

Public Comments – Received on the Planning Board Comprehensive Plan 7/10/2017

The Lansing Town Planning Board will hold a “Public Hearing” on October 30, 2017 at 6:30 PM to hear additional comments on the draft Comprehensive Plan. The Planning Board completed this version on July 10, 2017 and it has been available since that time for the public to see on the town web site, Lansing Library and Town Hall Offices and offer comments. To date, the 10 individuals listed below have offer questions and comments. I am forwarding their comments and my responses if there is an email exchange.

- **Kenneth Kearl** – Reviewed the “Future Land Use” map and proposed changes of his property to the center of the road the proposed Rural Agriculture (RA) designation (currently R3 - Residential Mixed Use). Connie Wilcox and I met with him and discussed several issues. He asked that his property remain the Rural Agriculture designated future land use as currently mapped.
- **Mariano Garcia** – asked about the proposed changes of Commercial Mixed Use on N. Triphammer – specifically the 2 triangle parcels across from Michaleen’s at Hillcrest Rd. (see email with attached map). The Comp Plan Committee had designated the Future Land Use those areas as “Form Based Code” (FBC) as included within the Cornell Design Connect Study. The Planning Board determined that it would take time to create the FBC definitions and adopt Zoning Code changes, so they changed the area to the current zoning use of “Commercial Mixed Use” – both residential and commercial activities.
-

Lakeshore and RA designation. Tom also came to the Oct 16th Planning Board meeting and read the attached statement during the public comments. I have attached the Lansing Town Board resolution that confirmed NYS DEC if interested in this private property. Another question was regarding “what would happen to the land across the street – currently Commercial Mixed Use (former Town Center Land) – currently RFP for development proposal have focused on maintaining the trail system where ever possible.

- **Linda Story and Alfonso Torres** – I believe they are questioning commercial development to the east side of North Triphammer Road / Cayuga Farms development – see attached email. Same issue as identified with Mariano Garcia, Form Based Code / changed to Commercial Mixed Use with the Planning Board Future Land Use Map..
- **Lola Emily Winter** - Future Land Use Map shows mixed use commercial east of North Triphammer – see the attached email.
- **Becca Lovenheim** – Lansing Schools Cross County Coach – concerns about Rochester’s Cornerstone Group housing project and the continuation of using the Town Trails for Cross Country Meets, etc.
- **Melanie Malone** - question to Ed LaVigne about the 2015 draft plan and map and minutes. The Comp Plan version was 2016 not 2015, I met with her and gave her copies of the various proposed “Future Land Use Maps”. I responded to a follow up email (see attached) response.

Michael Long

From: Connie Wilcox <wilcoxc83@live.com>
Sent: Monday, October 02, 2017 12:13 PM
To: Kenneth Kearl
Cc: Edward LaVigne; Tom; Michael Long; 6 Shari Kearl; 4 Deb Minnock; 5 Sandy Stone; 2 Rodney Kearl; 2 Marjorie Kearl Farm
Subject: Re: Kearl Farm classification on Planning Board map

Most people do not understand that a Comprehensive plan is only a guide not a law. It helps with the update of the Land Use Ordinance, the maps are not set in stone, they are only proposed, so the Planning Board or the Town Board can make the changes if they see fit. If it will put your mind at ease we certainly can suggest that you land remains Residential/ Mixed Use. I can give you a list of Ag Committee members, but as I said the Comprehensive Plan committee has been disbanded so it would be of no value for you to have those names.

2017 Agriculture Committee Member List
Connie Wilcox, Chair
Robert G. Hatfield
Jeannie Kirby
Judy Drake, ZBA
John Fleming, Vice Chair
Lin Davidson
Mike Long, Planner
Edward J LaVigne, Town Supervisor
Andra Benson, Town Board
Larry Sharpsteen, Planning Board
Monika Roth, Cornell Cooperative Extension
Adam Buck
Larry Moore
Kenton Patchen
Todd Eldred
Al Fiorelle, Planning Board

MET WITH Mr. KEARL -
AREA IS CURRENTLY PROPOSED
"RURAL AGRICULTURE"
ON PLANNING BOARD
FUTURE LAND USE MAP -
- LEAVE AS PROPOSED - RA

Connie

Connie Wilcox

From: Kenneth Kearl
Sent: Monday, October 2, 2017 11:35 AM
To: Connie Wilcox
Cc: Edward LaVigne; Tom; Michael Long; 6 Shari Kearl; 4 Deb Minnock; 5 Sandy Stone; 2 Rodney Kearl; 2

the barn into a venue for weddings and other events, so you see they don't feel locked in because of the Ag District.

We have recorded minutes of our meetings and some written, I don't really feel any of these would be of value to you. We have a meeting scheduled with you and we can certainly give them to you for review at that time. I really don't think you will gain anything from them as the Planning Board has reviewed the Comprehensive Plan and will have a public hearing at the end of October, they have put their recommendations into the plan so some things have changed.

As far as the Ag Committee is concerned it is their goal to keep as much land in farming as possible, but it is certainly any landowners right to sell or buy land as they see fit. Some farm land in the area is going for \$5,000 an acre. If I remember your land correctly there is quite a swampy area on Benson Rd that probably would not be good for farming or development unless a great deal of drainage is put in, it also may be deemed wetland. Exactly how many acres are there that are now being farmed?

Look forward to meeting with you to hash out some of these things and put your mind at ease.

Connie

Connie Wilcox

From: Kenneth Kearl
Sent: Monday, October 2, 2017 9:45 AM
To: Connie Wilcox
Cc: Edward LaVigne; Tom; Michael Long; 6 Shari Kearl; 4 Deb Minnock; 5 Sandy Stone; 2 Rodney Kearl; 2 Marjorie Kearl Farm
Subject: Re: Kearl Farm classification on Planning Board map

Hi Connie,

I am following up on my emails with Ed LaVigne, Mike Long and Tom Ellis regarding the proposed change in classification for the Kearl Farm from "Residential / Mixed Use" on the 2016 Comprehensive plan map to "Agriculture" on the 2017 map.

As representative of the Kearl family, could you help me with some background information?

- 1) I understand you are the Chairman of the Ag Committee and the Comprehensive Plan Committee, is that correct?
- 2) Could you email me and Kearl family members CC'd a list of the people on the Ag Committee and a list of people on the Comprehensive Plan committee?

Michael Long

From: Edward LaVigne
Sent: Monday, September 25, 2017 7:04 PM
To: Tom Ellis; Michael Long; Lynn Day; Andra Benson; Katrina Binkewicz; Guy Krogh; Robert Cree; Doug Dake
Subject: Fwd: zoning changes and comp plan comments

Tom:
Please share this letter of concern with the rest of the planning board. Thank you.

Sent from my Verizon. Samsung Galaxy smartphone

----- Original

From: [mgarcia/](#)
Date: 9/25/17 6:01 PM (GMT-05:00)
To: Edward LaVigne <elavigne@lansingtown.com>
Subject: FW: zoning changes and comp plan comments

Ed-

See email below. I think you gave out the wrong email in your Sept 25 letter to the Lansing Star, I'll try again.

-M

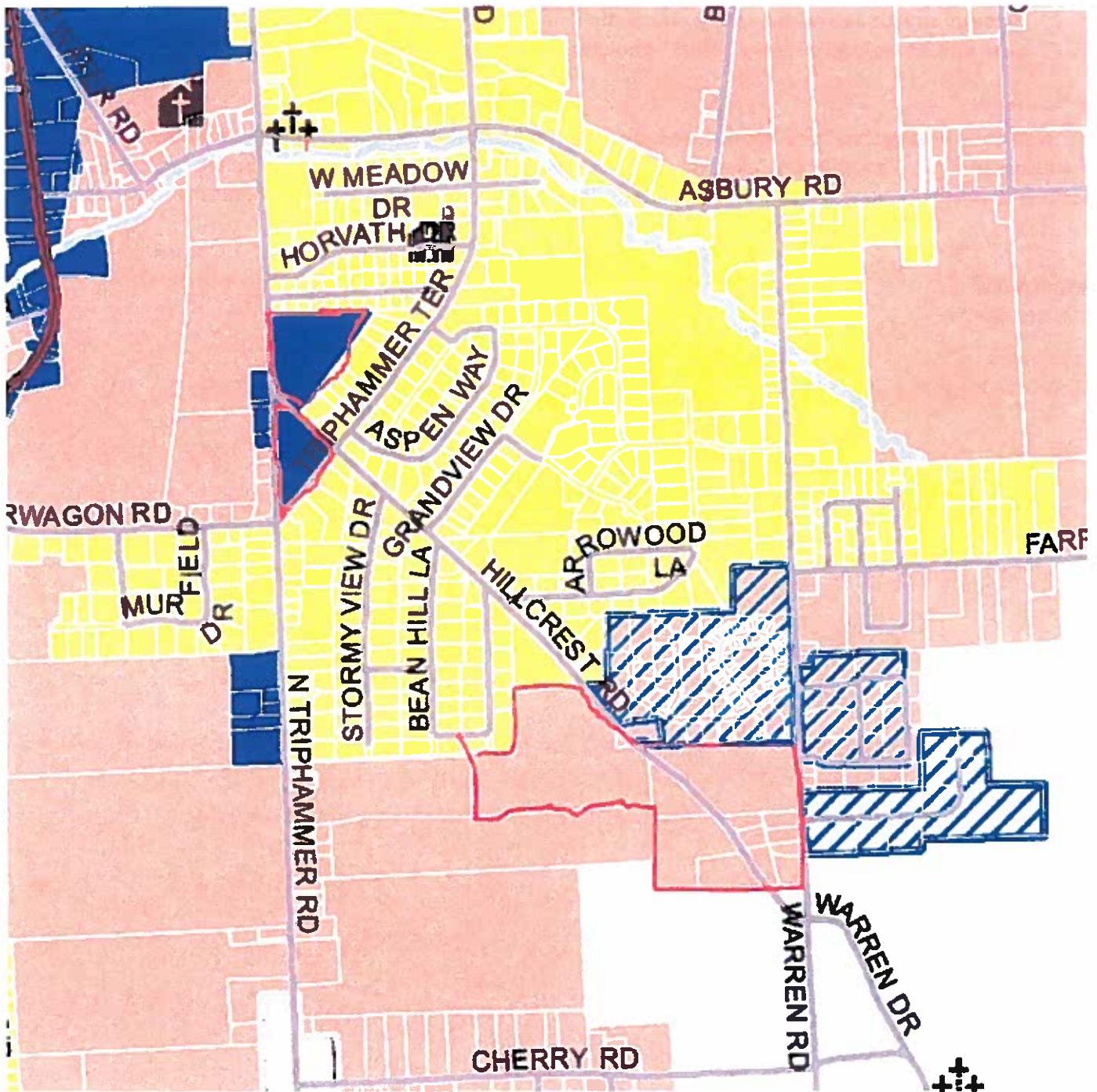
From: Garcia, Mariano (Ithaca)
Sent: Monday, September 25, 2017 5:57 PM
To: 'elavigne@townoflansing.com'; 'tells18@twcny.rr.com'; 'nid1@cornell.edu'; 'aforille@tompkins-co.org'; 'gcaward@gmail.com'; 'Larbear@Juno.com'; 'Conlon.sandy@gmail.com'; 'djt2@cornell.edu'; 'deanshea@sunnybrookbuilders.com'
Cc: 'rcree@lansingtown.com'; 'ddake@lansingtown.com'; 'kbinkewicz@lansingtown.com'; 'abenson@lansingtown.com'
Subject: zoning changes and comp plan comments

Dear Ed and Members of Planning Committee and Town Board

I'm writing to **share some concerns** I have about the proposed Zoning changes and comprehensive plan.

I'll try to start with specifics (1) and then move to a more general concern (2).

- 1) **Erosion of R1 Zoning areas.** The existing zoning for my area (from 2012) looks like the inset below.



2) The town has made it clear that it wants as much development as possible in the South end. I want to register my displeasure with this general strategy as it basically means that those of us who live in the South of Lansing will be subject to more traffic, noise, congestion, and possibly crime as well. In particular Hillcrest Rd is already very unfriendly for runners, walkers, and cyclists as there is no usable shoulder ... and it will presumably only get worse. Your own traffic study pointed out various dangerous intersections on the South end of town but I have not heard of any apparent remedy. Town officials public use of the term 'Mason Dixon Line' is a little insulting as it basically indicates to me that

Michael Long

From: Michael Long
Sent: Sunday, October 01, 2017 7:32 PM
To: melanie malone
Subject: Re: Lansing Comprehensive Plan

Thank you for your questions. Tompkins County prepares the maps for us and we don't currently have pie charts that show Land Use percentages.

The Planning Board version **attachments are the same** as the comprehensive plan committee version which is why the pages are blanks but have page numbers.

Mike Long AICP
Sent from my iPhone

On Oct 1, 2017, at 2:36 PM, melanie malone <[redacted]> wrote:

Dear Mr. Long,
I have a couple of general questions. The town clerk suggest I contact you. Thanks for the 2003/2015/2016 Lansing Comprehensive Plan maps. They are a general visual guide of land use in the town. **How can I find a bar graph, pie chart and/or table representing each type of land use and it's corresponding percentage/acreage?** This would be the most concrete way to view the comparisons of the types of land use and the amount of each land use in each (2003/2015/2016) plan. I see that pie charts and tables have been used within the comprehensive plan to note other statistics.

Also, the town's website has this listed at the bottom of it's home page:

[Click Here](#) to download the latest draft (**Planning Board Final Committee Draft 7/10/2017**) of

In viewing the 2017 Lansing Comprehensive Plan Draft via this link, the **following appendixes are blank- Appendix B- Maps, C- Community Survey D-Transportation, E- Farmland Protection, F- Form Based Code and Land Use Analysis.** Will these still be included as part of the 2017 plan as they were in 2016?

Thanks for your time.
Melanie

APPENDIX'S ARE SAME FOR
BOTH VERSIONS OF COM PLAN COMMITTEE
AND PLANNING BOARD VERSIONS.

Michael Long

From: Michael Long
Sent: Sunday, October 01, 2017 7:27 PM
To: Ella Holden
Subject: Re: Comprehensive Plan

Thank you for your thoughts. I will pass them on to the Planning Board and Town Board.

Mike Long AICP
Sent from my iPhone

On Oct 1, 2017, at 6:59 PM, Ella Holden wrote:

Please keep the Bell Station as a recreational area. Once it's gone, it's gone forever. Is there a real need in our town to chase the all mighty dollar.

Low income housing, the project across from the ballfields will do nothing to enhance our town. Yes, I know calls were made to the Rochester area where the developer has properties regarding police calls etc., we are not Rochester. OMG, just think of the traffic problems to come!! There has to be a better solution.

Yes to more Senior housing. Wasn't the current facility built years ago, I believe the Lansing Housing Authority saw that through to completion and found a secluded ideal site. Our aging population deserves more of this type of housing. Couldn't the property that was the "Girls School" be refurbished for this use. The old Groton High School serves the purpose very well.

Let's not do too much to the Gems of our community, Myers Park and Salt Point. Oh how I love them now as a peaceful place to walk, swim, picnic enjoy the nature.

Thanks so much. Jerry and Ella Holden

9/14/2017

Karl Kohlenberg
DBA/Kohlenberg Auto Works

Ed Levine and Zoning Board Members
FOR THE RECORD:

This letter is in regards to my property located on the corner of Myers Rd. and 34B. I have a successful auto repair & service station here for over 21 years. When I purchased this property it was zoned (B1) mixed commercial. This shop was built back in 1960 and has always been a service station. My plan was to operate this shop until I was ready to retire. In 2003 (for some reason) was zoned as(L1). No one can tell me why? I think this is ridiculous as my property is 3/4th of a mile from the lake. Due to the zoning restrictions this has drastically changed the value of my property, and has ruined any plans for most any commercial use someone may have when I decide to move on and sell or lease this property. I can't make any plans for my future until this zoning is put back to what it should be (B1). I have been promised time and time again that it will be rezoned. I'm not getting any younger!!!

Regards,
Karl Kohlenberg

Sept. 25, 2017
Planning Bd. MTS

My name is Joseph Wetmore.

I am very concerned about the pronouncement our Town Supervisor, Edward LaVigne, has made about the upcoming Public Hearing on your draft of the Comprehensive Plan. Mr. LaVigne said, "If you wait until the October 30th meeting, there will not be time for them to consider your requests, comments or concerns. There will be no debate at a public hearing. They will only listen and then vote."

I want you to think about what this means to Town residents.

First, the Town Board has already had to send your draft of the Comprehensive Plan back to you because you did not hold a public hearing on your revisions at all. Now, according to our Town Supervisor, you are going to hold the public hearing, but "there will not be time" for the Planning Board "consider" our "requests, comments or concerns."

Let me repeat that, at a formal public hearing, there will be no time to "consider" Lansing's residents "requests, comments or concerns." Really?

It is hard to believe that the supervisor misspoke, as this appeared both on his Facebook page and in the Lansing Star.

At a formal public hearing, a hearing required by New York State law, there will be no time to "consider" "requests, comments or concerns" from the general public. That's an astonishing statement for a public official to make.

I can't fathom what the point of a public hearing is, if not to give the Planning Board a chance to "consider" "requests, comments or concerns" that the public presents at the hearing.

So this leaves me with a few questions:

If there is no time to "consider" "requests, comments or concerns" from the general public at a public hearing, what do you do at a public hearing?

If there is no time to "consider" "requests, comments or concerns" from the general public at a public hearing, what do you expect the public do at a public hearing?

If you have no time to "consider" "requests, comments or concerns" from the general public, whose requests, comments and concerns have you considered? The public deserves to know.

Thank you

Michael Long

From: Michael Long
Sent: Wednesday, September 13, 2017 2:44 PM
To: 'Thomas J. Butler'; Al Fiorille (afiorille@tompkins-co.org); David A. Herrick (dah@tgmillerpc.com); Dean Shea (deanshea@sunnybrookbuilders.com); Deborah J. Trumbull; Doug Dake; Edward LaVigne; Gerald Caward Jr. (gcaward@gmail.com); Guy Krogh (gkrogh@thalerandthaler.com); Lansing Highway; Larry Sharpsteen (larbear@juno.com); Lynn Day; N L. Davidson; Sandra Dennis Conlon (Conlon.sandy@gmail.com); Sue Munson; Tom Ellis (tellis18@twcny.rr.com); Andra Benson; Town Clerk; Katrina Binkewicz; Robert Cree
Cc: Connie Wilcox; Joseph Wetmore (autumnleavesusedbooks@yahoo.com)
Subject: RE: Comp Plan - DEC proposal to acquire NYSEG land for state park

Tom,

As you may already know if you review page 40 of the current Planning Board Comp Plan, Bell Station is still identified within the Comp Plan document. This project is still very speculative at best with several issues that would need to be resolved should it ever come to fruition.

Michael H. Long, AICP
Lansing Town Planning Consultant
29 Auburn, Road
Lansing, New York 14882
(607) 533-7054
mlong@lansingtown.com

From: Thomas J. Butler
Sent: Thursday, August 31, 2017 10:31 PM
To: Michael Long; Al Fiorille (afiorille@tompkins-co.org); David A. Herrick (dah@tgmillerpc.com); Dean Shea (deanshea@sunnybrookbuilders.com); Deborah J. Trumbull; Doug Dake; Edward LaVigne; Gerald Caward Jr. (gcaward@gmail.com); Guy Krogh (gkrogh@thalerandthaler.com); Lansing Highway; Larry Sharpsteen (larbear@juno.com); Lynn Day; N L. Davidson; Sandra Dennis Conlon (Conlon.sandy@gmail.com); Sue Munson; Tom Ellis (tellis18@twcny.rr.com); Andra Benson; Town Clerk; Katrina Binkewicz; Robert Cree
Cc: Connie Wilcox
Subject: RE: Comp Plan - DEC proposal to acquire NYSEG land for state park

Thank you Mike!
Cheers,
TB

From: Michael Long [<mailto:mlong@lansingtown.com>]
Sent: Thursday, August 31, 2017 4:29 PM
To: Al Fiorille (afiorille@tompkins-co.org) <afiorille@tompkins-co.org>; David A. Herrick (dah@tgmillerpc.com) <dah@tgmillerpc.com>; Dean Shea (deanshea@sunnybrookbuilders.com) <deanshea@sunnybrookbuilders.com>; Deborah J. Trumbull <trumbull@cornell.edu>; Doug Dake <ddake@lansingtown.com>; Edward LaVigne <elavigne@lansingtown.com>; Gerald Caward Jr. (gcaward@gmail.com) <gcaward@gmail.com>; Guy Krogh (gkrogh@thalerandthaler.com) <gkrogh@thalerandthaler.com>; Lansing Highway <lansinghwy@lansingtown.com>;

RESOLUTION 13- 133

RESOLUTION IN SUPPORT OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION TO ACQUIRE, ESTABLISH AND MANAGE A PUBLICLY- ACCESSIBLE CONSERVATION AREA

The following Resolution was duly presented for consideration by the Town Board:

WHEREAS, the so- called" Bell Station" property owned by New York State Electric & Gas in North Lansing represents the single largest undeveloped parcel of land remaining on Cayuga Lake, including 3, 400 feet of undeveloped shoreline and almost 500 acres of fields and forest; and the land has been recognized as a priority project within New York State' s Open Space Plan; and

WHEREAS, representatives of the New York State Department of Environmental Conservation have indicated the state' s interest in acquiring the land in order to establish a publicly- accessible conservation area; and

WHEREAS, the Town Board of the Town of Lansing has considered the major areas of concern surrounding the Town' s support for the NYS purchase of the NYSEG land to be used as a NYS Forest and/ or Wildlife Management Area. These include management and responsibilities of the Forest, economic costs and benefits of the Forest, and the potential additions to the quality of life for those who live in Lansing; and

WHEREAS, the Town has heard from individual citizens and multiple citizen groups such as the Agriculture Committee, the Drilling Committee, the Pathways Committee, the Comprehensive Planning Committee in support of the DEC proposal; and

WHEREAS, the Town recognizes that the proposed location of the Forest is on the Northern border of the Town, an area consistent with conservation of open space and preservation of prime soil agricultural lands as described in the Town' s Comprehensive Plan; and

WHEREAS, the Town' s rich natural environment is a valuable asset that creates a sense of identity and well-being for residents of the area. Preserving and protecting the agricultural, scenic, recreational, and other natural resources of the Town is important for both a healthy environment and a vibrant economy; and

WHEREAS, upon due deliberation thereupon, the Town Board of the Town of Lansing has hereby

RESOLVED, that the Lansing Town Board endorses the acquisition of the Bell Station property by the New York State Department of Environmental Conservation with the understanding that the State will provide ongoing payment of property taxes in the form of a PILOT (Payment in Lieu of Taxes) to both the Town of Lansing and the Lansing



RECEIVED
10/16/17

From Tom Butten
476 Van Ostrand Rd

Comments for planning board meeting 10-16-17:

I would like to make a statement about the Comp Plan this evening, one reason being that it appears that public input at the Public Hearing in two weeks will be heard, but that will be followed by a vote by the planning board to accept the plan and pass it to the town board. Let me say that I think overall, the comp plan is a very reasonable document. It is obvious that the planning board has made a good effort, as have the previous update committees. While I can find a number of problems with it, I do not wish to nit pick here, but I do have some serious concerns. I will only address two concerns:

- 1) What is the rationale for changing the Bell Station Land north of the power plant from "Recreation (NYSEG Future Parkland)" which was its designation on the 2016 draft of the Future Land Use Map), to "Lakeshore Low Density" (see 2017 planning board version of Future Land Use Map). In all of the comp plan update committee meetings, no one ever raised an objection to the classification as an area of public use. There is no discussion of this in any planning board meeting minutes. The Town Resident survey showed 90% support (52% strongly support) for "support laws or policies to protect scenic views and natural areas?" Mike Long has pointed out to me that on pg 40 of the present draft, this parcel is discussed. Yes, it does include "As with Myers Park and Salt Point, this land (Bell Station) is a critical lakefront property that needs to be conserved for present and future generations." Why not have the future land use map reflect that? Public access to the lake will only become more valuable over time. Please change that designation back to what it was in the 2016 draft of the comp plan. Again, there is strong support in Lansing for this land to become public at some point in the future. A comp plan represents a vision for the future. Let's remember that if past town residents did not have the vision to save Myers Park for the public to enjoy, this town would be a much less attractive place to live or visit.
- 2) The lands across from the ballfields are now classified "commercial mixed use". What is going to happen to the trails there? Will they be lost to development or will they be maintained as a popular walking/exercise area? It does seem like a very popular spot that gets a fair amount of use throughout the year. It appears that trails in Lansing have been given a lower priority in the rewrite of the plan by the planning board. Why is this

Mike

Received 10/13/17

Lakeview Neighborhood
is in (R1) Low Density

Cayuga Orchards is
in (R2) - Moderate
Density

Linda Story and Alfonso Torres

To Members of Planning Committee and Town Board,

We who live in immediate proximity to an area under discussion for changes in the zoning and character of our Lakeview neighborhood do **register our opposition to intensely increasing the population density and traffic within what should remain R1 zoning.**

How does the placing businesses and multiple-residence units at the corners of already difficult intersections in quality neighborhood areas improve anything for anyone except the profit of developers? **Lansing has ways to grow without abruptly switching zoning, altering the quality of life in settled neighborhoods, and compounding traffic congestion.**

We have purchased where we have exactly for the neighborhood's quality of life, character, and protective regulations that come with R1 neighborhood designation.

Specific objections:

- The proposed change unnecessarily alters my expectations as a supportive 14-years tax-paying Lansingite of a sustained quality of my investment in a desirable neighborhood. Such proposed development is clearly disadvantageous to us and to our neighbors.
- Any additional traffic on the narrow Hillcrest Road ends all possibility of walking or biking there, already notably dangerous.
- More traffic will guarantee even more significant collisions at the difficult Hillcrest and Triphammer Terrace intersection, already too frequent.
- Hillcrest Road is narrow, eroding, and could hardly be widened.
- The sound of traffic already roaring by (especially at the hours of the Borg Warner shifts, the numerous school buses and heavy service vehicles that must use Hillcrest as a main arterial) should not be allowed to increase.

I do understand that more residents and more businesses would pay taxes and help support our fine schools and the administration of all the quality services Lansing provides. I do understand that Lansing's growth will always be ultimately much more satisfactory to all parties if well-planned, not unnecessarily sudden and intrusive.

We object to dropping multiple businesses and multiple residence compounds into the proposed locations at North Triphammer, Triphammer Terrace, Asbury and Horvath.

We would rather follow a better-considered Comprehensive Plan to guide development. As residents of Lakeview neighborhood, we vote to disallow the proposed complexities of development in these locations.

Linda Story
LINDA STORY

Alfonso Torres
Alfonso Torres

Michael Long

From: Tom <tellis18@twcny.rr.com>
Sent: Monday, October 16, 2017 1:42 PM
To: Michael Long
Subject: Fwd: proposed zoning changes

Sent from my iPhone

Begin forwarded message:

From: Lola Emily Winter <[redacted]>
Date: October 16, 2017 at 11:39:22 AM EDT
To: "elavigne@lansingotwn.com" <elavigne@lansingotwn.com>
Cc: "RCree@Lansintown.com" <RCree@Lansintown.com>, "DDuke@Lansingtown.com" <DDuke@Lansingtown.com>, "KBinkewicz@lansingtown.com" <KBinkewicz@lansingtown.com>, "ABenson@Lansingtown.com" <ABenson@Lansingtown.com>, "telliis18@twcny.rr.com" <telliis18@twcny.rr.com>, "nld@cornell.edu" <nld@cornell.edu>, "afiorille@tompkins-co.org" <afiorille@tompkins-co.org>, "gcaward@gmail.com" <gcaward@gmail.com>, "Larbear@Juno.com" <Larbear@Juno.com>, "Conlon.sandy@gmail.com" <Conlon.sandy@gmail.com>, "Deborah J. Trumbull" <trumbull@cornell.edu>
Subject: proposed zoning changes

Lansing Town Board and Planning Board,

We join with others in expressing our grave concern at the proposal by the Town Board and the Planning Board to permit commercial development and high density housing in our neighborhood, zoned Low-Density Residential for over forty years.

Such actions would ruin the character of the neighborhood, severely depreciate private property values, and create dangerous new traffic problems. Even now the flow of traffic on Triphammer is very heavy during rush hours, and entering Triphammer from Triphammer Terrace during these periods is a risky undertaking.

Has anyone given any thought to the impact on traffic of 101 more cars from the new area residents, added to that from the proposed new business establishments?

For these reasons we are strongly opposed to the imposition of the proposed zoning changes on this area of Lansing.

Michael Long

From: Tom <tellis18@twcny.rr.com>
Sent: Monday, October 16, 2017 1:43 PM
To: Michael Long
Subject: Fwd: Lansing Center Trail

Sent from my iPhone

Begin forwarded message:

From: Becca Lovenheim
Date: October 15, 2017 at 11:56:32 PM EDT
To: tellis18@twcny.rr.com, nld1@cornell.edu, afiorille@tompkins-co.org, gcaward@gmail.com, Lrbear@juno.com, Conlon.sandy@gmail.com, djt2@cornell.edu, deanshea@sunnybrookbuilders.com
Subject: Lansing Center Trail

Dear Members of the Lansing Planning Board,

I am writing to register my deep concerns about the planned Cornerstone development in the capacity of both a Lansing resident and as the head coach of the Lansing cross country teams. My family has lived in Lansing since 2009, and this is my third year as a cross country coach for the high school and middle school programs.

When the Lansing schools were installing a new septic system, the construction on campus prevented our cross country program from hosting a home meet on school grounds. Steve Colt worked with us as we explored the possibility of creating a home course at the Lansing Center Trail. The town, our school board, and community members worked together with our team as we used the existing trails and an additional path to create a spectator-friendly, fast, and beautiful course not only for meets but also for regular practices.

In the three years that I have been coaching, our program has almost tripled in size -- and the trails have been a big part of this growth. The Lansing school campus is surrounded by roads, some of which are very busy or have narrow shoulders; indeed, a road runs directly through the campus. We work with our athletes to ensure safety when we are out running, but cross country training requires athletes to be trained on various surfaces and across long distances. Our practices at the trails are invaluable to our athletes, not only for the training it provides but also for the opportunity for our student-athletes to be out in nature with their peers.

We have hosted several interscholastic meets and two youth races, fielding over 75 runners at each of these youth races. At all of these events, runners, their fans, and their coaches have commented both on how fortunate we are to have such a beautiful network of trails and how wonderful it is to have this green space in town in such close proximity to our schools. Our varsity teams host the youth races, sharing their home course with younger runners and instilling a sense of pride, ownership, and partnership in and with their sport, these trails, and their town.

Michael Long

From: Michael Long
Sent: Wednesday, October 18, 2017 11:27 AM
To: 'melanie malone'
Cc: Edward LaVigne; Tom Ellis (tellis18@twcny.rr.com)
Subject: FW: Lansing Comp Plan/Town Website

Melanie,

Ed LaVigne asked me to respond to your email below. I did meet with you on Oct 5th and I thought that those questions were answered then.

1. The Comprehensive Plan Committee worked on the draft plan for over 4 years... There was not a formal version of a 2015 plan, rather a draft that was continually revised by the various committee members until the July 11, 2016 version that was the basis for the Comprehensive Plan Public Hearing (Aug 10, 2016), then amended by the committee with a final version Sept. 11, 2016 that forwarded to the Town Board for their consideration. The Future Land Use Map that was in the committee's final version was dated Sept. 2016 which I gave you a copy when we met.
2. The Planning Board held 13 meetings to discuss the Comprehensive Plan. Typically, they were "work sessions" of the entire board often held at 5:00 PM as listed on the various Planning board agendas. The Planning Board members were a "committee of the whole" focused on editing the narrative of the Sept, 14, 2016 version of the Comprehensive Plan. The entire planning board offered verbal comments and edits were made similar to the format of edit the Comp Plan Committee. The Planning Board minutes are typically based on approvals of site plans, subdivisions, etc. The final Planning Board edited version of the Comprehensive Plan is dated July 10, 2017. After the October 30, 2017 Public Hearing, the Planning Board will hopefully take action to formally adopt the final version and forward to the Lansing Town Board for consideration. The Town Board will also be required to hold another "Public hearing prior to adoption.

I hope this will address your questions. If you would like to discuss this further, let me know and we can schedule a time to meet.

Michael H. Long, AICP
Lansing Town Planning Consultant
29 Auburn, Road
Lansing, New York 14882
(607) 533-7054
mlong@lansingtown.com