

APPROVED

Town of Lansing

PLANNING BOARD MEETING

Monday, November 13, 2017 6:00 PM

PLANNING BOARD MEMBERS

(*Denotes present)

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

Other Staff

Lynn Day, Zoning Officer Mike Long, AICP Sue Munson, Information Aide
Edward LaVigne, Supervisor Guy Krogh, Esq. Doug Dake, Town Board Liaison
David Herrick, Town Engineer

Public Present (14) that signed in

Melanie Malone	Matt Kerwin	Darrell Rhoades	Doug & Tracy Smith
Connie Wilcox	Jeannine Kirby	Andy Sciarabba	Ellen Garcia
Carol Oster	Robb Jetty	Christine Eisenhut	Becca Lovenheim
Dan Veaner	Mike Sigler		

Chairman Tom Ellis called the Planning Board Meeting to order at 6:00 PM.

FLOOR OPEN FOR COMMENTS/CONCERNS OTHER THAN WHAT IS ON THE AGENDA

Melanie Malone submitted her comments that were not in the collection of "Comprehensive Plan Public Comments" This will be posted online.

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**MOTION TO APPROVE THE PLANNING BOARD MINUTES
FOR OCTOBER 30, 2017 MEETING**

Jerry Caward made a motion to APPROVE THE OCTOBER 30, 2017 minutes. Deborah Trumbull seconded the motion:

All in Favor - 7

Opposed - 0

**TOWN OF LANSING FIRE DEPARTMENT SITE PLAN
APPROVAL FOR REPLACEMENT OF EXISTING SIGN**

239 response from the county has determined that it has no negative inter-community, or county-wide impacts.

Notice was sent out to residents within 600' of the parcel.

The Planning Board found that the replacement of the sign will not cause any potential negative environmental, or related social or resource, impact to be or be likely to become a moderate or significant negative environment impact.

RESOLUTION PB 17-12

**RESOLUTION MAKING NEGATIVE DECLARATION UNDER SEQRA AND
APPROVING SITE PLAN FOR LANSING FIRE DISTRICT SIGN UNDER TOWN'S
SIGN LOCAL LAW**

WHEREAS, an application was made by the Lansing Fire District for approval of a new informational and governmental sign, which sign will be a lighted sign with an electronic messaging board, mainly aimed at public service messaging, all to be located at the main Fire Hall, 80 Ridge Road, Lansing, New York 14882, being TPN 35.-2-8.2 (the "Project"); and

WHEREAS, pursuant to the Town's Sign Local Law (#1 of 2014), the use being governmental normally makes it exempt from review, but as it is an illuminated sign in a commercial sign district, such is subject to site plan review per Article IV(F); and

WHEREAS, under the Land Use Ordinance a public hearing is optional and not here required, and as the sign is a replacement in place and the use thereof serves an important governmental purpose, a site plan review was conducted per the Sign Law just to ensure that there were no deleterious impacts and any potential impacts were reduced, duly keeping in mind the requirements of the County of Monroe balancing test for governmental uses, and upon application of such principles, the site plan was duly reviewed and approved, and

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WHEREAS, as this was not a replacement in kind and place, it was classified as a SEQRA Unlisted Action, and as the Planning Board is the only involved agency it is hereby declared the lead agency for uncoordinated review, and as lead agency the Planning Board considered and analyzed each of the potential identified impacts in relation to the question of whether such impacts were so probable of occurring or so significant as to require a positive declaration of environmental impact, and after weighing the actual and potential impacts arising from or in connection with this site plan approval, and after also considering (i) the probability of each potential impact occurring, including weighing the speculative nature of some potential future contingencies and the potential non-speculative nature of others, (ii) the duration of each potential impact, (iii) the irreversibility of each potential impact, including a consideration of permanently lost resources of value, (iv) whether each potential impact can or will be controlled or mitigated by permitting, reviews, or other regulatory 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 environmental impacts, the Planning Board found that these factors did not cause any potential negative environmental, or related social or resource, impact to be or be likely to become a moderate or significant negative environmental impact; and

WHEREAS, and after due deliberation upon this matter and a review and analysis of the standards for site planning under zoning and the requirements of the sign local law, and an analysis of each and all potential environmental impacts, the Planning Board as Lead Agency hereby makes a negative declaration of environmental impacts under SEQRA, so

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED AS FOLLOWS:

1. That the Planning Board of the Town of Lansing be and hereby is again declared to be the Lead Agency.
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), and after consideration of the actual and potential environmental impacts the Planning Board finds that the proposed action of approving the Fire District Sign Replacement Project will not individually nor cumulatively have any moderate or significant negative environmental consequences or impacts, including as mitigation has already been implemented in the review process, and the Planning Board therefore hereby makes a negative determination of environmental significance (a "Negative Declaration") in accordance with SEQRA for the above referenced proposed action, and determines that an Environmental Impact Statement is therefore not required.

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3. A responsible officer of the Planning Board of the Town of Lansing is hereby authorized and directed to complete and sign the determination of significance, confirming the foregoing Negative Declaration, which fully completed and signed FEAF, findings statement, and determination of significance shall be incorporated by reference herein.

4. Site Plan approval for the Project be and hereby is approved, all as more particularly set forth in the application and details from FastSigns Detail, of Syracuse, and the tear sheet dated September 29, 2017, subject to required compliance with the sign law and the rules therein for illuminated signs and electronic messaging boards, unless a variance therefor be granted in the future by the ZBA.

Dated: November 13, 2017

Motion by: Deborah Trumbull

Seconded by: Sandy Dennis Conlon

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

CARGILL SITE PLAN APPROVAL FOR SURFACE FACILITIES - SHAFT #4 LOCATED AT 101 RIDGE ROAD, TAX # 23.-1-6.2

The Public Hearing was held on October 16, 2017. The public comments were reviewed and answered following the hearing.

Dave Herrick, Town Engineer and Cargill's Engineer are in agreement with increasing the size of the stormwater basin this will address the neighbor's concerns along with the differing soil types.

The final SWPPP will be a condition in the resolution, as it is not completed.

RESOLUTION PB 17-13

**RESOLUTION CONDITIONALLY APPROVING CARGILL
INCORPORATED MINE SHAFT #4 SITE PLAN IMPROVEMENTS
AND MAKING FORMAL REFERRAL AND RECOMMENDATION**

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TO TOWN BOARD REGARDING SPECIAL PERMIT FOR SAME

WHEREAS, an application was made by Cargill Incorporated, owner, including by and through Edward G. Davidson of Spectra Environmental Group, Inc., for surface site plan improvements at 1001 Ridge Road, NYS Route 34B, Lansing, New York, TPN 23.-1-6.2, zoned Rural Agriculture (RA), for a site plan approval and special permitting review and referral for the siting and construction of site improvements for an Administration Building, Maintenance Building, Elevator Hoist House Building, Driveway and Parking, Stormwater and general site improvements (the “Project”); and

WHEREAS, the Planning Board held a sketch plan review meeting on September 11, 2017, whereat site planning input was duly provided upon a pre-application basis, such input having mainly been focused upon stormwater, buffering, traffic, and related Project issues, and the developer has since then amended the site and project plans several times and submitted a site plan application that was deemed complete, such that a public hearing upon the Project was duly scheduled; and

WHEREAS, the owner will complete a “Full SWPPP” for the Project, including properly sized stormwater retention practices and treatment sites and, in furtherance thereof, the developer’s engineer has designed the on-site stormwater retention management practices for this site and the Project; and

WHEREAS, the Project, and its proposed building and land uses, is a permitted use under the Land Use Ordinance in the Rural Agricultural (RA) Zone, subject to obtaining site plan approval from the Planning Board and a Special Use Permit from the Lansing Town Board; and

WHEREAS, the Town has considered and carefully reviewed the requirements of the Town’s Laws relative to site plan review 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, the Cargill application submitted to the Town of Lansing Planning Board states this “modification application involves the construction of surface access and ventilation shaft” primarily for safety concerns and personnel access, and applicant does not intend to provide any surface salt storage or hauling at this location, and neither does the New York State Department of Environmental Conservation (“NYSDEC”) permit amendment provide for or allow the same, such permit being duly and so limited; and

WHEREAS, NYSDEC as “Lead Agency” completed a “Negative Declaration” on the shaft #4 modification to the existing Cargill Salt Mine Permit, and the Town of Lansing participated in this process under the State Environmental Quality Review Act (“SEQRA”) and, as involved agencies, the Lansing Town Board and Planning Board participated in a coordinated review in which DEC duly issued a negative declaration of moderate or significant potential negative environmental impacts arising from this project; and

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WHEREAS, prior preliminary Project plans, and related information, were duly delivered to the Tompkins County Planning Department per General Municipal Law § 239, *et seq.*, as well as to the New York State Department of Transportation (“NYSDOT”), and the Project site plans have duly and already incorporated the requests and requirements previously addressed by County Planning and NYSDOT; and

WHEREAS, General Municipal Law § 239 referrals of the Project, as updated, were duly delivered to the Tompkins County Planning Department, and such **Department responded by letter dated September 29, 2017 and determined that the Project has no negative inter-community or county wide impacts; and**

WHEREAS, a public hearing was duly held before the Planning Board upon October 16, 2017, and the public was duly allowed to speak upon and address the Project and the Cargill Shaft #4 surface improvements and site plan, whereafter the Planning Board considered approval of the Project site plan upon receipt of final stormwater input and SWPPP updates, all including and in accordance with the provisions of the Town’s Land Use Ordinance, § 701.4 *et seq.*, and including concerns addressing site drainage, lighting, nearby residences, landscaping, parking, and buffering/screening, driveway and any potential on and off site environmental impacts; and

WHEREAS, with (i) the completion of stormwater updates, the developer’s replies to the Town Engineer’s reviews, and updated stormwater plans upon October 13, 2017, and the review and recommendations thereupon by the Town Engineers thereafter, each and all of which concerns and check list items are hereby incorporated as approval conditions, and (ii) the issuance of this site plan review approval, the application for a Special Use Permit be and hereby is deemed completed effective this date, and a formal recommendation from the Planning Board is thus and duly so made upon this date; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board, now therefore be it RESOLVED as follows:

1. Final Site Plan approval be and hereby is issued for this Project for the proposed site improvements as located upon the afore-described 57.95± acre parcel, TPN 23.-1-6.2, as shown in and upon the Site Plan Sheets #C-1, C-7, C-8 and Architectural Drawings A1-16, as submitted by Barton and Loguidice Engineers, which also show proposed building elevations and shaft tower enclosure buildings, as dated November 2015 and February 2016, all subject to the following conditions:

a. Compliance with the recommendations of the Town’s Engineer and SMO for any final stormwater plans and the terms of the approved final Stormwater Pollution Prevention Plan (SWPPP) for the developed site, and proper completion of all stormwater reports, permits, and facilities in a form and manner as approved by the Town and NYSDEC, is required prior to the issuance of any certificate of occupancy or compliance for the Project.

b. Obtaining a Permanent Curb Cut Highway Access Permit from NYSDOT for the driveway entrance from NYS Rt. 34B in a form as does not materially impair any of the stormwater or site planning features herein approved; further noting that if, at any time, the Planning Board

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deems NYSDOT conditions or approvals as potentially and negatively impacting the approvals or impact mitigation features of the approvals and conditions herein provided and stated, then and in such event the Planning Board may revoke, amend, or otherwise review the Project site plan, upon a *de novo* or supplemental basis, mainly, but not exclusively, to reconsider this matter and ensure that the impact mitigation features of the site plan and approval are preserved to the maximum extent then possible.

c. A septic system as approved by the Tompkins County Health Department, with a permit therefor to be issued and approved prior to the issuance of any certificate of occupancy or compliance.

d. A water connection permit approved through the Southern Cayuga Lake Intermunicipal Water Commission (Bolton Point), with all final inspections and approvals completed and issued prior to the issuance of any certificate of occupancy or compliance.

e. All new construction must meet the current requirements of the New York State Building Codes.

f. Completion of the site plan improvements as shown upon the site plans (maps and pages C1-C8 and A1-14), including compliance with the drawings and visualization material as submitted for the Planning Board's review (and in accord with SEQRA materials as submitted to NYSDEC as lead agency), specifically including the visual impact mitigation features and also including the installation of vegetative buffering as meets the following buffering and maintenance goals:

(i) Buffering shall be designed to provide both visual cover buffering and sound baffling features, and emphasis shall be placed upon solid cover barriers, such as hedges and offset rows of evergreen trees, or large or densely placed deciduous trees of variable heights interspersed with evergreens or other plants as provide for such cover and buffering.

(ii) Developer and landowner(s), as an express condition of site plan approval (the violation of which shall be a violation of the Land Use Ordinance and Town Law § 135, and enforceable as such), shall hereafter and at all times: (1) properly protect and maintain such trees and other vegetative buffers as healthy and natural non-invasive vegetation designed to provide both visual and sound buffering; (2) promptly remove and replace any dead, diseased, or dying trees or plants; (3) promptly replace, supplement, enhance, or otherwise effect changes in buffers whenever such buffers, or any plants therein, whether singularly or in combination due to lack of growth, death, recession, disease or other cause, cease to function as buffers as afore-required; and (4) effect such maintenance in a manner as promotes the goals of such buffers as stated in this site plan approval.

g. All signs shall comply with the Town's sign local law unless variances shall be issued therefor, but in all cases site plan approval is conditioned upon all on-structure and freestanding signs being placed where indicated in the approved site plan, and such signs being operated only per site plans and being minimally lighted with down lighting that meets Dark Sky

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requirements and does not exceed the candlepower, lumen limits, or glare restrictions of the Town's local law.

h. All fill material brought to the site shall require fill compaction testing, and verification of proper completion of compaction and compaction testing shall be delivered to the Town's Code Enforcement Officer prior to the close-out of any building permit(s).

i. The construction access entrance shall be as indicated on NYS Route 34B on the original drawings label "Soil Erosion and Sediment Control Plan".

2. This Project, and its now finalized site plan review, be and hereby is referred to the Town Board for consideration of a Special Permit in accord with the Town Land Use Ordinance, Article VIII. The Planning Board finds that all proceedings to date have been in accord with such requirements, and recommends the issuance of a Special Use Permit that incorporates these site planning conditions.

Dated: November 13, 2017

Motion by: Jerry Caward

Seconded by: Lin Davidson

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

**SEQRA REVIEW OF CROWN CASTLE TO CONSTRUCT A
MONOPOLE (CELLTOWER) TELECOMMUNICATIONS
FACILITY FOR VERIZON WITH ZBA
RECOMMENDATION - LOCATED AT 1901 E. SHORE DR**

This is version number three. The tower will have a 50' break point to reduce the fall zone. Full height of the tower is 95'.

A Public Hearing will be held on November 21, 2017 at the Zoning Board of Appeal's meeting. The ZBA will be reviewing the fall zone requirements.

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The 239 response from the County has determined that it has no negative inter-community, or county-wide impacts.

Residents within 600' to the parcels were notified by mail.

Drawing C2B should have the dimensions from the pole to the building.

RESOLUTION PB 17-14

NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS UNDER SEQRA FOR THE PROPOSED CROWN CASTLE COMMUNICATIONS TOWER AND REFERRAL OF MATTER TO ZONING BOARD OF APPEALS FOR AREA VARIANCE REVIEW UNDER TOWN LAW § 274-A

WHEREAS, an application was made by Crown Castle, by and through its attorneys and engineers, for a Verizon-based telecommunications tower upon lands located at 1901 East Shore Drive, Lansing, New York, being upon a part of TPN 37.1-8-4.1, comprised of an approximate .33 acre site pursuant to a lease with, and an express siting approval from, the underlying landowners, all as located in a B-2 zoning district under the Town's Land Use Ordinance; and

WHEREAS, this proposed action is a Type I Action, for which the Town of Lansing Planning Board is the lead agency for purposes of conducting an coordinated environmental review, and the only other involved agency is the Town of Lansing Zoning Board of Appeals ("ZBA"), which has indicated its asset to the Planning Board acting as lead agency; and

WHEREAS, a SEQRA FEAF was duly submitted, reviewed for accuracy and completeness, and thereafter duly amended, updated and reviewed, all with an eye towards identifying any potential moderate or significant negative environmental impacts; and

WHEREAS, as lead agency the Planning Board considered and analyzed each of the potential identified impacts in relation to the question of whether such impacts were so probable of occurring or so significant as to require a positive declaration of environmental impact, and after weighing the actual and potential impacts arising from or in connection with this site plan and subdivision approval, and after also considering (i) the probability of each potential impact occurring, including weighing the speculative nature of some potential future contingencies and the potential non-speculative nature of others, (ii) the duration of each potential impact, (iii) the irreversibility of each potential impact, including a consideration of permanently lost resources of value, (iv) whether each potential impact can or will be controlled or mitigated by permitting, reviews, or other regulatory 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

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Comprehensive Plan and local needs and goals, and (vii) whether any known objections to the Project relate to any of the identified potential environmental impacts, the Planning Board found that these factors did not cause any potential negative environmental, or related social or resource, impact to be or be likely to become a moderate or significant negative environmental impact; and

WHEREAS, and after due deliberation upon this matter and a review and analysis of each and all potential environmental impacts, the Planning Board as Lead Agency hereby makes a negative declaration of environmental impacts under SEQRA, and refers this matter to the ZBA for a required area variance review pursuant to Town Law § 274-a(3) and § 274-b(3), so

NOW, THEREFORE, BE IT DECLARED AND RESOLVED AS FOLLOWS:

1. That the Planning Board of the Town of Lansing be and hereby is again declared to be the Lead Agency.
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), and after consideration of the actual and potential environmental impacts the Planning Board finds that the proposed action of approving the proposed Crown Castle Telecommunications Tower in the B-2 Zone at 1901 East Shore Drive will not individually nor cumulatively have any moderate or significant negative environmental consequences or impacts, including as mitigation has already been implemented in the review process, and the Planning Board therefore hereby makes a negative determination of environmental significance (a “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 the determination of significance, confirming the foregoing Negative Declaration, which fully completed and signed FEAF, findings statement, and determination of significance shall be incorporated by reference herein.
4. The Planning Board Clerk is directed to deliver or file a copy of this Resolution

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with the following persons and agencies: (i) the Town Clerk and Town Supervisor of the Town of Lansing; (ii) all Involved and Interested Agencies; (iii) any person requesting a copy; and (iv) a summary and notice hereof with NYSDEC for publication in the Environmental Notice Bulletin (ENB), by sending such notice, in forms required by the DEC, to the ENB at 625 Broadway, Rm. 538, Albany, NY 12233-1750 (or via delivery to the ENB electronically at www.dec.state.ny.us, as required by 6 NYCRR § 617.12).

5. This matter is referred to the ZBA for area variance review for fall zone setback variances and, if an area variance is granted, the matter shall return to the Planning Board for final site planning and special permit reviews.

Dated: November 13, 2017

Motion by: Larry Sharpsteen

Seconded by: Deborah Trumbull

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

Additional considerations to add to Crown Castle’s Site Plan Approval that will be considered after the ZBA review:

- No building permit will be issued until the Town Engineer approves the structural Fall Zone of the cell tower.
- Add wording for the decommissioning process in the site plan approval.

CONTINUED DISCUSSION ON SITE PLAN REVIEW - **CORNERSTONE PROJECT “MILTON MEADOWS** **APARTMENTS” - PARCEL C ON AUBURN ROAD** **TAX# P/O 37.-1-2-16.2**

Update on Cornerstone from Rodger Brandt and Jess Sudol

- The project will consist of approximately 72 units.
- Switching over to a Septic System that has been reviewed and approved from the DEC.
- Due to the larger area needed for the septic system Phase II will not be possible.

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- Still working with T.G. Miller, P.C. the town engineers to complete the Stormwater plan. They are near completion.
- They will leave room to add the right-turning lane if needed.
- Working with Bolton Point on the revised plans.
- 11 market rate units, several handicap units out of the 72 units (24 one bedrooms, 24 two bedrooms and 24 three bedrooms).

Discussion with the Planning Board

- Entrance width of the town road off Auburn Road will be 28 feet wide allowing for emergency access.
- Parcel size of the project is now 13.5 acres.
- The Planning Board requests that there be a second entry road into the complex for life safety reasons. Cornerstone is willing to consider creating the second access at the second to the last road in the complex with a hammerhead at the end of the Town Road portion.
- 8" water main will support the project along with fire hydrants. If a loop is created, it will give the volume needed for the remaining parcels. A board member felt the need for 10" water main to avoid the possibility of the Town needing to upgrade it later on.
- Some of the board members have reservations with the possible tax burden that affordable housing could bring to Lansing. The Planning Board cannot legally deny a project unless it is due to site plan issues. There was a request to the Developer to reduce the number of three bedroom units to help reduce the impact. The Developer could not due to loss in grant money if they did.
- Chairman Tom Ellis mention that he would like a moratorium on the Town Parcel until there is a complete plan on the Infrastructure. There seems to be confusion as to who pays for the Town Roads and the Main Water lines.
- The complex will have a neutral color pallet with a nice appearance from the road.

REVIEW OF PUBLIC COMMENTS FROM THE COMPREHENSIVE PLAN PUBLIC HEARING HELD ON OCTOBER 30, 2017 WITH RECOMMENDATIONS FOR ADOPTION TO THE TOWN BOARD

The Planning Board reviewed the public comments and condensed them into ten topics that needed a response.

1. **Zoning change - Cargill 1001 Ridge Road to industrial**
 - There is no change to the current zoning. It will remain as (RA).
 - Mining is an allowable use in the (RA).
 - This location is a conditional use for Workers and Employee Supplies only.

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- No Salt Storage and No Salt Transport at this location.
- 2. Bell Station Zoning Change**
- Planning Board will add to the paragraph in the Comp Plan. See the amended area at the end of the resolution below.
 - The Planning Board supports the land as Recreation which is an allowed use in the current zoning. The Town doesn't own the land and the land is currently not for sale.
 - The map is only a guide.
 - Not enough acres for a State Forest Reserve.
- 3. Support of trails**
- The trails are not going away it is mentioned through the Comp Plan.
 - The previous trail committee resolved as they did not want to handle their own donation money and the Town was told by the State Comptrollers Office that we could not and should not be holding the money like a bank. A new nonprofit entity, Friends of Lansing Center Trail, was formed to work on the Lansing Center Trail only
 - The Town has also set up a Reserve Fund (Resolution 17-99) to maintain and assist future growth of trails.
- 4. Commercial land use along corridors, Triphammer Road, East Shore Dr. and Ridge Rd.**
- **Primarily the two triangles.**
 - The Planning Board does not want these areas to be large commercial areas.
 - Ridge Road - 34 & 35B Triangle should be Commercial Mixed Use.
 - Triphammer Road Triangle should be Low Impact Mixed Use.
 - Neither property has been successful in selling for Residential use and the Form Based tools would benefit both areas in regards to positive growth.
 - Mixed use/Low impact with reverse road frontage would be ideal.
- 5. Statistics/pie charts/graphs**
- The County has not saved the old maps due to it being changed so many times and could not provide the information necessary to create the charts.
- 6. Ag vs RA vs Residential - North part of town**
- Leaving a few areas as is in the current (RA) zone to avoid zoning out a few of the current small businesses on Ford Hill, Walnut Grove, Lockerby Hill, Shade Tree, Armstrong Rd, Locke Rd, Creek Rd.
- 7. Town center land - X-country use, elimination of trails, development**
- No trails will be eliminated
- 8. Traffic - drainage- views: New construction**
- This is all standard operating procedure for the Planning Board so it was not put into the Comp Plan.
 - The Planning Board will add a note in the executive summary.

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- The traffic studies are governed by the state and has been done many times over the years for each large project.
- 9. Conservation advisory committee**
 - The official CAC is a layer that the Town doesn't really need at this point.
 - Volunteer committee is fine if needed.
- 10. Purposed Comp Plan - Guideline vs Law**
 - This is only a Guideline
 - It is not the Law

RESOLUTION PB17-15

RESOLUTION OF TOWN OF LANSING PLANNING BOARD PURSUANT TO TOWN LAW § 272-a RECOMMENDING AND REFERRING DRAFT COMPREHENSIVE PLAN TO TOWN BOARD

WHEREAS, a Comprehensive Plan Committee was established by Town Board resolution dated Aug 15, 2012 (the "CPC") and over the intervening four-plus years the CPC prepared several draft plans, gathered information and data, conducted surveying, conducted public information sessions, conducted dozens of public meetings, and drafted, edited, and developed several plans, culminating in a draft Comprehensive Plan dated July 11, 2016, with copies duly made available at the Lansing Town Clerk's Office, the Lansing Town Supervisor's Office, the Town Planning Offices, as well as at the Lansing Community Library and the Village of Lansing Offices, said plan also being available online and through the Town's website; and

WHEREAS, in accordance with Town Law § 272-a the CPC held a Public Hearing upon such draft Comprehensive Plan upon August 10, 2016, whereat all members of the public wishing to speak or present opinions or evidence were duly heard, and such hearing was duly closed but the comment period was left open for additional written submissions until August 31, 2016; and

WHEREAS, upon September 14, 2016, in accord with Town Law § 272-a(5), and the directions of the Town Board and other provisions of law, the CPC did formally refer the draft Comprehensive Plan (and related records) to the Planning Board for review and such editing or changes as the Planning Board deemed appropriate; and

WHEREAS, the Planning Board has worked on the Comprehensive Plan for over a year, including at approximately 13 public meetings and additional public working sessions, and throughout such time various persons and members of the public brought issues to the attention of the Planning Board; and

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WHEREAS, during this time an Agricultural Committee was formed and an Agricultural Plan was developed, approved, and implemented and made a part of the then existing Comprehensive Plan and this draft, updated Comprehensive Plan, which agricultural plan was duly reviewed and approved by the New York State Department of Agriculture and Markets; and

WHEREAS, the Town Board also held a public information session concerning the draft, updated Comprehensive Plan upon August 30, 2017; and

WHEREAS, the Planning Board drafted and amended significant portions of the draft Comprehensive Plan and was formally a reviewing and advisory agency, and thus the Planning Board duly noticed and conducted its required public hearing upon October 20, 2017, whereat all members of the public were entitled to speak and present such opinions and evidence as they deemed appropriate; and

WHEREAS, the Planning Board has completed its draft of the Comprehensive Plan and wishes to refer the draft plan and the record of the CPC and the Planning Board's public hearing to the Town Board for final review, amendment, consideration, and environmental and GML § 239 reviews, all as required by Town Law § 272-a; and

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

1. The Draft Comprehensive Plan as presented to this meeting be and hereby is recommended and referred to the Town Board for consideration pursuant to Town Law § 272-a.
2. The Planning Board recommends that all comments, evidence, and opinions provided prior to and at the Planning Board's public hearing be given due consideration and weight by the Town Board in relation to the development and consideration of a final version of such Comprehensive Plan, and that a General Municipal Law § 239 referral be made and an environmental review be conducted prior to adoption of this referred, or any updated or amended, Comprehensive Plan.

Dated: November 13, 2017

MOTION TO AMEND THE 7/10/17 COMPREHENSIVE PLAN AS FOLLOWS:
LANSING PLANNING BOARD - RECOMMENDED COMPREHENSIVE PLAN 11/13/2017.

At the Planning meeting and discussion of the Comprehensive Plan Public Hearing comments, the Planning Board members offered a few minor changes. Attached are the additional language and paragraphs that were altered from the 7/10/2017 draft version.

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Page 5 added sentence:

Executive Summary

The Town is required to generate a Comprehensive Plan in anticipation of updating their land-use ordinance. Typically, this is done every 10-15 years to serve as a guideline to the Town Board.

Modified paragraph - Page 40

“Bell Station” land: This approximately 490-acre parcel of property north of the Cayuga Operating Company (COC) Power Plant, features over a 1/2 mile of prime wildlife lake frontage below a mature forest stand, includes 300 acres of active farmland and represents the largest undeveloped privately-owned parcel of land in the Finger Lakes Region. Presently, New York State Electric and Gas (NYSEG) and its parent company, Iberdrola, own this parcel. However, control of this parcel has been noted in the past as a priority for the New York State Department of Environmental Conservation (NYSDEC), and it has been discussed the possibility that it could be converted into a state forest or wildlife management area, while also maintaining the upper parcel for continued 300 acres of agricultural use. The Finger Lakes Land Trust may be interested in acquiring some of this land, although this would have an impact on the overall taxable properties, as this is currently zoned as an industrial area. The Lansing Town Board discussed supporting the NY State Department of Environmental Conservation acquiring this parcel and establishing a DEC managed conservation area and adopted Town Board Resolution 13 – 133. The Planning Board Members felt strongly about the potential of a State Park facility while anticipating the continued utilization of the upper portion of the parcel to continue in Agricultural use. As with Myers Park and Salt Point, this land is a critical lakefront property that needs to be conserved for present and future generations. These areas are also attractive to tourists, and require careful planning for supporting infrastructure so that the natural characteristics are maintained. Presently this land is not open for public access.

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Recreational Facilities and Programs

Since the establishment of the Town of Lansing Parks and Recreation program approximately 26 years ago the recreational facilities of the Town have seen both steady growth and improvement. For example, Myers Park has greatly improved its marina and campsites and now includes businesses that rent kayaks and paddleboards and provide bait for the many boaters who fish. Just recently, the land at Salt Point (leased by the Town from the State of New York) has limited vehicle traffic to provide nature trails and bird watching, wading and sunning. The NYS DEC boat launch in this area is available for launching non-motorized craft. The Recreational Fields near the Town Hall have been enlarged and improved. The land purchased by the Town, located across from the Town Recreational Fields, now houses a perimeter trail that crosses fields, hedgerows, streams, wetlands, and woods.

APPROVED

Added new sentences:

The Town of Lansing Board has established a Capital Reserve Account to assist in the future expansion / development of trails throughout the Town. Input is often received during the Planning Board reviews of development projects and subdivisions whereby pathways are incorporated into the final plans. This has been a practice of the Planning Board for many years.

Page 82 -Modified Commercial Mixed Use and added the new Low Impact Mixed Use

- **Commercial Mixed Use** - This area serves as the convergence point for major transportation routes and governmental resources. This area, along NYS Rt. 34 and NYS Rt. 34B, has continued to transform over the years, developing a strong mixture of uses comprising of gas stations, convenience stores, Inns, restaurants, several small-scale businesses and various operations, including a late '60s era strip mall development, elderly housing, car sales lot, several small-scale manufacturing buildings, professional offices, auto repair shops, restaurants, churches and several single family residential homes.
- **Low Impact Mixed Use** - A small area surrounding the current Michaleen's Florist and Garden Center should be designated to create smaller commercial activity nodes along the major transportation routes such as Triphammer Road, NYS Rt. 34 (East Shore Drive) and NYS Rt. 34B (Ridge Road). The Planning Board recommends that a reverse frontage concept is generated for the areas that would include low vehicular activity, commercial, and mixed-use residential. Examples could be small professional offices with residential mixed-uses providing services to neighbors.

Also Modified the "Future Land Use Map" - dated 11/13/2017

- The 2 triangles parcels across from Michaleen's east of N. Triphammer have a new zone - Low Impact Mixed Use.
- The northeastern corner area were changed to RA - based on Lynn's recommendation
- The hamlet area was changed to RA based on Lynn's recommendation
- The Cargill Shaft #4 - changed to RA

Motion by: Larry Sharpsteen

Seconded by: Lin Davidson

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

APPROVED

MIKE LONG REVIEWS PLANNING UPDATES

Cell Tower – Crown Castle

- Site Plan Review on November 27, 2017 meeting.

Rochester Cornerstone Group

- SEQRA / Site Plan Approval on November 27, 2017 meeting.

Larry Sharpsteen mad a motion to adjourn at 8:40 PM. Sandy Dennis Conlon seconded the motion.