
1 **Town of Lansing**

2 **Zoning Board of Appeals Meeting**
3 **Wednesday, August 13, 2025 6:30 PM**
4 **Lansing Town Hall, 29 Auburn Rd**

5 **Present**

6 Jack Young, Chair
7 Susan Tabrizi, Vice Chair
8 Rick Hayes
9 Roger VandePoel
10 Jamie Jones

Excused

Mary Stoe

11
12 **Other Staff Present**

13 Kelly Geiger, Planning Clerk
14 John Zepko, Director of Planning

15
16 **Public Present**

17 Craig Christopher
18 Elliott Broadus
19 TJ Barresi
20 Garth McMillen

21
22 Jack Young opened the meeting at 6:33 pm

23
24 **Action Items:**

25
26 **Requesting an Area Variance to install a 4' x 32" business sign at Ridge Road Imports**

27
28 **Project:** Requesting an Area Variance to install a 4' x 32" business sign at Ridge Road Imports

29 **Applicant:** Craig Christopher, on behalf of property owner Elliott Broadus

30 **Location:** 2025 E Shore Drive, TPN 37.1-2-53.4

31 **Project Description:** The applicant has applied for an Area Variance to install a sign at 2025 E
32 Shore Drive. The applicant is seeking relief from setback requirements: 1) a front yard setback
33 (east) of 46' where 80' is required. This project is located in the B1 zoning district.

34 **SEQR:** This project is a Type II action

35 **Anticipated Action:** Complete Public Hearing, issue conditions & approval

36
37 **Summary of Discussion:**

- 38
- Elliott Broadus, Craig Christopher and TJ Barresi were present to discuss this project
 - Distance from center of the road, size of signage, location of sign,
 - The Board approved the project
- 39
40
41

42 **AREA VARIANCE FINDINGS AND DECISION**
43 **TOWN OF LANSING ZONING BOARD OF APPEALS**

44
45 **BACKGROUND INFORMATION**

47 Applicant:
48 Craig Christopher, sign contractor
49 2025 East Shore Drive
50 Lansing, NY 14882
51
52 Property Location: 2025 East Shore Drive
53 Tax Parcel #: 37.1-2-53.4
54
55 Variance No: 25-5
56 Zoning District: B1
57 Public Hearing Published on: 07-31-25
58 600' Notices Mailed: 07-24-25
59
60 Requirement for which Area Variances are requested: Town of Lansing Zoning Law § 270-11
61 Schedule II, Frontage, Yard, Height, and Coverage Requirements

62 **RESOLUTION AND FINDINGS**

63 WHEREAS, Craig Christopher, applicant and sign contractor for 2025 E. Shore Drive Tax Parcel No.
64 37.1-2-53.4 located in the B1 Zone, applied for variance to install a new business sign within the
65 required 80' setback limits. The sign dimensions would be 4' x 8' totaling 32 sq/ft and will be
66 mounted on 6"x6" posts approximately 10'10" off grade. The sign will be located at 45' from the
67 centerline of E Shore Drive. Variance is sought for relief of the required 80' setback, with a front
68 yard setback of approximately half that at 45' from centerline; and
69

70 WHEREAS, on 13 August 2025 the Town of Lansing Zoning Board of Appeals (the "ZBA")
71 thoroughly reviewed and analyzed: (i) the information and evidence submitted by the applicant
72 in support of the requested area variance; (ii) all other information and materials properly before
73 the ZBA; and (iii) the issues and impacts raised for consideration by neighbors, the public, and
74 the ZBA; and
75

76 WHEREAS, this application is classified as a Type II Action under 6 NYCRR 617.5(c)(16), granting
77 of individual setback and lot line variance adjustments, such that no further environmental
78 review is required; so, upon due deliberation upon the foregoing, the application, and all
79 evidence and testimony presented to the ZBA.
80

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

82
83 1. The Town of Lansing Zoning Board of Appeals ("ZBA") hereby makes the following findings with
84 respect to the specific criteria for area variances as set forth in Town Law § 267-b(3)(b), and other
85 applicable provisions of law and of the Zoning Ordinance:
86

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

89 Yes ___ No X Findings:
90

91 **b. Whether the benefit sought by the applicant can be achieved by some method, feasible for**
92 **the applicant to pursue, other than an area variance?**

93
94 Yes ___ No X Findings:
95

96 **c. Whether the requested area variance is substantial?**

97
98 Yes ___ No X Findings:
99

100 **d. Whether the proposed variance will have an adverse effect or impact on**
101 **the physical or environmental conditions in the neighborhood or district?**

102
103 Yes ___ No X Findings:
104

105 **e. Whether the alleged difficulty was self-created?**

106
107 Yes X No ___ Findings:
108

109 **2. DETERMINATION BASED ON THE ABOVE FACTORS (choose one):**
110

111 It is hereby determined by the Town of Lansing Zoning Board of Appeals (the "ZBA") that the
112 following area variances are **GRANTED** with any conditions hereafter stated (if any), it being
113 further found and determined that (i) the benefit to the applicant outweighs any potential
114 negative impacts or detriment to the neighborhood or community; and (ii) such area variance is
115 the minimum necessary as adequate to grant relief and, at the same time, preserve and protect
116 the character of the neighborhood and the safety and welfare of the community.
117

118 **DESCRIPTION OF SPECIFIC VARIANCES GRANTED:**
119

120 After careful consideration and deliberation of Chapter 210 "Signs" and particularly § 210-5.B –
121

122 *"All sign square footage calculations and all numerical, dimensional, and area references in this*
123 *chapter shall apply to each sign; and all non-temporary signs collectively shall not exceed any*
124 *numerical, dimensional, or area references as stated in this chapter."* And;
125

126 *270-5.I (1) "For all commercial activity signs and other commercial and business signs, no more*
127 *than two signs shall be allowed per each premises and the area of each such sign shall not exceed*
128 *the maximum allowed area for each such sign as based upon its use and location and the*
129 *requirements of this chapter". And;*
130

131 *270-10.A – "Commercial signs shall not exceed 48 square feet."*
132

133 The Town of Lansing Zoning Board of Appeals finds that the above paragraphs of Section 210
134 (Signs) of the Town of Lansing Code present confusing and conflicting provisions. Whereas the
135 code contains certain conflicts which can create difficult and inconsistent interpretations by the

136 Code Enforcement Officers, and absent clear language, the Zoning Board of Appeals defers to a
137 finding of greater latitude on the behalf of the land use rights of the property owners.

138
139 The Town of Lansing Zoning Board of Appeals finds that the above sections of Chapter 210 Signs
140 should hereafter be construed to mean that two commercial and business signs are permitted,
141 and that the area of each individual sign shall not exceed the maximum allowed area for each
142 sign, as based upon its use and location and the requirements of Chapter 210-Signs.

143
144 Furthermore, it is hereby determined by the Town of Lansing Zoning Board of Appeals that the
145 following area variances are GRANTED , it being further found and determined that (i) the benefit
146 to the applicant outweighs any potential negative impacts or detriment to the neighborhood or
147 community; and (ii) such area variance is the minimum necessary as adequate to grant relief and,
148 at the same time, preserve and protect the character of the neighborhood and the safety and
149 welfare of the community.

150
151 **DESCRIPTION OF SPECIFIC VARIANCES GRANTED:** variance to install a new business sign within
152 the required 80' setback limits. The sign dimensions would be 4' x 8' totaling 32 sq/ft and will be
153 mounted on 6"x 6" posts approximately 10'10" off grade. The sign will be located at 45' from the
154 centerline of E Shore Drive. Variance is sought for relief of the required 80' setback, with a front
155 yard setback of approximately half that at 45' from centerline.

156 .

157 **ARE CONDITIONS IMPOSED WITH RESPECT TO THE AREA VARIANCES AS GRANTED?**

158 Yes ___ No x

159

160 **STATEMENT OF CONDITIONS:**

161

162 **THE VOTE ON THE FOREGOING DECISION, DETERMINATIONS, AND RESOLUTION OF THE TOWN**

163 **OF LANSING ZONING BOARD OF APPEALS WAS AS FOLLOWS:**

164

165 **Motion by:** Rick Hayes

166 **Seconded by:** Roger VandePoel

167

168 Richard Hayes – Aye

169 Jamie Jones (Alt.) – Aye

170 Mary Stoe – Absent

171 Susan Tabrizi – Aye

172 Roger VandePoel – Aye

173 Jack Young – Aye

174

175 Dated: 13 August 2025

176

177 **Other Business:**

178 The board discussed zoning rewrite, zoning working group, funding, and Map Link-online

179 interactive zoning map

180

181 Jack Young adjourned the meeting at 6:55 PM

182

183 Minutes taken and executed by Kelly Geiger