

**Village of Lansing  
Board of Zoning Appeals  
November 16, 2017**

1 The meeting of the Village of Lansing Board of Zoning Appeals was convened at 7:00 P.M. by  
2 Chairperson Lynn Leopold. Present at the meeting were Board members, Patrick Gillespie, Roy  
3 Hogben; Monica Moll and Mary Sirois; Code Enforcement Officer, Adam Robbs. Amanda  
4 Phelps Howley was also present.

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6 Leopold appointed Mary Sirois as an acting member for the meeting in place of John Wisor.

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8 **Public Comment Period:**

9 Sirois Moved to open the public comment period. Seconded by Moll.

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11 AYES: Leopold, Gillespie, Hogben, Moll, and Sirois

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13 With no one wishing to speak Sirois moved to close public comment period. Seconded by  
14 Hogben.

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16 AYES: Leopold, Gillespie, Hogben, Moll, and Sirois

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18 **Public hearing to consider:**

19 **Appeal No. 2017-05**, Thomas K. & Amanda Phelps Howley to construct a sunroom  
20 addition on their single-family residence at 2 Millcroft Way. A variance is required  
21 because the proposed sunroom would encroach on the side yard setback. An area  
22 variance is required because a portion of the proposed sunroom would be out of  
23 compliance with section 145-40 E. (5) of the Village of Lansing Code, which requires a  
24 25ft side yard setback. The property is located in a Medium Density Residential District,  
25 Tax parcel No.45.2-1-47.225 and;

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27 Hogben moved to open the public hearing for Appeal No. 2017-05. Seconded by Sirois; Ayes by  
28 Leopold, Gillespie, Hogben, Moll, and Sirois.

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30 Mrs. Howley stated that she and her husband wish to add a 16'x16' four season room to the east  
31 end of the home they own at 2 Millcroft Way. This would require a variance because the  
32 proposed addition would encroach upon the side yard setback required by 4 feet on one corner of  
33 the addition.

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35 **VILLAGE OF LANSING BOARD OF ZONING APPEALS RESOLUTION ADOPTED**  
36 **NOVEMBER 16, 2017 FOR APPEAL NO. 2017-05**

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38 Motion made by: Hogben

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40 Motion seconded by: Moll

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**WHEREAS:**

This matter involves consideration of the following proposed action:

A. Appeal No. 2017-05,

**Appeal No. 2017-05**, Thomas K. & Amanda Phelps Howley to construct a sunroom addition on their single-family residence at 2 Millcroft Way. A variance is required because the proposed sunroom would encroach on the side yard setback. An area variance is required because a portion of the proposed sunroom would be out of compliance with section 145-40 E. (5) of the Village of Lansing Code, which requires a 25ft side yard setback. The property is located in a Medium Density Residential District, Tax parcel No.45.2-1-47.225

and;

B. On November 16, 2017, 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 November 16, 2017, 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 November 16, 2017, 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:**

1. The Village of Lansing Board of Zoning Appeals hereby makes the following findings with respect to the specific criteria for such area variance 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.*

87 Finding: No

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

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92 Finding: No

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94 *Whether the requested area variance is substantial.*

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96 Finding: No

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

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101 Finding: NO

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103 *Whether the alleged difficulty was self-created.*

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105 Finding: Yes, because they are wanting to build the addition.

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

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113 **Description of Variance:** Allow for the (East) side yard setback to be reduced to eleven (8) feet  
114 to accommodate for a four-season room.

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116 **Conditions of Variance:** None

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118 The vote on the foregoing motion was as follows: Hogben motioned to approve the variance  
119 reducing the side yard set back by 8 feet to allow for building and overhang of roof. Seconded  
120 by Moll.

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122 AYES: Leopold, Gillespie, Hogben, Moll, and Sirois

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124 NAYS: None

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126 The motion was declared to be carried.

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128 STATE OF NEW YORK)  
129 COUNTY OF TOMPKINS) SS:  
130 VILLAGE OF LANSING)

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132 I, Jodi Dake, Village Clerk of the Village of Lansing, do hereby certify that the attached  
133 Resolution is an exact copy of the same adopted by the of the Village of Lansing Board of  
134 Zoning Appeals at a regular meeting on November 16, 2017.

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Village Clerk  
Village of Lansing

141 **Approval of Minutes:**

142 None at this time

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144 **Adjournment:**

145 Hogben moved to adjourn at 8:37 PM. Seconded by Moll: Ayes by Leopold, Gillespie, Hogben,  
146 Moll and Sirois

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