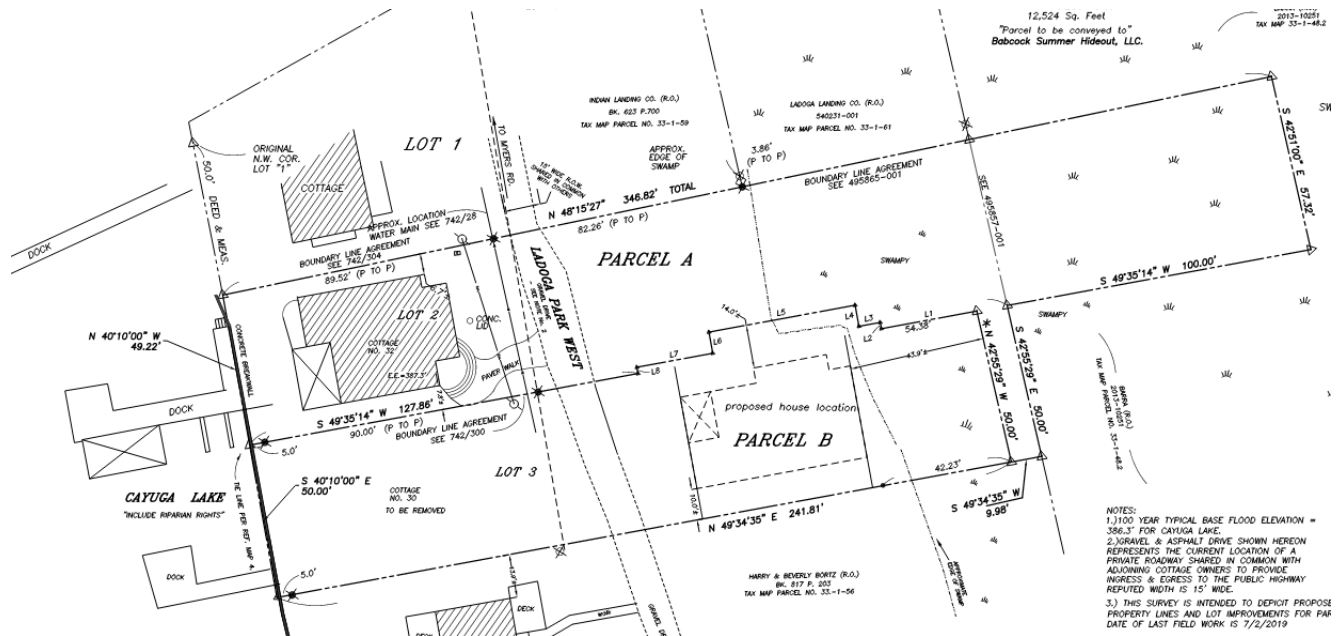


To: Town of Lansing ZBA
Attn. John Zepko
 29 Auburn Rd
 Lansing, NY 14882

From: **Jason K. Demarest, RA**
 Date: 3/14/2024

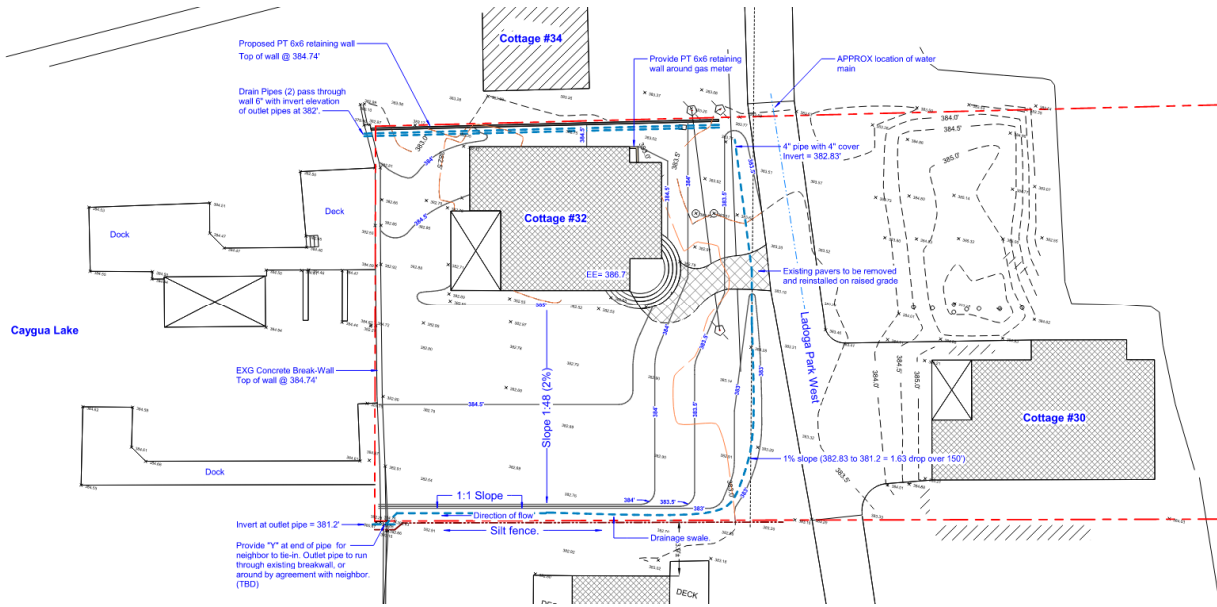
Re: 30-32 Ladoga Park West - Zoning variance modification request

On November 27 of 2023, a floodplain application was made to improve yard conditions on the south side of 32 Ladoga Park W (lot 2) and 30 Ladoga (lot 3) a newly acquired parcel, while maintaining proper drainage away from the road, the neighbor's lot and lot 32 itself. 32 & 30 Ladoga Park W are both owned by our client, Lillian Babcock. These two lots are separate lots but combined just for tax purposes. See attached survey as well as image below.



In July 2004, the Town of Lansing granted an area variance for the original parcel and cottage at 32 Ladoga Park W to replace the existing structure on the original footprint of the existing cottage. However, the construction project never commenced in 2004. In 2006, a new design was proposed, and a variance was granted, which permitted a structure to be erected beyond the footprint of the original cottage. Upon approval of that variance, a condition was added that restricted raising the grade level around the cottage. The property often floods in the spring.

JKDA on behalf of our client, Lillian Babcock, is requesting the ZBA to remove the condition that limits filling the property around the cottage at 32 Ladoga Park W. The original concern with this variance at the time was about drainage onto adjacent properties. Since the newly acquired lawn area (30 Ladoga) is not bound by the variance, that parcel is permitted to be filled. The new drainage plan per the floodplain application shows that water does not run onto adjacent properties, which satisfies the purpose of the condition from the 2004 variance. See attached grading plan as well as image on the next page.



Sincerely,

Jason Demarest, RA