

APPROVED

Town of Lansing

Monday, January 09, 2012 7:15 PM

PLANNING BOARD

PLANNING BOARD MEMBERS

(*Denotes present)

* Larry Sharpsteen	* Tom Ellis
* Mary McTiernan, Alternate	* Lin Davidson, Chairman
* Richard Prybyl	* David Hatfield
* Jeffrey Overstrom, EIT	* Al Fiorille
* Lorraine Moynihan Schmitt, Esq.	
* Robert Cree, TB Liaison	

Public Present

Valerie Jones Richard Jones, Jr.
Kathy Miller Ruth Hopkins
Andy Sciarabba
Nancy Loncto

General Business

Lin Davidson, Chairperson called the Planning Board Meeting to order at 7:15 PM. Mr. Davidson requested to know if there was anyone from the Public that wished to speak with concerns other than what was on the Agenda.

Resignation-Loncto

Chairman Lin Davidson read the following resignation letter from Nancy Loncto, Planning Board Member since 2001;

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Nancy J. Loncto
39 Hillcrest Road
Ithaca, NY 14850

January 9, 2012

Re: Resignation Town of Lansing, NY Planning Board

Dear Mr. Chairman (My dear friend, Lin),

It is with the deepest regret that I find that I must resign from the Town of Lansing Planning Board immediately.

Please extend my very best wishes to my esteemed colleagues on the Board. I especially appreciate your demonstrated leadership and patience as you have worked to ensure that all citizens, laws, and conditions were considered in each and every planning determination and process. The volunteer role and integrity that each person brings to this Board is a true asset to the community. You are all to be commended both individually and collectively.

It has been an honor to have been a part of the Planning Board.

Thank you for the opportunity to serve with each and every one of you and your acceptance of this notice.

Most Sincerely,



Nancy J. Loncto

cc: Kathy Miller, Town Supervisor
Robert Cree, Town Planning Board Liaison

Thomas Ellis stated he is sorry to see Ms. Loncto go and wishes she would reconsider staying on the Board. Mr. Ellis states Ms. Loncto also brought integrity to the Board and thanked her for her dedication. She has done a good job and he will miss her.

Richard Prybyl agreed with what Mr. Ellis stated.

Larry Sharpsteen states he has enjoyed working with Nancy and is going to miss her.

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Viola Miller's Recognition

Lin Davidson is seeking a Resolution to commend Viola Miller for her dedicated years of service on the Planning Board. Mr. Davidson read aloud a prepared statement and then passed it on to Kathy Miller, Town Supervisor to execute.

Site Plan Review - Expansion of R & J Self Storage, Applicant: Richard C. Jones Jr., 1953 East Shore Drive, Tax Parcel # 37.1-8-1

Richard Jones, Jr. appeared before the Board with a complete Site Plan package for a proposed 30' x 60' unheated storage building with an attached 20' x 40' enclosed storage annex.

The Planning Board is responsible for setting the set-backs for this particular district.

Jeff Overstrom explained to the Board, the existing fence line meets the setback along Atwater Road, and the fence line on East Shore Drive meets the same setback as the other existing parcel. According to the proposed map, the East Shore side is 58 ft off of the fence line which is 50 ft from the road right of way. The Applicant is requesting a 23' ft setback from the existing fence line along Atwater Road so that vehicles can drive around. Setback shall be as follows: Clear line of site on the northern tip of the project, western (Route 34) rear lot line set back of 58 ft, southern set back of at least 50 ft and front eastern (Atwater Road) set back of 23 ft.

Lin Davidson inquired if there were marked out parking spaces. Mr. Overstrom stated it is a drive in, and used on an as needed basis. Mr. Davidson would like to see six (6) parking spaces sketched in on the final map to satisfy the Land Use Regulations.

The Planning Board has requested full cut off light for the new proposal and in the future any replacements that need to be taken care of on the previous building be replaced with full cut off lights.

A tree, shrub and grass plan was presented. Mr. Jones will probably include the other property in his landscaping plan too. Mr. Jones advised the Board in the winter, he will most likely place wood shaped tee-pees covering his boxwoods. These will be an eye sore temporarily during the winter months.

Mr. Davidson further states it looks as though there is room enough for a pedestrian walk on the shoulder of Atwater Road.

Hours of operation for the "Office, will be 9:00 AM to 7:00PM, however, there will be no Office per se. For the Storage Buildings, the customer will come and go as needed.

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Mr. Davidson reiterated to Mr. Jones that this Site Plan is a living document and if the trees or shrubs die, they must be replanted.

David Hatfield made a motion to waive the Public Hearings on the SEQR and overall Application. Richard Prybyl seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Abstained) Thomas Ellis, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Norman L. Davidson, Chairman

The Planning Board reviewed Part I of the Short Environmental Assessment Form completed by the Applicant and completed Part II by the Planning Board Members. No significant adverse environmental impacts or effects were identified in Part II by the Planning Board Members.

David Hatfield offered the following Resolution; Richard Prybyl seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Abstained) Thomas Ellis, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Norman L. Davidson, Chairman

RESOLUTION No. 12-02

RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD ISSUING NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE RESPECTING SEQR ENVIRONMENTAL REVIEW OF THE R & J MINI SELF STORAGE EXPANSION SITE PLAN

WHEREAS, Richard C. Jones, Jr. (“Applicant”), has submitted, for consideration and approval from the Lansing Planning Board, a revised Site Plan for the proposed expansion of the existing R & J Mini Self Storage business facility located at 1947 East Shore Drive, Lansing, New York, Tax Map Parcel # 37.1-8.2 said expansion to be located on an adjacent .31 +/- acre parcel, owned by the Applicant and located at 1953 East Shore Drive, Lansing, New York and otherwise known as Tax Map # 37.-1-8.1 within the B2 Zoning District; and

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WHEREAS, this is an Unlisted Action under the State Environmental Quality Review Act which requires environmental review; and

WHEREAS, the Town of Lansing Planning Board has responsibility for approving or carrying out the action pursuant to State Law governing local environmental review; and

WHEREAS, the requisite General Municipal Law 239 Referrals of Article 12-8 and any interested and/or involved agency referrals have been duly effected by the Town of Lansing Planning Department, and those agencies have been given the opportunity to comment and any responses have been duly reviewed and considered by the Lansing Planning Board; and

WHEREAS, the Town of Lansing Planning Board determined to waive a public hearing concerning the environmental review, pursuant to the State Environmental Quality Review Act (“SEQR”), of the proposed site plan application ; and

WHEREAS, on January 9, 2012, the Town of Lansing Planning Board, in performing its function in conducting an environmental review in accordance with Article 8 of the New York State Environmental Conservation Law – the State Environmental Quality Review Act (“SEQR”), (i) pursued its thorough review of the applicant’s completed Short Environmental Assessment Form (“EAF”) 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 a significant adverse impact 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 and, if necessary, Part III;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Town of Lansing Planning Board, based upon (i) its thorough review of the EAF, Part I, 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 of the proposed project to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its completion of the EAF, Part II (and, if applicable, Part III), including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance (“**NEGATIVE DECLARATION**”) in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required, and it is

FURTHER RESOLVED that, *if a Type I action*, the Planning Board Clerk deliver and/or file a copy of this Resolution with the following persons and agencies:

1. The Town Clerk of the Town of Lansing;
2. The Town Supervisor of the Town of Lansing;
3. All Involved and Interested Agencies;

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4. Any person requesting a copy;

and further, *if a Type I Action*, that this Resolution be posted and published in accord with law, including delivery of a copy of this Resolution to the Environmental Notice Bulletin, 625 Broadway, Room 538, Albany, New York 12233-1750 in accord with 6 NYCRR 617.12.

Dated: January 9, 2012

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 . . . (Abstained) Thomas Ellis, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Norman L. Davidson, Chairman

RESOLUTION No. 12-03

RESOLUTION OF THE LANSING PLANNING BOARD APPROVING THE R & J MINI SELF STORAGE EXPANSION SITE PLAN

WHEREAS, Richard C. Jones, Jr. (“Applicant”), has submitted, for consideration and approval from the Lansing Planning Board, a revised Site Plan for the proposed expansion of the existing R & J Mini Self Storage business facility located at 1947 East Shore Drive, Lansing, New York, Tax Map Parcel # 37.1-8.2, said expansion to be located on an adjacent .31 +/- acre parcel, owned by the Applicant and located at 1953 East Shore Drive, Lansing, New York and otherwise known as Tax Map # 37.-1-8.1 within the B2 Zoning District; and

WHEREAS the proposed revised expansion seeks approval of construction of an a 36 x 60 foot mini warehouse storage building with a 20 x 40 extension for unheated house storage to be located at 1953 East Shore Drive, Lansing, New York and otherwise known as P/O Tax Map # 37.-1-8.1 within the B2 Zoning District; and

WHEREAS, both the 36 x 60 Building and 20 x 40 foot extension to said building are fully enclosed and the applicant does not seek site plan approval for any outdoor unenclosed storage; and

WHEREAS, the applicant has been advised that outdoor storage, on behalf of the general public, of certain items, such as boats and motor vehicles, requires a Town Board permit or waiver pursuant to the Outdoor Business Inventory Storage Local Law Number 7 of 2004, and

APPROVED

WHEREAS, this action is classified as an Unlisted Action, pursuant to 6 NYCRR Part 617 *et seq.* of the State Environmental Quality Review Act, which requires environmental review of the impacts of the project; and

WHEREAS, the Interested and Involved Agencies were duly notified of the project, and invited to comment thereon; and the requisite General Municipal Law 239 Referral(s) of GML Article 12-B were duly effected by **Town of Lansing Planning Department and any comments received from the Tompkins County Planning Department and any Involved/Interested Agencies were duly reviewed and considered by the Planning Board; and**

WHEREAS, by correspondence, dated June 6, 2011, the Tompkins County Planning Department offered the following formal recommendations pursuant to GML §239 –l and –m on a prior application for this project:

- **As the proposed building is located along the heavily traveled Cayuga Lake Scenic Byway (Route 34), sufficient landscaping should be required in order to be visually appealing from the Byway. Additionally, any associated signage should be designed so as to not detract from this scenic corridor.**
- **Access should be provided off Atwater Drive to minimize curb cuts on the State Highway; and**

WHEREAS, the instant revised application, with landscaping plan and access off of Atwater Road, was reviewed by the Tompkins County Planning Department which has determined, by correspondence dated December 16, 2011, that the revised project has no negative inter-community, or county-wide impacts, and

WHEREAS, at the Lansing Planning Board Meeting, held on January 9, 2012 at the Lansing Town Hall, the Planning Board reviewed the overall revised Site Plan for proposed expansion; and

APPROVED

WHEREAS, the Town of Lansing Land Use Ordinance provides, pursuant to Section 503 Schedule I (C) (34) that a mini commercial warehouse for self storage is a permitted use in the B2 district subject to Special Condition 803.16 which requires site plan approval in accordance with Section 701 “including but not limited to buffer and landscaping concerns”; and

WHEREAS, the applicant has submitted a landscaping plan to include buffering with “hostas, boxwood, spikey grass and trees,” and said landscaping plan has been duly reviewed by the planning board which has made the following comments in conjunction with same: Proposed landscaping plan is acceptable and shall include trees, grasses, full sun hostas and boxwoods. ; and

WHEREAS, the planning board discussed the necessity of a clear line of site on the northern tip of the project abutting Route 34 and Atwater Road, and the site plan and landscaping plan accommodate that clear line of site; and

WHEREAS, the Town of Lansing Land Use Ordinance at Section 504 Schedule II: “Area, Frontage, Yard, Heights and Coverage Requirements” provides that minimum front, side and rear lot line set backs be determined by the planning board in conjunction with site plan review in the B2 District ; and

WHEREAS, that applicant’s site plan depicts a western rear lot line set back of 58 feet adjacent to N.Y.S Route 34 and a southern side lot set back of at least 50 feet and front eastern lot set back adjacent to Atwater Road of 23 feet, and whereas the planning board finds that set backs for this project are adequate; and

WHEREAS, the Planning Board has reviewed the applicant’s lighting plan and has determined that full cut off lighting will be required for the project; and

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WHEREAS, on January 9, 2012, the Planning Board determined to waive public hearing on both the SEQRA review and overall site plan review, due to non-complexity of the application and lack of public controversy associated with the proposal; and

WHEREAS, on January 9, 2012, the Planning Board, acting on a uncoordinated environmental review, reviewed and accepted, as adequate, a short form Environmental Assessment Form (“EAF”) Part I, submitted by the Applicant; and the Lansing Planning Board completed Part II on the record (and, if applicable, Part III of the EAF); and

WHEREAS, by resolution adopted January 9, 2012 the Town of Lansing Planning Board determined that, pursuant to the provisions of the State Environmental Quality Review Act, the proposed site plan will result in no significant impact on the environment and issued a Negative Declaration of environmental significance for purposes of Article 8 of the Environmental Conservation Law; and

WHEREAS, on January 9, 2012, the Planning Board duly considered and carefully reviewed the Applicant’s site plan in compliance with the requirements of the Town’s Laws relative to site plan review and respecting the proposed project in conjunction with the unique needs of the Town, due to topography, drainage, soil types and distributions and other natural and man made features upon and surrounding the area of the proposed Site Plan; and the Planning Board duly considered the design objectives of the Applicant and the quality and distinctiveness of the project proposal, in conjunction with the standards of review set forth at Section 701.4 *et seq.* of the Town of Lansing Land Use Ordinance, including, but not limited to, storm-water drainage plan, erosion controls, parking, water and sewer facilities, driveways, site lighting, on site and off-site impacts, landscaping and/or fencing, buffering and/or screening, roads and walkways, height limitations and compliance with other agency regulations and/or state, county and local laws and ordinances; and the Planning Board has also considered the requirements of the Town’s Land Use Ordinance and Comprehensive Plan, and has determined compliance therewith in conjunction with said Site Plan Application and Review; and

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

APPROVED

RESOLVED: that the Town of Lansing Planning Board grant Final Site Plan Approval to the Applicant for the proposed expansion of the existing R & J Mini Self Storage business facility located at 1947 East Shore Drive, Lansing, New York, Tax Map Parcel # 37.1-8.2, said proposed site plan expansion to be located on an adjacent .31 +/- acre parcel owned by the Applicant and located at 1953 East Shore Drive, Lansing, New York and otherwise known as P/O Tax Map # 37.-1-8.1 within the B2 Zoning District *subject to the following conditions:*

1. Lighting Plan shall be full cut-off lighting;
2. Hours of Operation shall be 9:00a.m. – 7:00 pm for the business office and 24 hours 7 days a week for customer access, as needed, to the storage sites; said hours which may be scaled back in the future at the owner’s discretion;
3. Landscaping plan is acceptable and shall include trees, grasses, full sun hostas and boxwoods;
4. Lot line setbacks shall be the following minimums: western rear lot line (adjacent to N.Y.S. Route 34) set back of 58 feet and a southern side lot set back of at least 50 feet and front eastern lot set back (adjacent to Atwater Road) of 23 feet;
5. 6 Parking spaces shall be delineated on the project site.

January 9, 2012

Approval/Denial of Minutes for December 12, 2011

Thomas Ellis requested on;

Page 2, 3rd paragraph first sentence, should read; further **states**

Page 4, 3rd paragraph, first sentence the word Lasing should read: **Lansing**

Thomas Ellis made a motion to approve the Minutes of December 12, 2011 as amended.

Larry Sharpsteen seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Thomas Ellis, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Norman L. Davidson, Chairman

Planning Department Update

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Jeff Overstrom advised the Board Floyd Davis will be coming before the Board for a 2 Flag Lot Subdivision to be located on the southern portion of his property. Mr. Davis is currently scheduled to go before the Zoning Board of Appeals for a Variance on the driveways.

Mr. Overstrom states he recently met with the Economic Development Committee and they have Sketch Plans of three different scenarios that the Planning Board should review at their next working Meeting.

Larry Sharpsteen inquired as to how the current Stormwater Inspections are going along. Mr. Overstrom states Jack French and he has been checking on them. Lake Forest and Whispering Pines need to be cleaned out. Also, along the back of Asbury Drive will need to be cleaned out too.

Larry Sharpsteen states he is really more interested in the ongoing projects. Mr. Overstrom is dealing with T.G. Millers on the Woodland Park project as far as stabilizing it for the winter. Lansing Commons has been shut down for the winter as well as Farm Pond Circle.

Other Business-Tompkins County Assessment Office Request

Al Fiorille spoke on behalf of the Tompkins County Assessment Office. The Assessment Office on two separate occasions recently received incomplete Subdivision Maps that were filed with the Tompkins County Clerk's Office. The Assessment Office is requesting the Final Plat have metes and bounds on it before the Planning Board Chairman's signature be applied.

Executive Session

Richard Prybyl moved to go into Executive Session at 8:13 PM to speak with Nancy Loncto about her desire to resign from the Planning Board. Al Fiorille seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Thomas Ellis, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Norman L. Davidson, Chairman

Larry Sharpsteen moved to come out of Executive Session at 8:30 PM. David Hatfield seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Thomas Ellis, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member

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Vote of Planning Board . . . (Aye) Norman L. Davidson, Chairman

Richard Prybyl made a motion to accept the resignation of Nancy Loncto. David Hatfield seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Nay) Thomas Ellis, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Norman L. Davidson, Chairman

Alternate Position

A brief discussion with the Alternate whether she would accept appointment as full Member if given by TB and recommended by PB. Mary McTiernan had some concern with how new she is to the process. Ms. McTiernan requested that the Planning Board hold off on making that recommendation to the TB while she gains additional experience.

Checklist Committee Update

Larry and Tom have identified areas they feel need revisions. They will be meeting further to discuss the changes prior to making final recommendations to the planning board.

Richard Prybyl moved to adjourn the Meeting at 8:45 PM. Larry Sharpsteen seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Thomas Ellis, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Norman L. Davidson, Chairman