
1 **Town of Lansing**

2 **Zoning Board of Appeals Meeting**
3 **Wednesday, June 10, 2026 6:30 PM**
4 **Lansing Town Hall, 29 Auburn Rd**

5 **Present**

6 Susan Tabrizi, Vice Chair
7 Mary Stoe
8 Roger VandePoel
9 Jamie Jones
10 John Bauda

Excused

Jack Young, Chair

11
12 **Other Staff Present**

13 Nathaniel Rogers, Director of Planning
14 Kelly Geiger, Planning Clerk
15 Judy Drake, Town Board Liaison
16

17 **Public Present**

18 Scott Hicks
19 Dianne Kinne
20 Lisa Farr
21

22 Susan Tabrizi opened the meeting at 6:31pm
23

24 **Action Items:**

25
26 **Requesting an Area Variance for a sign installed at 13 Waterwagon Rd**

27
28 **Project:** 13 Waterwagon Road Area Variance
29

30 **Applicant:** Scott Hicks
31

32 **Location:** 13 Waterwagon Road, TPN 42.-1-1.121
33

34 **Project Description:** The applicant has applied for an Area Variance for a sign installed at
35 13 Waterwagon Road. The applicant is seeking relief from Town of Lansing Zoning Law § 210-
36 6 to build two 30 square foot signs where commercial signs are not to exceed 18 square feet.
37 This project is located in the R2 zoning district.
38

39 **SEQR:** This project is a Type II action
40

41 **Anticipated Action:** Complete Public Hearing, issue conditions & approval
42

43 **Summary of Discussion:**

- 44
- 45 • Scott Hicks was present to discuss this project
 - 46 • Business Signs, distance/direction/view from road, previous vs. current zoning
 - 47 • The Board approved the variance
- 48

49 **TOWN OF LANSING ZONING BOARD OF APPEALS RESOLUTION**
50 **APPROVAL OF AREA VARIANCE**
51 **TWO 30 SF SIGNS AT 13 WATERWAGON ROAD**

52
53 **BACKGROUND INFORMATION**

54
55 Applicant: Scott Hicks, property owner
56 Property Location: 13 Waterwagon Road
57 Tax Parcel: 42.-1-1.121

58
59 Variance No: 26-2
60 Zoning District: R2

61
62 Public Hearing Published on: 28 May 2026
63 600' Notices Mailed: 20 May 2026

64
65 Requirement for which an Area Variance is being requested: Town of Lansing Zoning Law §
66 210-6 to build two 30 square foot signs where commercial signs are not to exceed 18 square feet.

67
68 **RESOLUTION AND FINDINGS:**

69
70 **WHEREAS** an application was made by Scott Hicks, for an Area Variance seeking relief, from
71 the rules applicable to residential sign districts, for the placement of two 30 square foot
72 commercial signs as shown on “HICKS – REQUEST FOR SIGN VARIENCE 2026” submitted
73 May 5, 2026. This property is located in the R2 zoning district, and;

74
75 **WHEREAS** this project has been classified as a Type II action under SEQRA (617.5(C)(9)), and
76 therefore will not require any further environmental review; and

77
78 **WHEREAS** legal notice was published on 28 May 2026 and adjacent property owners within 600
79 linear feet were notified by mail on the 20 May 2026; and

80
81 **WHEREAS** pursuant to Town Code § 270-27(F), a public hearing was duly held before the
82 Zoning Board of Appeals upon 10 June 2026. The public was duly allowed to speak upon and
83 address the proposed Area Variance; and

84
85 **WHEREAS** on 10 June 2026 the Town of Lansing Zoning Board of Appeals thoroughly reviewed
86 and analyzed: the information and evidence submitted by the applicant in support of the requested
87 area variance; all other information and materials properly before the ZBA; and the issues and
88 impacts raised for consideration by neighbors, the public, and the ZBA; and

89
90 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

91
92 1. The Town of Lansing Zoning Board of Appeals (“ZBA”) hereby makes the following findings
93 with respect to the specific criteria for area variances as set forth in Town Law § 267-b(3)(b),
94 and other applicable provisions of law and of the Zoning Ordinance:

95
96 a. **Whether an undesirable change will be produced in the character of the neighborhood**
97 **or a detriment to nearby properties will be created by the granting of the area variance?**

98
99 Yes ___ No X Findings:

100

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

103
104 Yes No Findings:

105
106 **c. Whether the requested area variance is substantial?**

107 Yes No Findings:

108
109 **d. Whether the proposed variance will have an adverse effect or impact on**
110 **the physical or environmental conditions in the neighborhood or district?**

111
112 Yes No Findings:

113
114 **e. Whether the alleged difficulty was self-created?**

115
116 Yes No Findings:

117
118 **DETERMINATION BASED ON THE ABOVE FACTORS:**

119
120 It is hereby determined by the Town of Lansing Zoning Board of Appeals (the “ZBA”) that the
121 following area variances are **GRANTED** with any conditions hereafter stated (if any), it being
122 further found and determined that (i) the benefit to the applicant outweighs any potential
123 negative impacts or detriment to the neighborhood or community; and (ii) such area variance is
124 the minimum necessary as adequate to grant relief and, at the same time, preserve and protect the
125 character of the neighborhood and the safety and welfare of the community.

126
127 **DESCRIPTION OF SPECIFIC VARIANCES GRANTED:**

128
129 Area Variance seeking relief, from the maximum sign dimensions, for the placement of two 30
130 square foot commercial signs.

131
132 **ARE CONDITIONS IMPOSED WITH RESPECT TO THE AREA VARIANCES AS**
133 **GRANTED?**

134
135 Yes No

136
137 **STATEMENT OF CONDITIONS:**

138
139 **THE VOTE ON THE FOREGOING DECISION, DETERMINATIONS, AND**
140 **RESOLUTION OF THE TOWN OF LANSING ZONING BOARD OF APPEALS WAS AS**
141 **FOLLOWS:**

142
143 Dated: 10 June 2026

144
145 Motioned by: Susan Tabrizi

146 Secoded by: Roger VandePoel

147
148 **VOTE AS FOLLOWS:**

149
150 Jamie Jones – Aye

151 Jack Young – Absent

152 John Bauda – Aye

153 Mary Stoe – Aye
154 Roger VandePoel – Aye
155 Susan Tabrizi – Aye
156
157 **Other Business:**
158 Judy Drake, Town Board Liaison, discussed 250th Anniversary of Town, 8-20 Special Use
159 Permit, Fee scam, CEO title change, dedication of trail off from Bower Rd, Tax Levy, Zoning
160 rewrite.
161
162 Susan Tabrizi adjourned the meeting at 7:15 PM
163
164 Minutes taken and executed by Kelly Geiger