

Village of Lansing
Board of Zoning Appeals
Minutes of August 12, 2025

The meeting of the Village of Lansing BZA in person and via Zoom was called to order at 7:01 PM by Chair, Lynn Leopold.

Present at the meeting:

BZA Members: Roy Hogben, (Board Chair) Lynn Leopold and Devin Walker

Village Legal Counsel: Natalie French

Village CEO: Michael Scott

Attending: Jack Litzenberger

Hogben moved to open the public hearing for 2025-01 variance request. Seconded by Walker.

Ayes: Hogben, Leopold and Walker

Nays: None

Public Hearing to Consider:

Gorges Development, LLC is proposing to subdivide a parcel located at 56 Burdick Hill Road (Tax Parcel # 42.-1-1-50.23). The current parcel has lands within the Village of Lansing and the Town of Lansing. Both new parcels within the Village of Lansing will not have the required minimum lot square footage required by the Low-Density Residential District and therefore, will need area variances.

Appeal #2025-01; Parcel A (39,204 square feet or .9 acres) needs a 20,796 square foot or .47 acres) variance. Parcel B (45,302 square feet or 1.04 acres) needs a 14,698 square foot or .33 acres) variance.

Litzenberger described the reasoning for needing the variance. Because the parcel in question has a majority of the property located within the Town of Lansing, the remaining Village of Lansing portion, when subdivided, does not meet the minimum lot size required in the Low-Density Residential District.

Scott explained that the Planning Board has approved the subdivision with the conditions that the BZA approve the variance, the Tompkins County Health Department agrees that the new lot could support a septic system, and the Town of Lansing approves the subdivision of the lands within their jurisdiction which is currently on going.

Leopold read through the following resolution:

VILLAGE OF LANSING BOARD OF ZONING APPEALS RESOLUTION ADOPTED ON
AUGUST 12, 2025 FOR APPEAL NO. 2025-01.

Motion made by: Roy Hogben

Motion seconded by: Devin Walker

WHEREAS:

- A. *This matter involves consideration of the following proposed action: Appeal No. 2025-01; Gorges Development, LLC is proposing to subdivide a parcel located at 56 Burdick Hill Road (Tax Parcel # 42.-1-1-50.23). The current parcel has lands within the Village of Lansing and the Town of Lansing. Both new parcels within the Village of Lansing will not have the required minimum lot square footage of 60,000 square feet (1.37 acres) for a single-family residence within the Low-Density Residential District and therefore, will need area variances. Parcel A, having 39,204 square feet (.9 acres), will need a 20,796 square foot (.47 acres) area variance. Parcel B, having 45,302 square feet (1.04 acres), will require a 14,698 square foot (.33 acres) area variance; and*
- B. *On August 12, 2025, the Village of Lansing Board of Zoning Appeals held a public hearing regarding such action, and thereafter thoroughly reviewed and analyzed (i) the materials and information presented by and on behalf of the applicant(s) in support of this appeal, (ii) all other information and materials rightfully before the Board, and (iii) all issues raised during the public hearing and/or otherwise raised in the course of the Board's deliberations; and*
- C. *On August 12, 2025, in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR), and 6 NYCRR Section 617.5, the Village of Lansing Board of Zoning Appeals determined that the proposed action is a Type II action, and thus may be processed without further regard to SEQR; and*
- D. *On August 12, 2025, in accordance with Section 712-b of the Village Law of the State of New York and Village of Lansing Code Section 145-74 A(1), the Village of Lansing Board of Zoning Appeals, in the course of its deliberations, took into consideration the benefit to the applicant if the area variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant;*

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Village of Lansing Board of Zoning Appeals hereby makes the following findings with respect to the specific criteria for such area variances(s) as set forth in Section 712-b of the Village Law of the State of New York and Village of Lansing Code Section 145-74 A(1):

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

Finding: No, street frontage is within district regulations.

Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue other than an area variance.

Finding: No.

Whether the requested area variance is substantial.

Finding: Yes, only because municipal line divides property in such a way.

Whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Finding: No.

Whether the alleged difficulty was self-created.

Finding: No, not really. It is not the owner's fault there is a municipal line within the property boundaries.

*It is hereby determined by the Village of Lansing Board of Zoning Appeals that the following variance(s) is/are **GRANTED AND APPROVED** (with conditions, if any, as indicated), it being further determined that such variance is the minimum necessary and adequate to grant relief and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community:*

Description of Variance: *As described in "A"*

Conditions of Variance: *None*

It is hereby determined by the Village of Lansing board of Zoning Appeals that the requested variance is granted.

The vote on the foregoing motion was as follows:

AYES: Hogben, Leopold, and Walker

NAYS: None

The motion was declared to be carried

Walker moved to close the public hearing. Seconded by Hogben.

AYES: Hogben, Leopold, and Walker

NAYS: None

Approval of Minutes

No minutes available

Adjournment

Leopold asked for a motion to adjourn at 7:18 PM. Moved by Hogben. Seconded by Walker

Ayes: Hogben, Leopold and Walker

Nays: None

Minutes taken by: Michael Scott, CEO