

**TOWN OF LANSING ZONING BOARD OF APPEALS RESOLUTION
APPROVAL OF AREA VARIANCE FOR
POLE BARN LOCATED AT 394 VAN OSTRAND ROAD / 29.-1-17
BACKGROUND INFORMATION**

Applicant: Nick Jordan, owner

Variance No: 25-XX

Property Location: 394 Van Ostrand Road

Zoning District: AG

Tax Parcel #: 29.-1-17

Public Hearing Published on: 03/29/25
600' Notices Mailed: 03/28/25

Requirement for which an Area Variance is being requested: Town of Lansing Zoning Law § 270-27 Attachment 7 Area, Frontage, Bulk Regulations, Heights and Setback Requirements for AG Zoning District.

WHEREAS an application was made by Nick Jordan, owner, for an Area Variance seeking relief for the placement of a pole barn style garage building located on land at 394 Van Ostrand Road.

WHEREAS the required setbacks for this property, which is located in the AG zoning district, are: 1) a front (east) yard setback of 60' which can be met, 2) a side (north) yard setback of 15' which can be met, 3) a rear (west) yard setback of 25' whereas the applicant is requesting 4', and 4) a side (south) yard setback of 15' whereas the applicant is requesting 8'; 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 29, 2025 and adjacent property owners within 600 linear feet were notified by mail on March 28, 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 a pole barn style garage within the required setback limits, 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