

**Village of Lansing
Board of Zoning Appeals
May 20, 2003**

The meeting of the Village of Lansing Board of Zoning Appeals was convened at 7:35 P.M. by Acting Chairperson Mary Sirois. Present at the meeting were Board members Don Eckrich, Lorraine Johnson, Mike Ward and John Dennis (late), Code Enforcement Officer Curtis, Village Attorney David Dubow.

Approval of Minutes – January 21, 2003:

Ward moved to approve the minutes of January 21, 2003 as revised. Seconded by Johnson. All aye.

Appeal No. 2003-2, Triad Foundation:

The first item on the agenda was Appeal No. 2003-2, Triad Foundation, requesting a variance from Section 203.04(e) of the Village of Lansing Zoning Law to construct a 4,789 sf office building at 15 Ascot Place in the Guild Commercial Park, in the Commercial Low Traffic District, Tax Parcel No. 45.1-1-46.16 with only 6 off-street parking spaces. A variance is required because Section 203.04(e) requires that 19 parking spaces be provided on the site.

Sirois noted that according to Local Law No. 3 of 2001 concerning the number of required parking spaces, the Planning Board has the authority to determine the number of parking spaces and therefore a variance is not required in this case.

Dubow noted for the record that the Public Hearing for the variance was advertised and there was no one present tonight. Had there been someone present, they would have been informed of the application of Local Law No. 3 2001 in this case.

Curtis has received proof of mailing for the adjoining properties.

Quorum Check:

Curtis checked on the availability of members to attend the BZA meeting scheduled for June 17. Johnson and Ward will not be available on that date. The Board members determined that they could all be present if the date of the next meeting were changed to June 3. Curtis will take care of the legal notice for the changed meeting date. Squeaky Clean will be on the agenda for an addition for self-serve car wash bays.

Future Education:

Dubow stated he will answer questions of the Board in the future and go over any changes or updates in case law. This will be a quick session at the Board's request. Ultimately, Dubow stated that the courts in New York State have reinforced the theory that courts should interfere in Board of Zoning Appeals decisions only under limited circumstances and the courts should not substitute their decisions

for those of the local zoning boards.

Adjournment

Eckrich moved to adjourn the meeting at 7:50 P.M. Seconded by Johnson. All aye.