

APPROVED

# Town of Lansing

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Monday, November 14, 2016 6:30 PM

PLANNING BOARD MEETING

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## PLANNING BOARD MEMBERS

(\*Denotes present)

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

## Other Staff

Lynn Day, Zoning Officer  
Doug Dake, TB Liaison  
Mike Long, AICP  
Ed LaVigne, Town Supervisor  
Guy Krogh, Esq.

## Public Present

Eric Lavin  
Erin Lavin  
Mike Covert  
Jeanette Palmer  
Andy Sciarabba  
Jim Stephenson  
Bill Duthie  
Catherine Lama  
Kathy Garner

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## Other Business

Thomas Ellis, Chairman called the Planning Board Meeting to order at 6:32 PM.

Chairman Ellis enacted Sandra Dennis Conlon, Alternate Member to vote this evening due to a Member being absent.

## Comments/Concerns of Items not on the Agenda

There were none.

## Approval/Denial of October 24, 2016 Planning Board Minutes

Pg. 5, last paragraph, first sentence should remove built and add: purchased and remodeled.

Pg. 12, Resolution 16-20, under condition 3 an additional sentence should be included to state: According to the Town's current Land Use Ordinance, the remaining land may only allow for 1 additional dwelling unit to be built.

Larry Sharpsteen made a motion to approved as amended. 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) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, 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**

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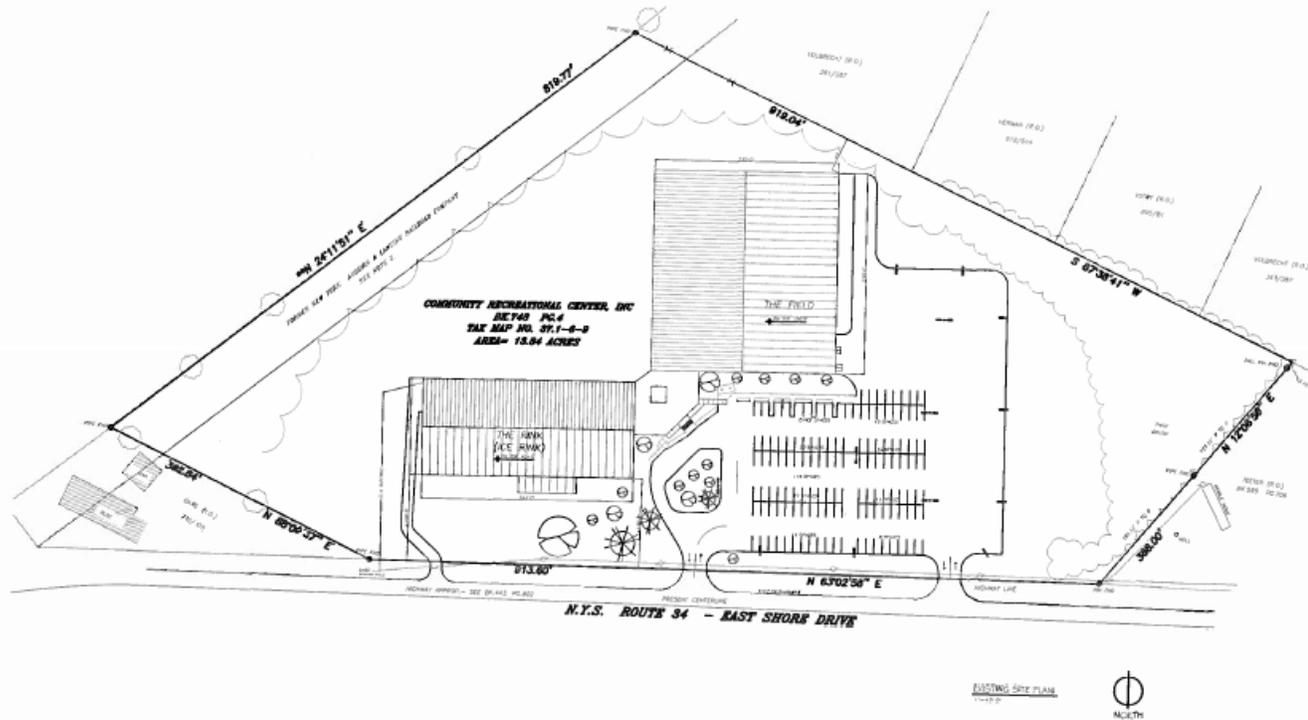
## **Site Plan & SEQR Review Applicant: Reach Works Inc., Greg Carlson, Agent, 1767 East Shore Drive, Tax Parcel # 37.-1-6-9**

Mr. Greg Carlson appeared before the Board for Site Plan Review. The following Sketch and description of the proposal was provided;

Reach Works Inc., has proposed to add an Olympic Scale Rock Climbing Wall, Offices, Restrooms, reconfigured Parking, etc. within an 8,000 square foot (SF) addition together with a 2,400 square foot second floor Mezzanine (total 10,400 SF floor area) located at Tax Parcel #37.1-6-9, R2 - Residential Moderate Density Zone on New York State Route 34. This particular addition activity would be defined as a "Taxable" for profit venture and would be appropriated an assessment value upon completion. The overall site parcel consists of 13.36 +/- acres site which has an existing structures of The Rink and the Field plus offices and restrooms. The proposal is to add this new structure to the street side elevation of "The Field" building and make minor changes within the parking lot. Due to the Town's 35 foot height restrictions, the proposal must go before the Board of Zoning Appeals for an Area Variance.

Mike Long, Planner states prior to the existing building (The Rink) being built, the Town did not have a Fire apparatus that could handle heights over 25 '. Mr. Long believes that is the reason for the current Zoning's Height restriction. In this day and age, the Town of Lansing Fire Department does have a Ladder Truck that can now handle above the 56' feet height.

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A Balloon test was performed on Wednesday, October 19, 2016 for several hours. Four of the PB Members viewed the aerial display from different locations within the Town and had no negative feedback.

**Public Comments/Concerns**

Catherine Lama: Has concerns with increases of noise, auto alarms, vehicle lights, traffic.

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Thomas Ellis inquired from Ms. Lama as to hours of the night this is happening? Catherine Lama indicated “while she is trying to sleep”, yes, after 10:00 PM.

Mr. Ellis stated that would be the management’s responsibility to enforce late night noise.

Greg Carlson states the new entrance and parking will be in the back of the building. This should cut down on the noise.

Mr. Ellis inquired from the Code Enforcement Officer if his Department has received any complaints. Mr. Day replied no.

John Young: In favor of the proposal and presented the Board with a letter in favor. Mr. Young states he and his wife feel the proposed design will make the building more attractive.

Kathy Garner states he has no problem with the development and thinks it’s a great idea, however, she had not seen the design and had concerns with airplanes flying in the area. Thomas Ellis states she has no worry as the building is lower than the trees in the back of the existing building.

The Tompkins County Planning Department offered the following 239 reply;

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**Tompkins County**  
**DEPARTMENT OF PLANNING**

121 East Court Street  
Ithaca, New York 14850

Edward C. Marx, AICP  
Commissioner of Planning

Telephone (607) 274-5560

September 23, 2016

Ms. Rachel Jacobson, Planning Clerk  
Town of Lansing  
PO Box 186  
29 Auburn Road  
Lansing, NY 14882

**Re: Review Pursuant to §239 -l, -m and -n of the New York State General Municipal Law**  
**Action: Site Plan Approval for proposed added recreation building at 1767 East Shore Drive, Town of Lansing Tax Parcel #37.-1-6.9, R2 Zoning District, Community Recreation Center, Inc., Owner; Reach Works, Inc., Applicant.**

Dear Ms. Jacobson:

This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Planning Department pursuant to §239 -l, -m and -n of the New York State General Municipal Law. The Department has reviewed the proposal, as submitted, and has determined that the proposal has no negative inter-community, or county-wide impacts.

Please inform us of your decision so that we can make it a part of the record.

Sincerely,



Edward C. Marx, AICP  
Commissioner of Planning

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Members reviewed part 1 of the State Environmental Assessment form, and completed part 2.

Norman (Lin) Davidson offered the following Resolution. Deborah Trumbull 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) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, 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 16-21

### STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION MAKING NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS FOR REACH WORKS, INC. SITE PLAN FOR PROPOSED INDOOR CLIMBING GYM ADDITION AT 1767 EAST SHORE DRIVE

WHEREAS, an application was made by Reach Works, Inc. (a proposed tenant) for site plan approval for the proposed construction of an 10,400 SF commercial addition and related improvements to be added to the existing Community Recreational Center, Inc. Field Building located at 1767 East Shore Drive, Lansing, New York, also known as TPN 37.1-6-9, as located in the R-2 Residential Moderate Density Zone and consisting of approximately 13.84± acres; such proposed site improvements to more specifically include a 8,000 SF ground floor and 2,400 SF Mezzanine building hosting a climbing wall, restrooms, offices, a HC accessible entrance, and the reconfiguration of the parking spaces on the current site, and architect George Breuhaus, R.A., having completed an updated Stormwater plan and review for considering the additional impacts of 0.22 acres of disturbance for the development on the site, and the same having been reviewed and approved by the Town Engineer; and

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**WHEREAS**, this proposed action is an Unlisted Action for which the Town of Lansing Planning Board is the sole involved agency for the purposes of a State Environmental Quality Review Act ("SEQRA") review, and the Town will thus undertake as Lead Agency an uncoordinated review of the Short-form Environmental Assessment Form ("SEAF") under SEQRA; and

**WHEREAS**, the requisite General Municipal Law § 239 referrals were duly made, and the reply and recommendations of County Planning are reflected in their letter dated September 23, 2016, none of which concerns affect this environmental review, and 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 an R-2 Residential Moderate Density Zone and not any agriculture zone or any agricultural district recognized by NYS; and

**WHEREAS**, on November 14, 2016, the Town of Lansing Planning Board, in performing its reviewing agency functions in conducting an environmental review in accordance with Article 8 of the New York State Environmental Conservation Law and SEQRA regulations: (i) pursued its thorough review of the project and the Applicant's SEAF, as well as a review of all other documents prepared and submitted with respect to this proposed action; and (ii) thoroughly analyzed the potential relevant areas of environmental concern of the project to determine if the proposed action may have any moderate or significant adverse impacts on the environment, including the criteria identified in 6 NYCRR § 617.7(c); and (iii) reviewed the SEAF 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

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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; and

**WHEREAS**, in consideration of and upon deliberation upon the SEAF and the foregoing, and examining the potential for negative environmental impacts, the Town of Lansing Planning Board, as lead agency, has determined that there are not likely to be any moderate or significant environmental impacts arising from this project, so

### **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

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 the proposed climbing wall gymnasium site plan, based upon the site plan and mapping as submitted, will individually and cumulatively 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 SEAF, 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 SEAF, 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

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signed SEAF and determination of significance shall be incorporated by reference in this Resolution.

Dated: November 14, 2016

## VOTE AS FOLLOWS:

Gerald Caward, Jr. - Aye  
Sandra Dennis Conlon - Aye  
Norman L. Davidson - Aye  
Al Fiorille - Aye  
Larry Sharpsteen - Aye  
Deborah Trumbull - Aye  
Thomas Ellis - Aye

### Further Discussion

It was discussed adding additional trees closer to the road or within the parking lot to deter the noise. Andy Sciarabba states plantings of trees or shrubs are not permitted close to the road due to the site line of two driveways that enter the State Highway. In addition, Mr. Sciarabba said trees planted within the parking lot will reduce parking space and cause difficulties for snow removal. After some discussion, it was agreed that Mr. Carlson will plant trees closer to the proposed building and parking lot. He will look for trees in the height of 6-8' for growth to 20'- 25'.

Deborah Trumbull offered the following Resolution. 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) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, 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**

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## RESOLUTION PB 16-22

### RESOLUTION APPROVING SITE PLAN APPLICATION AND ISSUING FINAL SITE PLAN APPROVAL FOR REACH WORKS, INC. PROPOSED SITE PLAN FOR 10,400 SF CLIMBING GYM ADDITION AND SITE IMPROVEMENTS AT 1767 EAST SHORE DRIVE

**WHEREAS**, an application was made by Reach Works, Inc. (a proposed tenant) for site plan approval for the proposed construction of an 8,000 SF ground floor and 2,400 SF mezzanine commercial addition and related improvements to be added to the existing Community Recreational Center, Inc. Field Building located at 1767 East Shore Drive, Lansing, New York, also known as TPN 37.1-6-9, as located in the R-2 Residential Moderate Density Zone and consisting of approximately 13.84± acres; such improvements to more specifically include climbing wall, restrooms, offices, a HC accessible entrance, and the reconfiguration of parking spaces on the current site; and

**WHEREAS**, the application included proposals to manage stormwater for site development impacts, being calculated as 0.22 acres of disturbance, and the owner's architect (George Breuhaus, RA) having completed an updated Stormwater Plan for considering the additional impacts of development on the site and the stormwater system, and the same was reviewed and approved by the Town Engineer; and

**WHEREAS**, this proposed action is a SEQRA Unlisted Action for which the Town of Lansing Planning Board, as Lead Agency, duly issued a Negative Declaration of environmental impacts; and

**WHEREAS**, a General Municipal Law § 239 referral was delivered to, and a review dated July 15, 2016 was received from, the Tompkins County Planning Department, which officially determined that there will be no "negative inter-community, or county wide impacts"; and

**WHEREAS**, a public hearing was required for this site plan due to its size and the need for an area variance, and the Planning Board duly noticed and held a public hearing on the project on October 24, 2016, whereat the Planning Board considered and carefully

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reviewed the proposal, the site plans therefor, the requirements of the LUO relative to site plan review, the unique needs of the Town due to the topography, the soil types and distribution, and other natural and man-made features upon and surrounding the area of the proposed site plan, and the Planning Board has also considered the zoning in the area and the project in light of the Town's Comprehensive Plan and compliance therewith; and

**WHEREAS**, on said November 14, 2016 the Planning Board duly considered the proposed site plan in accordance with the provisions of LUO § 701.4 *et seq.*, including concerns addressing site drainage, lighting, nearby residences, landscaping, parking, buffering, screening, driveways, and any potential on and off site environmental impacts, and upon due consideration thereupon and deliberation by the Town of Lansing Planning Board, *now therefore be it*

**RESOLVED**, that the site plan review application of Reach Works, Inc. (a proposed tenant) for an indoor climbing gym addition comprised mainly of an 8,000 SF building addition and site area improvements to be located at 1767 East Shore Drive, Lansing, New York, be and hereby is granted and approved, subject to the following conditions:

1. The Lansing Zoning Board of Appeals (ZBA) granting of a height variance to construct the building addition to a height of approximately 56 feet tall.
2. Site plan approvals shall include the application materials as prepared by George Breuhaus, RA, and drawings as dated 8 September, 2016.
3. Verification that the existing and proposed stormwater systems and features are properly constructed and functioning, prior to issuance of any CO or the close-out of any building permit.
4. Building Permits will be required to construct the approved building addition and such plans must meet all code requirements, including the sealing of plans by a licensed engineer or architect, and be constructed in compliance with all building code requirements.

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5. New trees identified on the site plan shall be planted at a 6-8 foot height and shall be a variety with a minimum growth height of 20 to 25 feet tall when mature. All existing or vegetative buffers, including as shown on the site plan described above, shall be planted and 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. 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. This condition shall be deemed to augment and further define prior site plan approval conditions and site plan features hereby or heretofore approved by the Town.

November 14, 2016

### VOTE AS FOLLOWS:

**Gerald Caward, Jr. - Aye**  
**Sandra Dennis Conlon - Aye**  
**Norman L. Davidson - Aye**  
**Al Fiorille - Aye**  
**Larry Sharpsteen - Aye**  
**Deborah Trumbull - Aye**  
**Thomas Ellis - Aye**

The Board further discussed providing the Zoning Board of Appeals with a letter of recommendation in favor of the proposal. The Board provided the following;

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1. Four Members from the Planning Board visually observed the height demonstration with the use of Balloons from the southerly, northerly, and easterly angles and did not find any objectionable issues.
2. A Letter provided to the Planning Board from the Town of Lansing Fire Chief stating he has no objections to the height. The Fire Department has an apparatus that will reach the proposed height.
3. The Planning Board has enhanced the front elevation by requesting further landscaping.

At this time, the Town of Lansing Planning Board is highly recommending to the Lansing Zoning Board of Appeals they grant approval for the requested Area Variance.

### **Update United Storage-William Duthie, Agent, 8 Verizon Lane, Tax # 30.-1-6.32**

Jim Stephenson, P.E. and William Duthie appeared before the Board with an update on Mr. Duthie's property. Mr. Stephenson states he is in the process of re-engineering the plans to change the elevation due to the amount of ground water on the site after testing. The design will remain the same. The change will be to the area and elevation and the land will then be mow able. The proposal will be brought back to the Board for final Site Plan once plans are complete. The Board Members advised Mr. Duthie that there may/will be a condition on the final approval indicating any change of Use or Non Permitted Use, must come back to the Planning Board for Site Plan Review. The Board will wait for final approval from the Town's Engineer before moving forward with final approval.

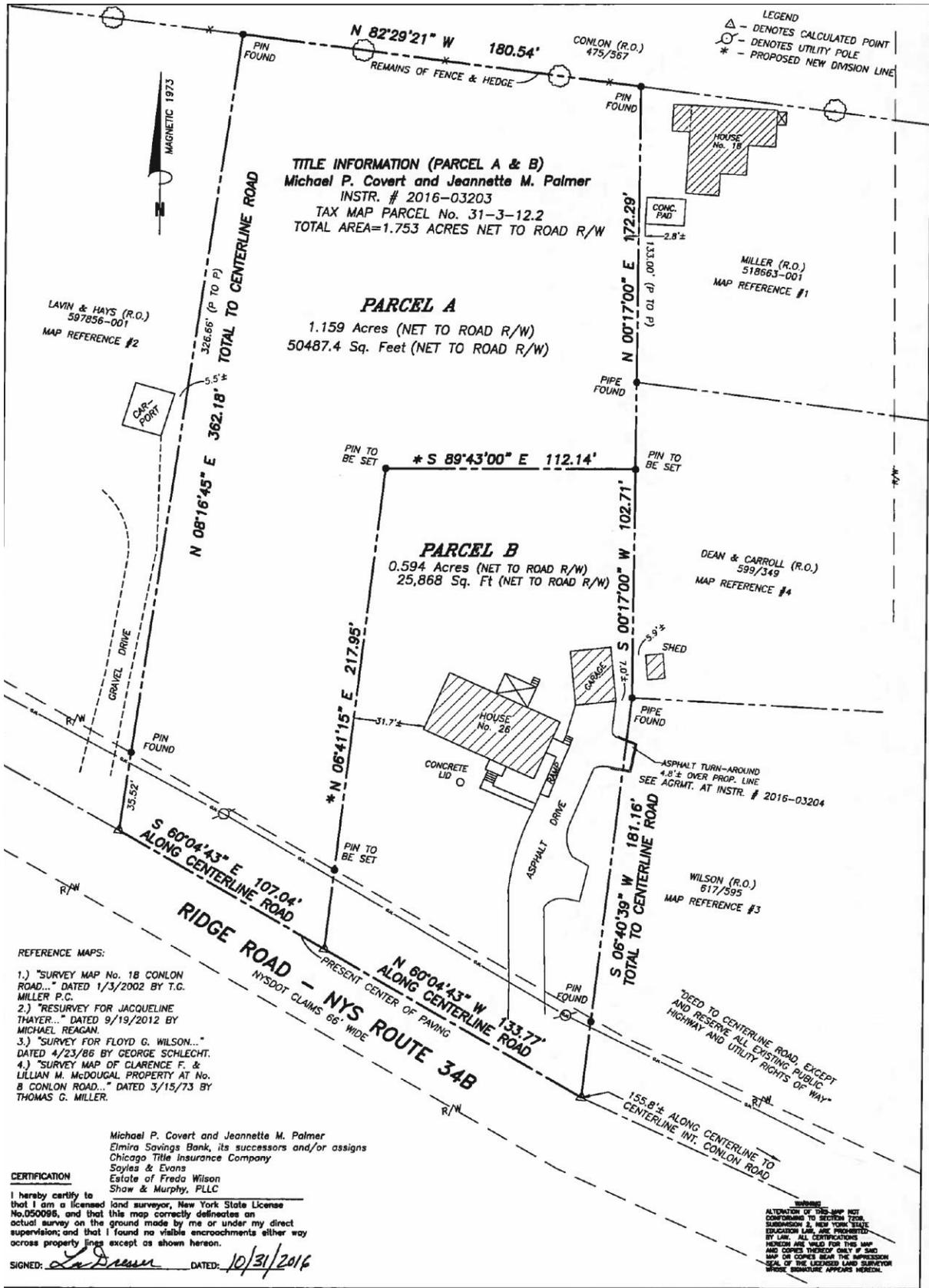
### **2 Lot Minor Subdivision- 26 Ridge Road, Tax # 31.-3-12.2, Applicant: Mike Covert & Jeanette Palmer**

Mike Covert & Jeanette Palmer appeared before the Planning Board for a 2 Lot Minor Subdivision that does not qualify as an Exempt Subdivision due to the square footage of the entire parcel being under the required 1 acre. The parties intend on selling the new

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lot. Chairman Ellis inquired from Mr. Covert if the house is going to remain a Single Family Home? Mr. Covert stated yes.  
The following Map was presented;

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**TITLE:**  
**SURVEY MAP**  
 No. 26 RIDGE ROAD  
 TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

REVISED
10/31/2016 TO SHOW PAR. A & B



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Members reviewed part 1 of the State Environmental Assessment form, and completed part 2.

Larry Sharpsteen offered the following Resolution. Gerald Caward 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) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, 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 16-23

### TOWN OF LANSING PLANNING BOARD RESOLUTION MAKING SEQRA NEGATIVE DECLARATION OF POTENTIAL NEGATIVE ENVIRONMENTAL IMPACTS FOR PROPOSED COVERT- PALMER 2-LOT MINOR SUBDIVISION

**WHEREAS**, an application was made by Mike Covert and Jeannette Palmer for a minor subdivision approval to convert one existing residential lot into two lots on certain land located at 26 Ridge Road, Lansing, New York, TPN 31.-3-12.2, being approximately 1.753± acres located in the B1 Commercial Mixed Use Zone; and

**WHEREAS**, the proposed subdivision, shown on a "Survey Map No. 26 Ridge Road, Town of Lansing, Tompkins County, New York," dated September 25, 2016, would consist of Parcel A (50,487.4 SF / 1.159± acres) and Parcel B (25,868 SF / 0.594± acres); and

**WHEREAS**, this proposed action is an Unlisted Action for which the Town of Lansing Planning Board is the sole involved agency for the purposes of environmental review, and the Planning Board, in performing its independent and uncoordinated

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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; and (ii) thoroughly analyzed the potential relevant areas of environmental concern of the project to determine if the proposed action may have any moderate or significant adverse impacts on the environment, including the criteria identified in 6 NYCRR Section 617.7(c); and (iii) reviewed and completed the EAF, Part II on the record;

**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 action, 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; and

**WHEREAS**, in consideration of and upon deliberation upon the SEAF and the foregoing, and examining the potential for negative environmental impacts, the Town of Lansing Planning Board, as lead agency, has determined that there are not likely to be any moderate or significant environmental impacts arising from this project, so

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

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

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action of approving the proposed 2-lot minor subdivision 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 SEAF, 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 SEAF, 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 action, 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 SEAF and determination of significance shall be incorporated by reference in this Resolution.

Dated: November 14, 2016

### VOTE AS FOLLOWS:

**Gerald Caward, Jr. - Aye**  
**Sandra Dennis Conlon - Aye**  
**Lin Davidson - Aye**  
**Al Fiorille - Aye**  
**Larry Sharpsteen - Aye**  
**Deborah Trumbull - Aye**  
**Thomas Ellis - Aye**

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Deborah Trumbull offered the following Resolution. 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) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, 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 16-24

### **RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD APPROVING WITH CONDITIONS COVERT-PALMER MINOR 2-LOT SUBDIVISION AT 26 RIDGE ROAD**

**WHEREAS**, an application was made by Mike Covert and Jeannette Palmer for a minor subdivision approval to convert one existing residential lot into two lots on certain land located at 26 Ridge Road, Lansing, New York, TPN 31.-3-12.2, being approximately 1.753± acres located in the B1 Commercial Mixed Use Zone; and

**WHEREAS**, the proposed subdivision, shown on a “Survey Map No. 26 Ridge Road, Town of Lansing, Tompkins County, New York,” dated September 25, 2016 (the “Survey Map”), would consist of Parcel A (50,487.4 SF / 1.159± acres) and Parcel B (25,868 SF / 0.594± acres); and

**WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the Town’s local laws relative to subdivisions and the unique needs of the Town due to the topography, soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed Subdivision, and the Town has also considered the Town’s Comprehensive Plan and compliance therewith; and

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**WHEREAS**, this is an Unlisted Action under the SEQRA for which a Negative declaration has duly been issued; and

**WHEREAS**, this action is exempt from the General Municipal Law County Planning referral requirements of §§ 239-1, *et seq.* based upon the Intergovernmental Agreement between the Tompkins County Planning Department and the Town of Lansing, dated December 17, 2003; and

**WHEREAS**, the Planning Board has duly considered the proposed subdivision in accordance with the provisions of the Subdivision Regulations of the Town of Lansing including existing development in the surrounding area, public facilities and services available, the Town's Comprehensive Plan and Land Use Ordinance, site characteristics and issues, and any potential on and off site environmental impacts, and has determined that a public hearing is not required; 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 grant Final Plat Approval of the Application for a two-lot subdivision of certain land located at 26 Ridge Road, as shown on the Survey Map and consisting of Parcel A (50,487.4 SF / 1.159± acres) and Parcel B (25,868 SF /

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0.594± acres); *subject to the following conditions prior to the issuance of any building permits on any of the subdivided parcels:*

1. The Survey Map shall be re-labelled as a “Minor Subdivision Final Plat,” and all other plat requirements, for good cause as shown, shall be waived in connection with such final plat, including the various requirements of Local Law #3 of 2016, § 6(B), in that such additional information is not necessary for this review and the lot configuration complies with requirements of zoning and the Town’s subdivision local law, and the signing and sealing of such plat by the Planning Board Chair, with due sealing by the County of Tompkins (usually the Health Department and Assessment Department, followed by timely filing in the Tompkins County Clerk’s Office and delivery of proof of filing to the Town Planning Department.
2. Obtaining all curb-cut and highway excavation or work permits as are required from the appropriate highway authority for any driveways connecting with Ridge Road, as well as for any culverts required or installed.
3. Obtaining approval(s) from the Tompkins County Health Department for the design and installation of any septic systems on such lots.
4. Submission of a plot plan for each approved lot for approval by the Code Enforcement Officer showing the proposed layout and dimensions of any proposed buildings, driveways, and other improvements, as well as a drainage plan with details sufficient to demonstrate that adequate drainage facilities can be provided to protect improvements from flooding, standing water, or other potential drainage problems.

November 14, 2016

## VOTE AS FOLLOWS:

**Gerald Caward, Jr. – Aye**  
**Sandra Dennis Conlon - Aye**  
**Lin Davidson - Aye**  
**Al Fiorille – Aye**  
**Larry Sharpsteen – Aye**  
**Deborah Trumbull – Aye**  
**Thomas Ellis – Aye**

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## **Member Resignation**

Chairman Ellis advised the Board that Member Richard Prybyl has resigned from the Planning Board due to a work schedule conflict. Mr. Ellis has inquired from Ms. Dennis Conlon if she would like to relinquish her Alternate position for the vacant seat and finished out the remaining term on the Board. Ms. Dennis Conlon agreed to such. The Planning Board discussed advertising for an open position. The Planning Board sent the following recommendation to the Town Board to be discussed at their next Monthly Meeting;

*The Planning Board Members were advised of Mr. Prybyl's resignation last evening. They are recommending the Town Board accept Mr. Prybyl's resignation letter and immediately appoint Ms. Sandra Dennis Conlon to fill the vacant position of his remaining term. The Board also requested the procedure be carried through for advertising for PB/ZBA Vacancies.*

## **Mike Long - Planning Department November 14, 2016 Update**

- 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.

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- 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
  - Town Board adopted Ag Plan on Sept. 16, 2015.
  - Farm Day – Held Oct. 15, 2016 at Town Hall
- 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. Review letter sent June 15, 2016.
  - Revised SWPPP completed June 30, 2016 and T.G. Miller letter approval 7/27/2016.
  - Developer’s Conference - Sketch Plan Planning Board Meeting – Sept. 12, 2016.
  - Meeting to review Phase 2 proposed changes if any – 9/21/2016.
  - Construction yard plan map received – Oct 17, 2016
  - Public Hearing on Site Plan– tentative Nov 28, 2016
  - SEQRA, 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 test / Visual Analysis scheduled for August 16<sup>th</sup> (Aug 23 rain date).
  - Revised site plan may acquire neighboring property? Discussions underway.

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- SEQRA / Site Plan approval – TBD
- **United Storage** – Bill Duthie
  - Sketch plan review – Planning Board Meeting 7/25/2016
  - Storm Water Plan – SWPPP base information – mtg. 8/24/2016
  - Storm Water Plan- SWPPP report 10/ 11/ 2016
  - **SEQRA / Site Plan mtg. – 11/ 28/ 2016**
- **Village Solars / Village Circles – PDA amendment**
  - Requested change – meetings on water and sewer capacities, Parking, site plan changes
  - Planning Board reviewed the density changes (174 to 206) within the existing building footprint, asphalt parking for rest., parking ratio of 1.25 / du. – approved 9/12/2016 meeting.
  - Town Board – PDA waver to increase density Building M (18 to 24 units)
  - **Town Board – PDA amendment – November 16, meeting**
- Buck Road - Scott Morgan – 2 duplex buildings – Site Plan Review
  - 239 Review letter dated 9/20/2016
  - Planning Board Meeting 10/24/2016
- **Reach Works Rock Climbing Facility – The Rink / The Field 1767 East Shore Drive.**
  - Application received and sent to for 239 Review – Sept 12, 2016
  - Height visual simulation – Oct 19, 2016
  - Public Hearing – Oct 24, 2016
  - Require Planning Board SEQRA review –
  - **ZBA area variance required for Height over 35 feet (62 foot – existing building (Meeting 11/15/2016)**
  - **Final Site Plan Approval 11/14/2016**
- **Comprehensive Plan** – Town Board appointment of members Jan 4, 2016
  - Planning Board Members appointed: Lin Davidson, Larry Sharpsteen, Jerry Caward and Sandy Conlon.
  - Reorganizational meeting held Wed. Jan. 13, 2016 at 7:00 PM.
  - Committee Meeting scheduled for first Wed. of the month at 6:00 and new members assigned.
  - Full Comprehensive Plan Committee meetings 2<sup>nd</sup> Wed. – at 6:00 PM - next 7/13/2016.

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- Committee Public Hearing – August 10, 2016----
- Committee Final Document – approved Sept 14, 2016. – Recommendation to Town Board. Planning Board to give input on this version
- Planning Board work sessions – Sept, 12, Sept. 26, Oct 24, Nov 14,...
- Town Board Public Hearing -TBD.

Norman Davidson made a motion to adjourn the Meeting at 7:43 PM. Al Fiorille 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) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, 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**