

**TOWN OF LANSING ZONING BOARD OF APPEALS RESOLUTION
APPROVAL OF AREA VARIANCE
BARKSVILLE INN ANIMAL CARE FACILITY**

BACKGROUND INFORMATION

Applicant: Kevin Kirby, owner/operator

Variance No: 25-XX

Property Location: 89 Goodman Road

Zoning District: AG

Tax Parcel #: 20.-1-8.220

Public Hearing Published on: 03/27/25
600' Notices Mailed: 03/25/25

Requirement for which an Area Variance is being requested: Town of Lansing Zoning Law § 270-37.7(C)
Zoning Uses – Principal, Accessory and Temporary.

WHEREAS an application was made by Kevin Kirby, owner/ operator, for an Area Variance seeking relief for the placement an Animal Care Facility located within the residence located at 89 Goodman Road, and as shown on “Site Plan No. 89 Goodman Road” dated 1/14/2025. This property is located in the AG zoning district which, per § 270-37.7(C), requires a 150’ setback from all property lines; and

WHEREAS the setbacks for the currently existing structure are as follows: 1) Northern setback is 150’+ requiring no variance, 2) Eastern setback is 5’ from property line whereas 150’ is required (145’ variance), 3) Southern setback is 55’ from property line whereas 150’ is required (95’ variance), and 4) Western setback is 50’ from property line whereas 150’ is required (100’ variance); and

WHEREAS this project is exempt from General Municipal Law § 239 per the 24 November 2003 Inter-governmental Agreement; and

WHEREAS this project has been classified as a Type II action under SEQRA, and therefore will not require further environmental review; and

WHEREAS legal notice was published on March 27, 2025 and adjacent property owners within 600 linear feet were notified by mail on March 25, 2025, and pursuant to Town Code § 270-27(F) and a public hearing was duly held before the Zoning Board of Appeals upon 9 April 2025. The public was duly allowed to speak upon and address the proposed Area Variance; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

That the Zoning Board of Appeals of the Town of Lansing does hereby grant approval for an Area Variance to locate an Animal Care Facility (as shown in the drawing set “Site Name: Reach Run Zoning Drawings” dated 1/30/2025) on land at TPN 20.-1-8.220, as well as all applications, forms and materials, subject to the following conditions:

1. This project must also receive Site Plan Approval in addition to this Area Variance.

Dated: 9 April 2025

Motioned by:

Seconded by:

VOTE AS FOLLOWS:

Richard Hayes –
Jamie Jones (Alt.) –
Mary Stoe –
Susan Tabrizi –
Roger VandePoel –
Jack Young –

Received in the Lansing Town Clerk's Office on _____

Debbie Munson, Town Clerk
Town of Lansing
Tompkins County, New York

DRAFT