

1166 East Shore Drive

Compagni Residence



Project Description

The project involves the construction of 125 SF addition in the L1 zoning district, on a .16 acre (6969 sf) lot. The addition includes the expansion of an existing Primary bedroom and a deck within the same footprint of an existing second floor deck area. The first floor patio will be replaced with a new patio, in the same footprint.

Site Improvements

The site work will also include a new pool, a new patio, and a new sheet pile retaining wall.

Zoning Compliance

Dimensional Requirements:

The L1 zoning district with a lake frontage has a 20,000 sf lot size minimum, 75' road frontage minimum, and allows buildings to cover 25% of their lot. The height allowance is 4 stories and 35' above grade plane. There is a 30' front yard requirement, 10' side yard requirement, and 25' rear yard requirement.

The existing property is deficient in many areas.

The minimum lot size is 65% deficient at 6969 SF.

The road frontage is 32% deficient with 50.8 feet.

The open space is deficient by 9% of lot area, at 66% open space.

The Front Yard (lake side) is 7.3% deficient at 27.8 feet.

The side yard is 35% deficient with 6.5 feet.

Proposed conditions:

The proposed project will be built on the same footprint as the existing deck and patio area, so no setbacks or dimensions will change. All deficiencies will stay the same.

Please see attached drawings for reference.

Town of Lansing

Board of Zoning Appeals Worksheet

Appeal Number
Use District L1- with lake frontage
Applicant Stephen Compagni
Application Type: BZA

Address 1166 East Shore Drive
Date 2024.09.04
Owner Stephen Compagni

Column Number	1	2	3	4	5	6	7	8	9	10
Column Title	Use	Min Lot Area (Sq. Feet)	Lot Road Frontage	Number of Stories	Max Height in Feet	Min Open Space	Front Yard (lake side)	Side Yard	Other side yard	Rear Yard
Existing Condition and Use	Single Family Home	6,969	50.8	2	27.25	66.0%	27.8	10.6	6.5	39.9
District Regulations for Existing	Single Family Home	20,000	75	4	35	75%	30	10	10	25
Note Non-Conforming Conditions		Non-conforming	Non-conforming			Non-conforming	Non-conforming		Non-conforming	
Proposed Condition and/or Use	Single Family Home	6,969	50.8	2	27.25	66.0%	27.8	10.6	6.5	39.9
District Regulation for Proposed	Single Family Home	20,000	75	4	35	75%	30	10	10	25
Note Non-Conforming Conditions for Proposal		Non-conforming	Non-conforming			Non-conforming	Non-conforming		Non-conforming	

Notes:

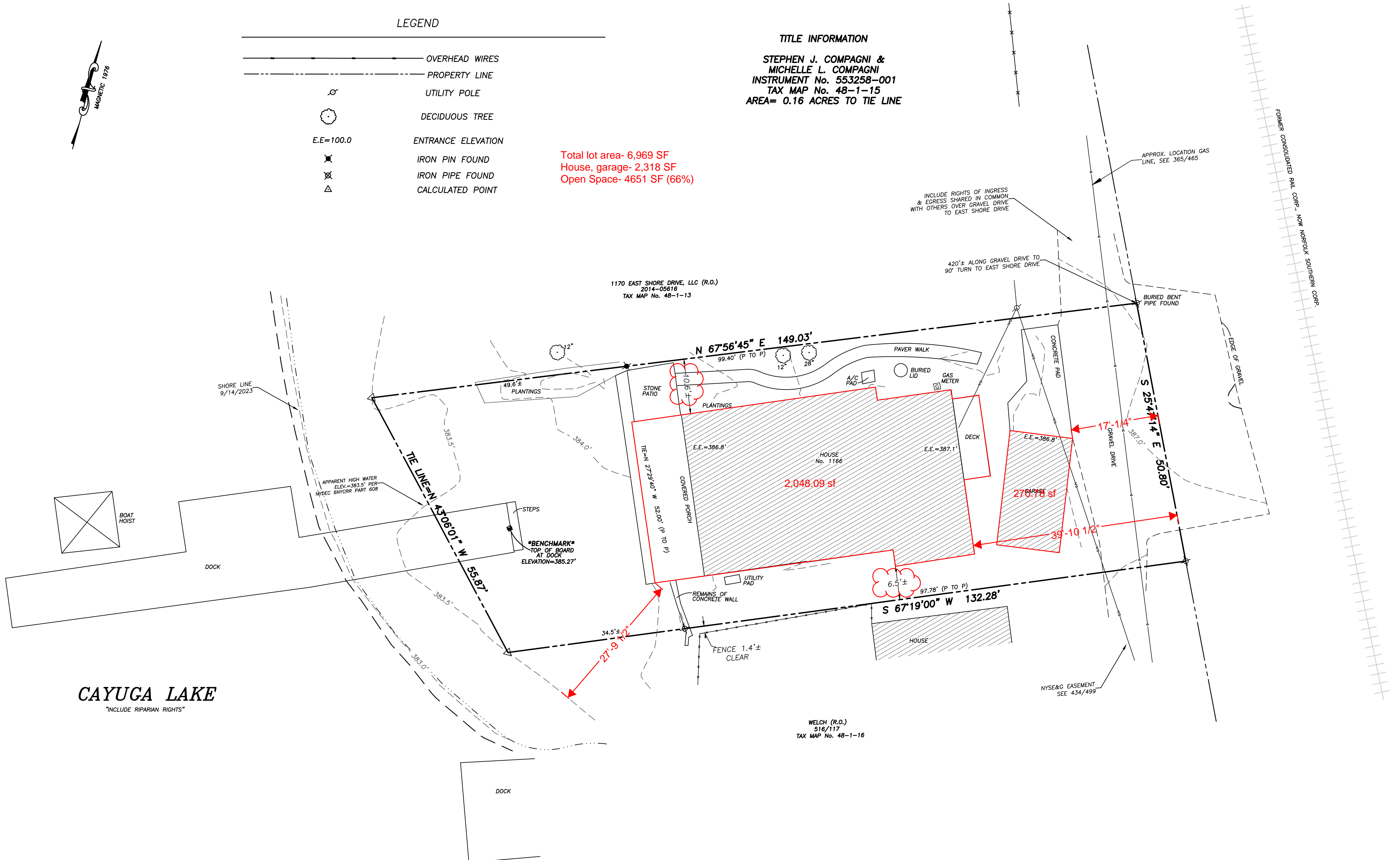


LEGEND

- OVERHEAD WIRES
- PROPERTY LINE
- UTILITY POLE
- DECIDUOUS TREE
- E.E.=100.0 ENTRANCE ELEVATION
- IRON PIN FOUND
- IRON PIPE FOUND
- CALCULATED POINT

TITLE INFORMATION
 STEPHEN J. COMPAGNI &
 MICHELLE L. COMPAGNI
 INSTRUMENT No. 553258-001
 TAX MAP No. 48-1-15
 AREA= 0.16 ACRES TO TIE LINE

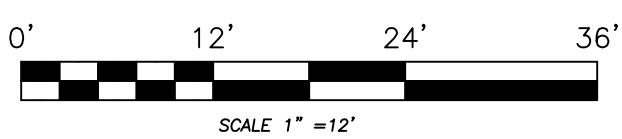
Total lot area- 6,969 SF
 House, garage- 2,318 SF
 Open Space- 4651 SF (66%)



CAYUGA LAKE
 "INCLUDE RIPARIAN RIGHTS"

NOTES:

1. HORIZONTAL DATUM IS REFERENCED MAGNETIC 1976.
 2. VERTICAL DATUM IS NAVD29 PER THE CAYUGA INLET (CAYUGA LAKE MONITORING LOCATION) AT ITHACA NY U.S.G.S. WEBSITE.
 - 3.) UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS, FIELD LOCATIONS OF ABOVE GROUND STRUCTURES AND ANY MARKINGS PROVIDED BY THE UTILITY AUTHORITY. THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES AND/OR STRUCTURES, THE LOCATION AND EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. LOCATIONS, SIZES AND MATERIALS OF UNDERGROUND UTILITIES ARE BASED ON BEST AVAILABLE EVIDENCE AS NOTED ABOVE. VERIFY ALL UTILITIES PRIOR TO DESIGN OR CONSTRUCTION.
 - 4.) IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.
 - 5.) OUTLINE OF BUILDINGS SHOWN HEREON ARE THE AT GRADE FOOTPRINT. ARCHITECT TO VERIFY BUILDING DIMENSIONS PRIOR TO DESIGN OR CONSTRUCTION.
- .) NOTE: THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.



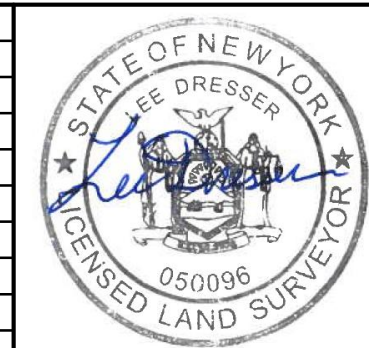
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 ITHACA, NEW YORK 14850
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 607-272-6477

TITLE:
TOPOGRAPHIC MAP
NO. 1166 EAST SHORE DRIVE
 TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE:
 9/14/2023

SCALE:
 1"=12'

REVISED



WARNING
 ALTERATION OF THIS MAP NOT
 CONFORMING TO SECTION 7209,
 SUBDIVISION 2, NEW YORK STATE
 EDUCATION LAW, ARE PROHIBITED
 BY LAW. ALL CERTIFICATIONS
 HEREON ARE VALID FOR THIS MAP
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 SEAL OF THE LICENSED LAND SURVEYOR
 WHOSE SIGNATURE APPEARS HEREON.