

PUBLIC COMMENTS
RECEIVED ON THE PLANNING BOARD 7/10/2017
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. As of 10/30/2017, the 21 individuals listed below have offer questions and comments.

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 Residential Mixed Use (R3)). Connie Wilcox and Mike Long met with him and discussed several issues. He asked that his property remain the Rural Agriculture designated future land use as currently mapped.

- Ken noticed that my farm had been modified from residential to Rural and Agriculture. When he understood the zoning, he are good with the change.
- **Mariano Garcia** – asked about the proposed changes of Commercial Mixed Use on N. Triphammer – specifically the two 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.
- **Melanie Malone** –Questions:
 - If we had pie charts about the land use percentages – Tompkins County Planning completed the maps and did not calculate the current vs proposed changes. (Could not complete this request)
 - Also, asked where were the Comp Plan appendices? The Planning Board version only changed text and updated the Future Land Use Map. The appendices are same

as the Comp Plan Committee version. Mike Long met with her on Oct 5, 2017, gave her copies of the various maps and answered her questions.

- Question to Ed LaVigne about the 2015 draft plan, map, and minutes. The Comp Plan version was 2016 not 2015, Mike Long met with her and gave her copies of the various proposed “Future Land Use Maps”. Mike Long responded to a follow up email response.
- **Ella Holden** – “Keep the Bell Station as a recreational area” It is privately owned by Avangard / formerly NYSEG. – The Planning Board version of the Future Land Use Map kept the proposed uses the same as they currently exist on the 2003 Zoning Map (Lakeshore and Rural Agriculture).
- **Karl Kohlenberg** – requested that his service station at the corner of Rt. 34B and Myers Road be considered Commercial Mixed Use – this property has been in existence for many years as a garage repair shop. The map was changed to Lakeshore in the 2003 Zoning Map. Verified it was changed on the May 2017 Planning Board “Future Land Use Map” as he had request.
- **Joe Wetmore** – Expressed concern about IF the Planning Board would have enough time to respond to Public Comments at the October 30th Public Hearing by the Planning Board?
 - Submitted some clarifications regarding the content and purpose of the “Future Land Use Map”.
 - Had some concerns with the location and availability of the comp plan.
- **Tom Butler** – At the Informational Meeting requested the Future Land Use Map include the “NYSEG Future Parkland label as was on the Comprehensive Plan Committee map. What was the rationale the Planning Board had used to determine NYSEG land should continue to be the same Lakeshore and RA designation. Tom also came to the Oct 16th Planning Board meeting and read a 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.

- Stephanie Behler – Speaking on behalf of her husband, Tom Butler thinks the comp plan is a good document. His concern is Belle Station and Trails, Greenways etc.
- Where are the designated green spaces or trails?
- Why was page 78 to designate a conservation advisory council removed from the planning board version?
- Why so much commercial mixed use proposed for route 34?
- Why was language on Cayuga Lake edited to omit potential harm that industry could do to the lake?
- Why doesn't the plan recommend any limitations on heavy industry, including fracking? Sustainability portion has been watered down. Bell Station should still be labeled under Recreation.
- **Linda Story and Alfonso Torres** – I believe they are questioning commercial development to the east side of North Triphammer Road / Cayuga Farms development. 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.
- **Rebecca Lovenheim** – Lansing Schools Cross Country Coach – concerns about Rochester's Cornerstone Group housing project and the continuation of using the Town Trails for Cross Country Meets, etc.
 - Thanks the Board for their time and efforts. Rebecca has concerns for the natural trail system in Lansing, about possible odor from the Cayuga Orchards package plant and that despite the traffic studies there is too much traffic.
- **Donna Scott** – Speaking for Ruth Hopkins. Why no task force to design walking and bicycle paths?
 - Why change the area on N. Triphammer across from Michaelen's?
 - Why change the zoning on the major road like E. Shore Drive and Ridge Road?
 - Why was the Conservation Advisory Committee deleted from the plan draft?

- Please provide Legal assurance that the draft plan will support a decision by the Town Board to ban Natural Gas and Petroleum Exploration and Extraction Activities....
- Please provide goals in the draft plan that support using Village Solars as the model for large land areas in south Lansing.
- Why was Bell Station proposed to be Lakeshore low density?
- **Amy Bukowski** – Against changing the zoning on either of the two plots of land at Triphammer and Hillcrest. Worried about stormwater.
- **John Young** – He is happy with the Comprehensive Plan and thinks it is very important. He owns the triangle by Triphammer Terrace and over by Waterwagon Road. He wanted to let the surrounding residence know that if he builds on the Triangle he would have to incorporate the stormwater in is design plan. All those who built before stormwater and currently have problems could retrofit their own yards to avoid future problems as well. He is limited to who wants to live there due to all three sides having road frontage. No one wants to build a house there. He doesn't have a plan yet for the property but has thought about mixed use on the lot.
- **Peter Parks** – Would like to see the Density in the Town Center area. Triangle area seems to be a hot topic. He is concerned about the spot zoning. No happy with increasing the commercial density.
- **Connie Wilcox** – Dean Shea gave a good summation on the changes for Bell Station. Thank you for striving to make this a good plan. You are never going to make everybody happy and you have to move forward.
- **Chris Williams** – Thanks the Planning Board for moving forward with the plan. It represents a sense of Community and a sense of Place. I worked on the Economic Development Committee and feel the Planning Board has made the document stronger. I have studied other town's comprehensive plans, we have raised the bar within our region with our comp plan. The plan represents change and gives a navigation point.
- **Maureen Cowen** – The value of the public input is important. Would like thorough explanation of the zones. Also, need an explanation of what is current and what is proposed. Would like the question or comments addressed and if the board is considering them or not.

- **Ellen Garcia** – Thank you for all that you have done and for all your hard work. Is there any notification that goes out to neighbors who are near where the zoning may change?
- **Carrie Koplinka-Loehr** – I applaud the long-term effort of so many people who worked to create a comprehensive plan for Lansing. I particularly support the emphasis on agriculture. Please Change new Industrial/Research zoning in the RA zone to AG (or back to RA). I disapprove of the Cargill parcel at 1001 Ridge Road being designated “Industrial/Research”. Please designate green spaces and continue its efforts to incorporate connective trails and pathways where feasible. What is the status of the Conservation Advisory Council and Conservation Board?
- **Doug Baird** – Feels the town did not do everything possible to generate public participation. The survey questions were too general and never asked residents if they actually wanted a town center it only included what should be included in the Town Center. Lansing needs more businesses not more housing. Doug would like the plan scrapped (not even good for parts). Noted in Doug’s additional example - per Jay Franklin at the Tompkins County Assessment Department admits: *“The intention of the map is to show the parcels that receive an agricultural exemption – it is not intended to show how much of each parcel receives an exemption”*
- **Andy Zepp** – Both the Land Trust and the NYSDEC have reached out the Bell Station land owner (IBADROLLA/NYSEG) periodically over the past few years but they have indicated that They are not interested in selling the property at this time and they have declined to indicate why they had earlier expressed interest in a sale for conservation and changed their position. We will continue to check in with them on a periodic basis.