

APPROVED

Town of Lansing

Monday, May 9, 2016 6:30 PM

PLANNING BOARD MEETING

PLANNING BOARD MEMBERS

(*Denotes present)

- * Tom Ellis, Chairman
- Norman (Lin) Davidson, Vice-Chairman
- * Larry Sharpsteen
- * Richard Prybyl
- * Al Fiorille
- * Gerald Caward
- * Deborah Trumbull
- * Sandra Dennis Conlon, Alternate

Other Staff

Mike Long, Planning Consultant
Lynn Day, Zoning Officer

Public Present

Wayne Davis
Andy Sciarabba
Sean Whittaker

Other Business

Thomas Ellis, Chairman called the Planning Board Meeting to order at 6:32 PM. Mr. Ellis inquired if there were any questions or concerns from the Public with items other than what are on the Agenda. There were none.

Chairman Ellis enacted Sandra Dennis Conlon, Alternate Member as a voting Member this evening.

Connie Wilcox-Update on Comprehensive/AG Plan

Ms. Wilcox began her update by thanking the following people; Mike Long, Sandra Dennis Conlon, Larry Sharpsteen, Gerald Caward and Norman (Lin) Davidson for all the time they have put in working on the updates for the Comprehensive Plan.

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The Committee has been meeting twice a month since January 2016. On the first Wednesday of the month, the Committees break off into sub-groups. Those groups prepare suggestions as to what their sections should include. The second Wednesday of the month, the whole Committee reviews all sections together making suggestions. As of this date, all sections are 99% completed. Maps are being worked on at this time and should be ready for completion soon. Connie's plan is to have the Final Draft completed by mid June. It was determined that the Planning Board Members will review sections at a time, provide their feedback to the Committee or Mike and then forward on to the Town Board for their review. Prior to finalization, the document will require two (2) Public Hearings. Ms. Wilcox states this document must get completed so the Town can take advantage of Grants that are out there for our Community. As for the Agricultural Committee, it is going very well. They have met four (4) times since January appointment. The Committee is developing community awareness by communication. An Agricultural link is being creating on the Town's website with information related to farming. In addition, Committee Member Norman (Lin) Davidson goes to the Lansing School and reads "Farming Books" to the young students. In addition, he will be setting up for Farm Tours to be held within the Town. Ms. Wilcox states Jay Franklin, the County Assessor spoke before the Ag Board and explained how the solar projects affect Farm land. If a Farm is receiving an Ag exemption and a solar project is placed upon that land, they no longer receive the Ag exemption (on the portion of land where the Array is placed) as it is considered Commercial Land. In the near future, Ms. Wilcox would like to hold a joint Meeting with the Ag Committee, Planning Board, and the Town Board to see if any of them have any problems or concerns they would like to have discussed. All Meetings are open to the Public and Members were encouraged to attend.

Site Plan Review and Approval of an Application made by Wayne Davis, Agent for Mirabito Holdings, Inc. for Site Plan Review and (SEQRA) State Environmental Quality Review Act Review, Tax Parcel No. P/O 30.-1-16.22, 15 Town Barn Road, B2 (Commercial) Zoning District. Mirabito intends to have bulk Propane Storage and distribution from the site.

Mr. Long expressed to the Members that previously access was an issue and recently the Town Board officially passed a Resolution adopting the Town Barn Road and Verizon Lane allowing Mirabito legal access. Mr. Long states due to neighbor concerns with screening, Mr. Long changed the type of planting from White Spruce to White Pine as they are rapid growing trees. The trees should be planted 20' to 25' apart and 6' high.

Mr. Ellis inquired if the EAF applies to all Phases of this project, or should it be clarified to say Phase I. Mr. Long states this review is strictly for Phase 1.

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Members reviewed Part 1 of the EAF and completed Part 2.

Larry Sharpsteen offered the following Resolution. Gerald Caward Norman seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Alternate
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

RESOLUTION PB 16-08

SEQRA RESOLUTION MAKING NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS FOR PROPOSED MIRABITO ENERGY PRODUCTS LIQUID PROPANE PROJECT AND SITE PLAN IMPROVEMENTS

WHEREAS, an application was made by Wayne Davis of Mirabito Energy Products for site plan approval for the proposed construction of a 30,000 gallon Liquid Propane (LP) storage tank, distribution facility, and related site improvements, to be located at 15 Town Barn Road, Lansing, New York, TPN 30.-1-16.22, being 3.06± acres located in the B2 Commercial Zone; and

WHEREAS, the owner will construct a multi-phased project for a 30,000 gallon LP tank and petroleum distribution facility, with phase one to include the tank, a refueling station, a gravel access drive constructed of crusher-run stone, with related parking areas, fencing, landscaping and buffering improvements, creating in all approximately 2.3 acres of site disturbance and thus also including, as part of said **Phase One**, certain stormwater improvements, grading plans, and drainage improvements; and

WHEREAS, the owner will complete a "Full SWPPP" for the entire site, to include the impacts on adjacent parcels and to portray a properly sized, designed, and approved stormwater retention practice site; and

WHEREAS, General Municipal Law Article 12-B, §§ 239-1 and -m referrals were duly sent to the Tompkins County Planning Department and such Department, by letter dated February 8, 2016, "has determined that the proposed action has no negative inter-community or county-wide impacts"; and

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WHEREAS, the Planning Board further finds that agricultural and farm operations will not be impacted by the project because there are no current or planned farm operations on the project site and it is within a business zone; and

WHEREAS, this proposed action is an Unlisted Action for only **Phase One** of such project, and for which the Town of Lansing Planning Board is an involved agency for the purposes of a State Environmental Quality Review Act ("SEQRA") environmental review, and the Town will undertake as Lead Agency an uncoordinated review of the project and, in connection therewith, has reviewed a Full Environmental Assessment Form ("FEAF"); and

WHEREAS, the Town of Lansing Planning Board, in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQRA"): (i) pursued its thorough review of the applicant's completed Environmental Assessment Form, Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review; (ii) thoroughly analyzed the potential relevant areas of environmental concern of the project to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR § 617.7(c); and (iii) reviewed and completed the FEAF, Part II on the record; and

WHEREAS, each identified potential environmental impact was analyzed and duly considered by the Planning Board in relation to the question of whether any potential environmental impacts were so probable of occurring or so significant as to require a positive declaration, and after weighing the above and all other potential impacts arising from or in connection with this project, and after also considering: (i) the probability of each potential impact occurring; (ii) the duration of each potential impact; (iii) the irreversibility of each potential impact, including permanently lost resources of value; (iv) whether each potential impact can or will be controlled or mitigated by permitting or other processes; (v) the regional consequence of the potential impacts; (vi) the potential for each impact to be or become inconsistent with the Town's master plan or Comprehensive Plan and local needs and goals; and (vii) whether any known objections to the Project relate to any of the identified potential impacts, the Planning Board found that these factors did not cause any potential impact to be or be likely to become a moderate or significant impact such that a negative declaration will be issued.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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1. After consideration of the potential environmental impacts, including those reviewed in accord with 6 NYCRR § 617.7(c), the Planning Board finds that the proposed action of approving **Phase One** of the site plan for the Mirabito facility on TPN 30.-1-16.22, and the development of the site for the LP distribution and storage facility, as submitted, will have no moderate or significant negative environmental consequences or impacts.

2. This declaration is made in accord with Article 8 of the New York State Environmental Conservation Law and SEQRA regulations promulgated thereunder, and accordingly, the Planning Board of the Town of Lansing, based upon: (i) its thorough review of the FEAF, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review; (ii) its thorough review of the potential relevant areas of environmental concern to determine if the proposed action may have any moderate or significant adverse impact on the environment, including, but not limited to, the criteria identified in 6 NYCRR § 617.7(c); and (iii) its completion of the FEAF, including the findings noted therein (if any, and which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance ("**Negative Declaration**") in accordance with SEQRA for the above referenced proposed actions, and determines that an Environmental Impact Statement is therefore not required.

3. A Responsible Officer of the Planning Board of the Town of Lansing is hereby authorized and directed to complete and sign, as required, the determination of significance, confirming the foregoing Negative Declaration, which fully completed and signed FEAF and determination of significance shall be incorporated by reference in this Resolution

Dated: May 9, 2016

VOTE AS FOLLOWS:

Gerald Caward, Jr. - Aye
Sandra Dennis Conlon - Aye
Al Fiorille - Aye
Richard Prybyl - Aye
Larry Sharpsteen - Aye
Deborah Trumbull - Aye
Thomas Ellis - Aye

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Deborah Trumbull offered the following Resolution. Richard Prybyl seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Alternate
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

RESOLUTION PB 16-09

RESOLUTION APPROVING PHASE ONE WITH CONDITIONS MIRABITO ENERGY PRODUCTS SITE PLAN FOR A LP GAS STORAGE FACILITY AND RELATED SITE IMPROVEMENTS ON TOWN BARN ROAD

WHEREAS, an application was made by Wayne Davis of Mirabito Energy Products for site plan approval for the proposed construction of a 30,000 gallon Liquid Propane (LP) storage tank, distribution facility, and related site improvements, located at 15 Town Barn Road, Lansing, New York and otherwise known as a portion of TPN 30.-1-16.22, being 3.06± acres and located in the B2 Commercial Zone, and such use is deemed an allowed use per a prior § 501 classification by the Code Enforcement Officer under similar use rules of the Land Use Ordinance given existing B2 allowed uses of Schedule I, §§ 503(C)(37), (D)(1) and (D)(6); and

WHEREAS, the owner will construct a multi-phased project for a 30,000 gallon LP tank and petroleum distribution facility, with **Phase One** to include the tank and refueling station, a gravel access drive constructed of crusher-run stone, with related parking areas, fencing, landscaping and buffering improvements, creating in all approximately 2.3 acres of site disturbance and thus also including as part of said **Phase One** certain stormwater improvements, grading plans, and drainage improvements, and the owner will thus be required to complete and have a “Full SWPPP” for the entire site approved, with such SWPPP to include impacts from and upon adjacent parcels and to portray a properly sized, designed, and approved stormwater retention practice site(s) and facilities; and

WHEREAS, a Negative Declaration of adverse environmental impacts was duly issued under SEQRA upon May 9, 2016; and

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WHEREAS, General Municipal Law Article 12-B, §§ 239-l and -m referrals were duly sent to the Tompkins County Planning Department and such **Department, by letter dated February 8, 2016, “has determined that the proposed action has no negative inter-community or county-wide impacts”;** and

WHEREAS, on October 26, 2015, the Planning Board Meeting had held an informal developer’s discussion of the sketch plan of the phased plan to seek information and to provide planning input to the Developer with respect to the Planning Board concerns regarding the proposed development and site, and the Planning Board also duly later conducted a public hearing upon February 8, 2016 to consider this site plan and its environmental review, whereat all comments and evidence, if any, were duly recorded and considered; and

WHEREAS, a letter dated May 2, 2016, by T.G. Miller, Engineers for the Town of Lansing, presented the results of an engineering review of the proposed SWPPP and stormwater plans as submitted by Wayne Matteson, Jr., P.E., and such letter made specific recommendations as to the site plan, the SWPPP, and related project conditions, each and all of which are incorporated herein; and

WHEREAS, the Planning Board has duly considered the proposed site plan in accordance with the provisions of the Town of Lansing Land Use Ordinance Section 701.4 *et seq.*, including concerns addressing site drainage, lighting, nearby residences, landscaping, parking, and

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buffering/screening, driveways, and potential on and off site environmental impacts; and the Town has considered and carefully reviewed the requirements of the Town's laws relative to zoning, site plan review standards, and the unique needs of the Town due to the topography, the soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed site plan, and the Town has also considered the Town's Comprehensive Plan and compliance therewith; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board, *now therefore be it*

RESOLVED, that the Town of Lansing Planning Board does hereby grant Final Site Plan Approval for the Mirabito Energy Products LP Facility, **Phase One**, and its related improvements, as submitted and proposed to be located at said 15 Town Barn Road, Lansing, New York, including all details as shown on a site plan map entitled "Post-Development Drainage Map," as drawn by Wayne Matteson, Jr. Engineers, submitted by the applicant, in all cases such approval being *subject to the following conditions*:

1. Construction of **Phase One** to be limited to include the overall driveway system and a new 30,000 gallon LP Storage Tank Facility, with related improvements such as driveways, parking areas, fencing, buffers, landscaping, guardrails and LP fueling station improvements.
2. Approval of a final Full SWPPP and required stormwater improvements and practices shall be required prior to the issuance of any building permits, and such SWPPP shall take into consideration the entire site drainage, together with the drainage and site conditions for all adjacent parcels and buildings, as well as the following additional conditions and considerations:
 - i. The final Full SWPPP shall be submitted for **Phase One** and be approved by the Town Engineer and the Town's Stormwater Management Officer prior to the issuance of any building permits, certificates of compliance, or certificates of occupancy. Updates needed for the SWPPP are duly noted in the Town Engineer's Letter dated April 29, 2016 (as so incorporated herein).
 - ii. A blanket access easement shall be provided to the Town in a form as approved by Town Counsel, prior to the issuance of any certificates of compliance or certificates of occupancy, so as to allow the Town access to all proposed and future stormwater facilities and improvements. Such easement or stormwater operation, maintenance, and

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reporting agreement (“SOMRA”) shall mandate future stormwater compliance, maintenance, and reporting as required by law and the Town’s Stormwater Local Law.

iii. The Site Plan shall be amended to specifically note that the SWPPP is (or will be) approved only for **Phase One**, and that additional work, improvements, or disturbances shall be further reviewed by the Town and the NYSDEC, as required.

iv. A copy of the **Phase One** Archaeological Survey, if completed, and the SHPO letter of acknowledgement, shall be provided and show compliance with SHPO requirements before the issuance of any building permits, certificates of compliance, or certificates of occupancy.

3. All new construction and improvements must meet the requirements of:

i. New York State Building and Fire Codes.

ii. Applicable NFPA rules and standards.

iii. NYSDEC regulations as may apply to phase one or any related future phases, improvements, construction, or disturbances, including bulk storage containment and secondary containment systems and requirements.

iv. All NYSDEC Permit conditions—and all required NYSDEC permits must be issued prior to construction or the issuance of any certificates of compliance or certificates of occupancy, as applicable.

v. The excavation and construction requirements, permits of, and permit conditions issued by the Town or the Lansing Highway Department for any roadway improvements, drainage, culverts, and like facilities in or affecting any roadways.

4. Any and all Inspection reports (if any) completed by any and all agencies of the LP Gas Distribution Facility including but not limited to annual NYS DEC, Insurance Company inspections, etc. shall be provided on an Annual Basis to the Town of Lansing – Code Enforcement Office.

5. Buffering and landscaping is required as follows:

i. Install additional new plant materials and protect and maintain all the existing site vegetation and trees in a 40-foot buffer strip as shown on the site plan.

ii. Plant additional new White Pines conifer trees at minimum of 6 foot height spaced 25 feet on center along the “Lansing Market” line and all areas as indicated on the site plan.

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iii. All existing or required vegetative buffers shall be maintained as healthy and natural non-invasive vegetation designed to provide both visual and sound buffering. Emphasis shall be placed upon solid cover barriers, such as hedges and offset rows of evergreen trees, or densely placed deciduous trees with variable heights and interspersed with evergreens or other plants as provide for such cover. Existing and any new Buffers shall be properly maintained and any dead, diseased, or dying trees or plants shall be promptly replaced, and any tree or plants that, whether singularly or in combination, due to lack of growth, death, recession, disease or other cause, cease to function as buffers shall be replaced in a manner as promotes the goal of such buffer as stated in this site plan approval.

May 9, 2016

VOTE AS FOLLOWS:

Gerald Caward, Jr. – Aye
Sandra Dennis Conlon - Aye
Al Fiorille - Aye
Richard Prybyl – Aye
Larry Sharpsteen - Aye
Deborah Trumbull - Aye
Thomas Ellis - Aye

Other Business-Conditions on Approvals

Lynn Day, Zoning Officer states in his opinion, there has been way too many conditions placed on Planning Board items. Mr. Day feels that the items should be taken care of prior to the Applicant being given final approval.

Mike Long’s Planning Department Update Projects- May 09, 2016 Meeting

- Novalane – Jack Young
 - Preliminary Plat subdivision plan with turn around extension of Smugglers Path.
 - SEQR – classified as an “Unlisted Action” and will have resolutions available.
 - Public Hearing opened Feb 9th for the “Flag Lots” – still open.
 - Storm Water Plan SWPPP reviewed by T.G. Miller, letter dated Jan 26, 2015 of issues, revisions currently underway
 - Site meeting to walk future Smugglers Path road extension – 5/7/2015 –

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- Request for 1 lot subdivision as an interim step before the entire subdivision is completed – Sept 28, 2015. Withdrawn at this time.
- Preliminary and Final Plat approvals - TBD.
- **West view Partners, Boris Simkin – Sun Path** R1 Zone - Major Subdivision – 4 Lots + Parent parcel (5).
 - Original application - 3 lot subdivision classified as minor
 - Joint Planning Board / Town Board Meeting Oct. 6, 2014 to review the history of the Sun Path development- reclassified as a “Major Subdivision” and future phases to be included and storm water considerations.
 - Designated a Major subdivision (4 lots and ROW issues) – phase plan completed by T.G. Miller with ROW access and future roads included (drawing dated 12/15/2015).
 - Revised Subdivision Plan (12/15/2014) - submitted to TG Miller Storm Water Plan for 4 lots with future lots #5-10 and road to north.
 - Revised 239 Review from County – response 50 foot buffer 3/30/2015
 - SWPPP plan reviewed by T.G. Miller, recommended changes letter 3/23/2015, Meeting held on 4/8/2015.
 - Field work completed 9/4/2015 with Dave Herrick on site.
 - Revised SWPPP submitted Jan 10, 2016 and review letter issued 1/14/2016 by T.G. Miller
 - Revisions to the draft subdivision map are being prepared by T.G. Miller.
 - Public Hearing date –March 28, 2016 Planning Board Meeting
 - SEQRA and Preliminary Plat approval – April 11, 2016.
 - **Final Plat review –approved with conditions April 25, 2016 meeting.**
- Lake Forest Circle Drive – L1 Zone - Major subdivision of 16 lots plus storm water.
 - Tompkins Co. 239 review (Letter 11/12/2014) has been completed.
 - Storm water plan revisions requested T.G. Miller. Letter dated 11/19/2014.
 - Revisions are being made to the SWPPP materials. Submitted 10/26 revised maps. Letter (Oct. 27, 2015) from Tim Buhl in response circulated. Comments on map sent on map 10/28/2015.
 - “Public Hearing”- held December 14, 2015.
 - SEQRA, Preliminary Plat approval December 14, 2015 – included waiver of new town highway specs.
 - Discussion regarding existing easements and potential changes – propose meeting with owner and staff to resolve outstanding issues.
 - Revised SWPPP documents submitted for review T.G. Miller March 16, 2016.
 - Final Plat approval – TBD.
- Ag Plan – Follow up meeting – finalize report meeting June 1, 2015
 - Joint Planning Board and Town Board meeting held– June 22, 2015

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- Town Board adopted Ag Plan on Sept. 16, 2015.
- Ag Committee members appointed by the Town Board February 17th meeting.
- First Ag Committee Meeting held Monday March 7, 2016.
- Next Ag Committee meeting Monday - July 11, 2016 at Linda's Diner.
- Mirabito Holdings, Inc. – Site Plan Requested – Town Barn Road B2 Zone.
 - 3 acre phased development – LP Gas storage facility with later phase petroleum.
 - Informal Site Plan meeting – PB held Oct 26, 2015
 - PB is requesting a “Public Hearing” to be established after SWPPP is prepared.
 - 239 Review requested underway.
 - Storm Water Plan submitted 1/11/2016 for T.G. Miller review.
 - Applicant's agreement executed 1/18/2016 with deposit.
 - Set “Public Hearing” as requested by Planning Board – January 8, 2016.
 - Applicant has submitted the Fire Safety Analysis dated March 1, 2016.
 - Revisions being made to the site plan for new driveway entrance and additional landscaping to coordinate with the SWPPP plan before final submission.
 - Town Board designated Town Barn /Verizon Lane as a “public road” – April 20, 2016 mtg.
 - SEQRA and Site Plan approval – proposed May 9, 2016 mtg.
- A. Scott Pinney – Peruville Road Site Plan (RA Zone) to add 15 additional duplex buildings in addition to 4 existing duplexes and office / barn complex.
 - Site Plan draft submitted (12/2014, meeting held and revised site plan resubmitted (9/14/2015).
 - Application for Site Plan and Developers Agreement –received 11/15/2015.
 - Revised SEQRA application received 11/16/2015.
 - SWPPP submitted to T.G. Miller – Oct. 2015 preliminary review underway
 - Revised SWPPP submitted 11/12/2015.
 - SWPPP comments from T.G. Miller 11/24/2015 to engineer, waiting response.
 - 239 Review – comments received 1/6/2016.
 - SWPPP revision dependent upon drainage tests. To be done.
 - SEQRA, SWPPP and Site Plan approval – TBD
- Cell Tower – Crown Castle (Verizon Wireless tenant) – applicant represented by Matthew Kerwin attorney of Barclay Damon (Syracuse, NY).
 - Preliminary application materials received 3/21/2016.
 - Copy application submitted to structural engineer for review and comments.
 - Sketch Plan review meeting – April 11, 2016
 - Planning Board mtg discussion April 25, 2016 -Tower Height does not comply with the current fall zone regulations.
 - Balloon site testing on hold– Visual Analysis to be rescheduled.
 - SEQRA / Site Plan approval – TBD.

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- **Comprehensive Plan** – Town Board appointment of members Jan 4, 2016
 - Planning Board Members appointed: Lin Davidson, Larry Sharpsteen, Jerry Caward and Sandy Conlon.
 - Requested additional members - Lansing Star and town web site.
 - Reorganizational meeting held Wed. Jan. 13, 2016 at 7:00 PM.
 - Committee Meeting scheduled for first Wed. of the month at 6:00 PM. – next 6/1/2016. Committees have been consolidated and new members assigned.
 - Full Comprehensive Plan Committee meetings 2nd Wed. – at 6:00 PM - next 5/11/2016.

Approval/Denial of April 25, 2016 Planning Board Minutes

Pg. 3 5th paragraph after follows add ; in

Increase size of font for: NOW, THEREFORE BE IT RESOLVD AS FOLLOWS:

Pg. 4, (c) remove the word shall and add may

Gerald Caward made a motion to approve as amended. Norman (Lin) Davidson seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Alternate
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (No) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

Other Business- Up-coming ZBA Application

Lynn Day, Zoning Officer is requesting the PB's feedback with regards to an up-coming Zoning request for a Use Variance in the IR (Industrial District) due to residential homes not being allowed within that district. Mr. Day states the location is at the very bottom of Portland Point Road for the proposed home. The Applicants would like to expedite the building of their home. There is already an existing home on the lake property, which long term plans are to demolish that home. Mr. Day states the Town is working on changing their Zoning Map and at this point, he is not sure if it will be classified L1 or B1.

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Richard Prybyl offered the following Resolution. Larry Sharpsteen seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Alternate
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

The Town of Lansing Planning Board recommends to the Zoning Board of Appeals in favor of approving the Variance for the construction of a residential home in the IR District, on the lake shore of Cayuga for the purpose of improving the property.

Deborah Trumbull made a motion to adjourn the Meeting at 8:14 PM. Sandra Dennis Conlon seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Alternate
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman