



**Town of Lansing Zoning Board of Appeals  
Application for Variance**

Application Fee \$175

Application Date 05 09 2022

**Property for which Variance is being requested**

Tax Parcel No. 48.-1-10 Street Address 1184 East Shore Drive, Ithaca

**Applicant's Name and Address**

Robert Sterling

**Zoning District (check one)**

Phone \_\_\_\_\_ R1

Cell 610-703-7174 R2

Email \_\_\_\_\_ R3

*(If Applicant different from owner, notarized written permission of owner must be attached hereto.)*

**Owner's Name and Address (if different)**

B1

B2

Phone \_\_\_\_\_ L1

Cell \_\_\_\_\_ RA

Email \_\_\_\_\_ IR

**Application for (check applicable item)**

- A. Interpretation of Zoning Ordinance or Map  
 B. Area Variance  
 C. Use Variance  
 D. Appeal of decision of Code Enforcement Officer

**Request relates to provisions of (check applicable item)**

- A. Town of Lansing Land use Ordinance, Section \_\_\_\_\_  
 B. Town of Lansing Subdivision Regulations, Section \_\_\_\_\_  
 C. Other (Identity) \_\_\_\_\_

**Purpose of Request: (attach additional information if necessary)**

Please see attachment

**Justification of Request: (attach additional information if necessary)**

Please see attachment

**All Applicants for Variances shall please read the following:**

The Board of Zoning Appeals may grant Variances from the provisions of this Ordinance, only where by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or where by reason of exceptional topographic conditions or other extraordinary or exceptional conditions of a piece of property, or where by reason of other extraordinary or exceptional circumstances, the strict application of the requirements of this Ordinance would result in practical difficulties to, or undue hardship upon, the owner of this property, and further provided that this relief may be granted without substantially impairing the intent and purpose of this Ordinance. In granting a Variance, the Zoning Board of Appeals may attach such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this Ordinance will be served, public safety and welfare secured and substantial justice done. However, the Board of Zoning Appeals shall not be authorized to grant a density Variance or a Use variance to permit a use in a district in which the use is prohibited.

**Incomplete Applications will not be considered.**

**Applicant / Agent must be present at the Public Hearing. This Application, accompanying fee and all supporting documents must be submitted to the Zoning Administrator no later than two (2) weeks prior to the date that the request is to be considered. See Schedule of Meetings at [www.lansingtown.com](http://www.lansingtown.com)**

Town of Lansing

**AGRICULTURAL DATA STATEMENT**

Date: \_\_\_\_\_

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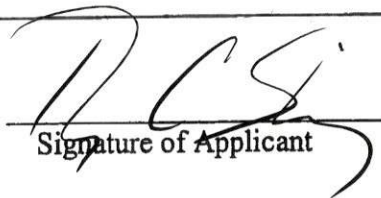
**Instructions:** In accordance with Section 283-a of the New York State Town Law, this form must be completed for an application for a special permit, site plan approval, use variance, or a subdivision requiring municipal review that would occur on property with 500 feet of a farm operation in a certified Agricultural District.

Applicant	Owner (if different from applicant)
Name: _____	Name: _____
Address: _____	Address: _____

1. Type of Application:  Special Use Permit;  Site Plan Approval;  Use Variance;  Subdivision Approval
2. Project Name/Location: \_\_\_\_\_
3. Tax Parcel Number(s): \_\_\_\_\_
4. Description of proposed project: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. Number of total acres involved with project: \_\_\_\_\_
6. Number of acres presently in Tax Parcel: \_\_\_\_\_
7. How much of the site is currently farmed? \_\_\_\_\_ Acres
8. Please identify who is farming the site: \_\_\_\_\_
9. Does this person \_\_\_ own, or \_\_\_ rent the land. (Please check only one).
10. Please indicate what the intentions are for the use of the remainder of the property  
\_\_\_\_\_

11. Who will maintain the remainder of the property not being used for this development?  
\_\_\_\_\_

12. Other project information. Please include information about the existing land cover (crops or vegetation), any known impacts on existing stormwater drainage (including field tiles), or other significant plant materials: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Signature of Applicant

\_\_\_\_\_  
Signature of Owner (if other than app)

\*\*\*\*\*

**FOR TOWN USE ONLY:**

Note: This form and a map of the parcel(s) should be mailed to County Planning as part of the GML 239 m and n referral. It should also be mailed to property owners within 600 feet of the property boundary (Attach list of property owners within 600 feet).

Name of Staff Person: \_\_\_\_\_

Date referred to County Planning: \_\_\_\_\_



Lansing NY ZBA – Zoning Board  
Area Variance Request  
Parcel 48.-1-10  
Zoning District L1  
Rob Sterling and Holly Hamilton  
1184 East Shore Drive, Ithaca NY14850  
[Rob.sterling@mac.com](mailto:Rob.sterling@mac.com)  
610-703-7174

#### Purpose and Justification

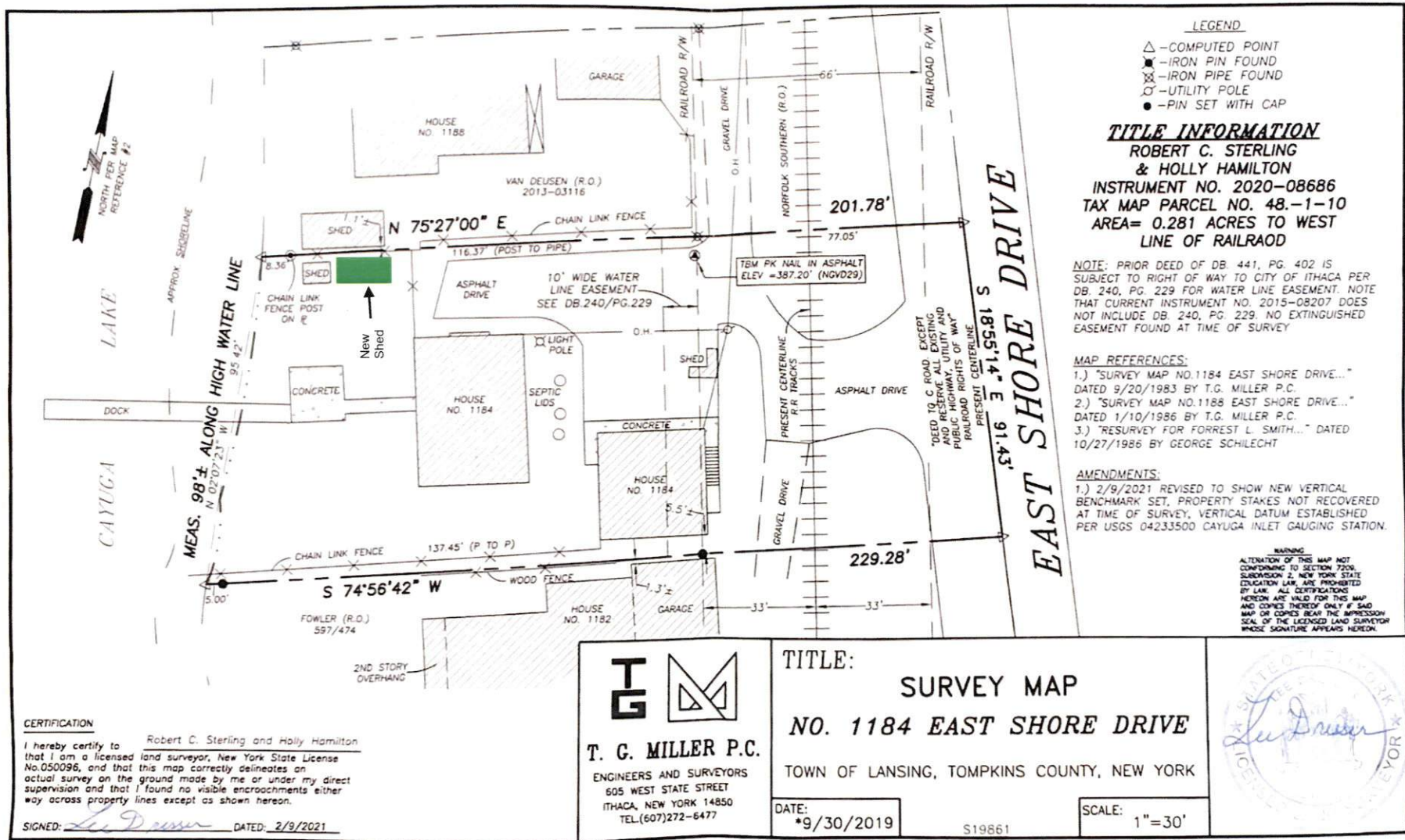
We would like to build/purchase and place a 10x20 Amish type Shed (on a stone pad, without a foundation as per normal sheds of this size) along the north border in the approximate position as noted on the survey. Currently is it overtaken by 12-15 ft tall Yew bushes as shown in the two photos and they will be removed. The placement of this storage shed is adjacent to the neighbor's boathouse, roughly 4-5 feet apart. The current existing shed is 4x5 and shown temporary plastic low shed are too small and cannot accommodate need.

We are not planning to build a garage as we believe we need to maintain access to the lakefront for debris removal and other landscaping, etc. A garage would also require a variance. In addition, our property along the lake cannot have a basement. As a result, we still need space to store snowblower, tools, lawnmower, bikes, and other assorted items normally stored in these locations.

#### ZBA's questions/concerns

- 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? This should not be a detriment to nearby properties or the property as it should make the area nicer than current overgrowth. The color will be the same as the other structures on the property. Adjacent neighbor will not see much of this proposed shed as it is on the other side of his boathouse. The view of the lake may be improved for residents across the street as shed is certainly lower than the tall and wide Yew bushes.*
- 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? Noted above, no garage and no basement. Storage is needed.*
- d. Whether the requested area variance is substantial? The bushes that exist in the same area comprise the same footprint. They extend more than 20 feet of the property line and encroach more than ten feet to the south. As you can see, they are unsightly, overtake a small plastic shed placed 9 feet from the property line and will be removed.*

- d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? *The environment will not be affected as the pad for leveling the area will be drainable stone and contained with 6x6 framing. The area is reasonably level. Run off is not affected as any water coming across driveway is currently captured by drainage at the NW corner and does not run past.*
- e. Whether the alleged difficulty was self-created? *There is no substantial storage existing, either garage or basement.*





# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Robert Sterling			
Name of Action or Project: 10x20 non-foundation/non-footer shed			
Project Location (describe, and attach a location map): North Boundary of Property			
Brief Description of Proposed Action: Shed will be placed on stone pad, #2 size stone or similar. The shed will have door opening toward the south. Aged Yew bushes that currently in the location and encroaching thru the property line chain link fences will be removed. Shed back wall will be parallel to the two chain link fences that are on the property line and will be 18 inches the fences, which is the same distance from the neighbors boathouse to the same fence. Shed area is effectively the same as the current overgrown Yew bushes so as not to occupy more space and location on this property than is currently occupied.			
Name of Applicant or Sponsor: Robert Sterling		Telephone: 610-703-7174 E-Mail: rob.sterling@mac.com	
Address: 1184 East Shore Drive			
City/PO: Ithaca		State: NY	Zip Code: 14850
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u> If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u> If Yes, list agency(s) name and permit or approval: Town of Lansing		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>		Property is .5 acres	
b. <u>Total acreage to be physically disturbed?</u>		Shed .005 acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		.5 acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			



5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: Not applicable. Storage shed for tools, snow blower, etc.	<input type="checkbox"/>	<input type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES	
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. <u>Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
_____			
_____			









