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**Town of Lansing**

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**Zoning Board of Appeals Meeting**  
**Wednesday, October 9, 2024 6:30 PM**  
**Lansing Town Hall, 29 Auburn Rd**

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**Present**

**Excused**

Jack Young, Chair  
Susan Tabrizi  
Mary Stoe  
Rick Hayes  
Roger VandePoel  
Bruce Barber

**Other Staff Present**

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

**Public Present**

Jamie Jones  
Lillian Babcock  
Cheryl Beach  
Beverly Bortz  
Roger Loring  
Debbie Loring  
Jennifer Moore  
Sue Ruoff

Chair Jack Young opened the meeting at 6:30pm

**Action Items:**

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

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

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

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

**SEQR:** N/a

**Anticipated Action:** Review of revised TG Miller letter, Final decision/conditions of approval

**Summary of Discussion:**

- Board approved the project

47 **FINDINGS AND DECISIONS**  
48 **TOWN OF LANSING ZONING BOARD OF APPEALS**

49  
50 **BACKGROUND INFORMATION**

51  
52 Variance No: VAR 24-5  
53 Zoning District: L1 with lake frontage  
54 Public Hearing Published on: 5/31/24  
55 600' Notices Mailed: 5/28/24  
56

57 Applicant:  
58 Jason Demarest, representing Lillian Babcock  
59 950 Danby RD. Suite 105  
60 Ithaca, NY 14850  
61

62 Property Location: 32 Ladoga Park West  
63 Tax Parcel #: 33.-1-58  
64

65 Requirement for which a Variance is being requested: Relief from an amended motion imposed  
66 during the June 20<sup>th</sup>, 2004, Zoning Board of Appeals hearing for an Area Variance for the  
67 construction of the cottage at 32 Ladoga Park (TPN 33.-1-58).  
68

69 **RESOLUTION AND FINDINGS**  
70

71 WHEREAS, Jason Demarest, representing Lillian Babcock owner of 32 Ladoga Park Tax Parcel No.  
72 33.-1-58 located in the L1 zoning district with lake frontage, has applied for a variance to reverse  
73 a motion from the June 20<sup>th</sup>, 2004, ZBA meeting to not alter the ground level: "To approve the  
74 construction on existing footprint, with any additional structure located outside the existing  
75 footprint to be consistent with current Zoning Regulations. Ground level will not be altered, and  
76 any drainage will be reviewed by the Towns engineer at applicant's expense." The property  
77 owner (Mrs. Babcock) has since purchased adjoining TPN 33.-1-57 and wishes to add fill to the  
78 site to create positive drainage away from the two dwelling units. TG Miller, the Towns Engineer,  
79 has reviewed grading plans dated 7/9/2024 and issued a notice dated 9/9/24 stating no negative  
80 impacts to drainage or neighboring properties exist; and  
81

82 WHEREAS, on 12 June 2024 the Town of Lansing Zoning Board of Appeals (the "ZBA") thoroughly  
83 reviewed and analyzed: (i) the information and evidence submitted by the applicant in support  
84 of the requested variance; (ii) all other information and materials properly before the ZBA; and  
85 (iii) the issues and impacts raised for consideration by neighbors, the public, and the ZBA; and  
86

87 WHEREAS, this application is classified as an Unlisted action, with further environmental review  
88 being required by the ZBA, which upon review found no negative environmental impacts; So,  
89 upon due deliberation upon the foregoing, the application, and all evidence and testimony  
90 presented to the ZBA.  
91

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

93  
94 **2. DETERMINATION BASED ON THE ABOVE FACTORS (choose one):**

95  
96 It is hereby determined by the Town of Lansing Zoning Board of Appeals (the “ZBA”) that the  
97 following variance is **GRANTED**, with any conditions hereafter stated (if any), it being further  
98 found and determined that (i) the benefit to the applicant outweighs any potential negative  
99 impacts or detriment to the neighborhood or community; and (ii) such area variance is the  
100 minimum necessary as adequate to grant relief and, at the same time, preserve and protect the  
101 character of the neighborhood and the safety and welfare of the community.

102  
103 **DESCRIPTION OF SPECIFIC VARIANCES GRANTED:** to reverse the June 20<sup>th</sup>, 2004, motion to not  
104 alter the ground level: “To approve the construction on existing footprint, with any additional  
105 structure located outside the existing footprint to be consistent with current Zoning Regulations.  
106 Ground level will not be altered, and any drainage will be reviewed by the Towns engineer at  
107 applicant’s expense.” The property owner (Mrs. Babcock) has since purchased adjoining  
108 TPN 33.-1-57 and wishes to add fill to the site to create positive drainage away from the two  
109 dwelling units.

110  
111 **STATEMENT OF CONDITIONS:**

112  
113 **THE VOTE ON THE FOREGOING DECISION, DETERMINATIONS, AND RESOLUTION OF THE TOWN**  
114 **OF LANSING ZONING BOARD OF APPEALS WAS AS FOLLOWS:**

115  
116 **Motion by:** Richard Hayes  
117 **Seconded by:** Susan Tabrizi

118  
119 Bruce Barber (alt) – Aye  
120 Richard Hayes – Aye  
121 Mary Stoe – Aye  
122 Susan Tabrizi –Aye  
123 Roger VandePoel –Aye  
124 Jack Young – Aye

125  
126 Dated: 09 October 2024

127  
128 Jack Young adjourned the meeting at 6:37 PM

129  
130 Minutes taken and executed by Kelly Geiger