
Town of Lansing

Zoning Board of Appeals Meeting
Wednesday, August 12, 2026 6:30 PM
Lansing Town Hall, 29 Auburn Rd

Present

Excused

Jack Young, Chair
Susan Tabrizi, Vice Chair
Mary Stoe
Roger VandePoel
Jamie Jones

Other Staff Present

Nathaniel Rogers, Director of Planning
Kelly Geiger, Planning Clerk
Judy Drake, Town Board Liaison

Public Present

Kristin Bartholomew
Grey Bartholomew
Patrick Moylan

Jack Young opened the meeting at 6:31pm

Action Items:

Requesting an Area Variance Project: 9 ½ Ladoga Park Rd - Area Variance

Applicant: Kristin Bartholomew

Location: 9 ½ Ladoga Park Rd, TPN 34.-1-25

Project Description: The applicant has applied for an Area Variance to construct a 20' by 24' garage and needs relief from Town of Lansing Zoning Law § 270-11, Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements for a side yard setback of 2' where 10' is required from the property line on the western side of the parcel and a side yard setback of 0' where 10' is required from the railroad right of way on the eastern side of the parcel. This project is located in the Lakeshore zoning district.

SEQR: This project is a Type II action

Anticipated Action: Complete Public Hearing, issue conditions & approval

Summary of Discussion:

- Kristin Bartholomew was present to discuss this project
- New build, slight variance, Improvement compared to existing structure
- The Board approved the variance

**TOWN OF LANSING ZONING BOARD OF APPEALS RESOLUTION
APPROVAL OF AREA VARIANCE
SIDE YARD SETBACK AT 9 ½ LADOGA PARK ROAD**

BACKGROUND INFORMATION

Applicant: Kristin Bartholomew, property owner

Variance No: 26-3

Property Location: 9 ½ Ladoga Park Road

Zoning District: L1

Tax Parcel: 34.-1-25

Public Hearing Published on: 30 July 2026
600' Notices Mailed: 22 July 2026

Requirement for which an Area Variance is being requested: Town of Lansing Zoning Law § 270-11, Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements

RESOLUTION AND FINDINGS:

WHEREAS an application was made by Kristin Bartholomew, for an Area Variance seeking relief from the side yard setback requirements in the L1 Lakeshore Zoning District, for the construction of a garage/apartment with a side yard setback of 2' where 10' is required from the western property line and a side yard setback of 0' where 10' is required from the eastern railroad right of way, as shown on "SURVEY MAP NO.9 LADOGA PARK EAST" submitted June 15, 2026, and;

WHEREAS this project has been classified as a Type II action under SEQRA (617.5(C)(12)), and therefore will not require any further environmental review; and

WHEREAS legal notice was published on 30 July 2026 and adjacent property owners within 600 linear feet were notified by mail on the 22 July 2026; and

WHEREAS pursuant to Town Code § 270-27(F), a public hearing was duly held before the Zoning Board of Appeals upon 12 August 2026. The public was duly allowed to speak upon and address the proposed Area Variance; and

WHEREAS on 12 August 2026 the Town of Lansing Zoning Board of Appeals thoroughly reviewed and analyzed: the information and evidence submitted by the applicant in support of the requested area variance; all other information and materials properly before the ZBA; and the issues and impacts raised for consideration by neighbors, the public, and the ZBA; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

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

Yes ___ No X Findings:

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

Yes ___ No X Findings:

c. Whether the requested area variance is substantial?

Yes ☒ No ☐ Findings:

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

Yes ☐ No ☒ Findings:

e. Whether the alleged difficulty was self-created?

Yes ☐ No ☒ Findings:

DETERMINATION BASED ON THE ABOVE FACTORS:

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

DESCRIPTION OF SPECIFIC VARIANCES GRANTED:

Area Variance seeking relief, from the setback requirements in the L1 Lakeshore Zoning District, for the construction of a garage/apartment 2’ from the western property line and 0’ from the eastern railroad right of way.

ARE CONDITIONS IMPOSED WITH RESPECT TO THE AREA VARIANCES AS GRANTED? Yes ☐ No ☒

STATEMENT OF CONDITIONS:

THE VOTE ON THE FOREGOING DECISION, DETERMINATIONS, AND RESOLUTION OF THE TOWN OF LANSING ZONING BOARD OF APPEALS WAS AS FOLLOWS:

Dated: 12 August 2026

Motioned by: Mary Stoe

Seconded by: Susan Tabrizi

VOTE AS FOLLOWS:

Jamie Jones – Aye

Mary Stoe – Aye

Susan Tabrizi – Aye

Roger VandePoel – Aye

Jack Young – Aye

Other Business:

Judy Drake, Town Board Liaison, discussed 250th Anniversary of Town, 8-20 Special Use Permit, Fee scam, CEO title change, dedication of trail off from Bower Rd, Tax Levy, Zoning rewrite.

Jack Young adjourned the meeting at 7:00 PM

Minutes taken and executed by Kelly Geiger