelly Geiger