

APPROVED

# Town of Lansing

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Monday, March 25, 2013 7:15 PM

PLANNING BOARD

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## PLANNING BOARD MEMBERS

(\*Denotes present)

- \* Tom Ellis, Chairman
  - \* Lin Davidson, Vice-Chairman
  - \* Larry Sharpsteen
  - \* David Hatfield
  - \* Richard Prybyl
  - \* Al Fiorille
  - \* Gerald Caward Jr.
  - \* Ray Farkas, Alternate
  - \* Jonathan Kanter, Planning Consultant
- Lorraine Moynihan Schmitt, Esq.  
Kathy Miller, TB Liaison

## Public Present

Lynn Day, Zoning, Code, Fire Enforcement Officer	Michael Moore
Russ Givins	Casey Moore
Ginny Olsen	Wayne Lucas
Lynn M. Day	Bonnie Lucas
Matt Day	Patrick Wood
Chris Gill	David Rutheford
David Plumeu	Nate Williamson
Chuck Bower	John Mares
C.A. Bower	Marge Listar
Lori Rhoads	
Darrell Rhoads	
Connie Armstrong	
Daniel Eikel	

## Other Business

Tom Ellis, Chairperson called the Planning Board Meeting to order at 7:16 PM. Mr. Ellis inquired if there was anyone from the Public that wished to speak with comments or concerns that were not on the Agenda. There were none.

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## **Site Plan & SEQR Review, Expansion of Four Season Storage, 360 Auburn Rd. (State Rt. 34), Tax Parcel No. 28.-1-28.37, RA Rural Agricultural Zone**

Michael & Casey Moore appeared before the Board. The Moore's would like to expand their Mini/Self Storage facility to include an additional 20 Units, extending the perimeter (3 sides) of the building by 15 feet. Each side will have 3 full cut off down lights added. Landscaping at the back border (400') will be Evergreens. Near the Sign in the front, additional grasses will be added. 2,250-3,000 Sq. Feet of new driveway will be added mainly on the west side and northeast corner of the property.

Jonathan Kanter and Town Engineer, David Herrick spoke regarding the site disturbance on the project which included existing and proposed disturbance. They both feel that the property is close to the disturbance threshold of 1 acre. At Mr. Herrick's recommendation, Mr. Moore should be put on notice that the disturbance is close to the threshold and could trigger further Stormwater practices.

The Tompkins County Planning Department offered the following GML Referral comment:

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February 26, 2013

Mr. Jonathan Kanter, AICP, Town Planning Consultant  
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 for Proposed Expansion of Storage Facility at 360 Auburn Road, Town of Lansing Tax Parcel No. 28.-1-28.37, Michael Moore, Owner/Applicant; Chris Hesse, Agent.**

Dear Mr. Kanter:

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 it 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

Larry Sharpsteen made a motion to waive the Public Hearing(s) on the SEQR and Application. David Hatfield 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) Lin Davidson, 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) Thomas Ellis, Member**

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The Following Resolution was offered;

**RESOLUTION PB 13- 02**  
**TOWN OF LANSING PLANNING BOARD**  
**RESOLUTION OF STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)**  
**NEGATIVE DECLARATION FOR THE PROPOSED**  
**4 SEASON STORAGE - PHASE III EXPANSION SITE PLAN**

**WHEREAS**, an application was made by Michael Moore for site plan approval for the proposed expansion of a self-storage warehouse facility known as 4 Season Storage, located at 360 Auburn Road, Lansing, New York and otherwise known as Tax Parcel #28.-1-28.37, RA - Rural Agricultural Zone; and

**WHEREAS**, the proposal is to add 20 +/- storage units (approximately 2,850 square feet of building space) to the existing storage facility, which consists of 44 +/- storage units; and

**WHEREAS**, this proposed action is an Unlisted Action for which the Town of Lansing Planning Board is an involved agency for the purposes of environmental review; and

**WHEREAS**, the Town of Lansing Planning Board, in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), (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 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;

**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

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DECLARATION”) in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required.

Dated: March 25, 2013

Motion by: Lin Davidson

Seconded by: Richard Prybyl

## VOTE AS FOLLOWS:

**Thomas Ellis - Aye**  
**Lin Davidson - Aye**  
**Gerald Caward, - Aye**  
**Al Fiorille - Aye**  
**David Hatfield - Aye**  
**Richard Prybyl - Aye**  
**Larry Sharpsteen - Aye**

The following Application Resolution with conditions was offered;

## RESOLUTION PB 13-03

### **RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD APPROVING WITH CONDITIONS 4 SEASON STORAGE EXPANSION – PHASE III SITE PLAN**

**WHEREAS**, Applicant Michael Moore has submitted for consideration and requested approval from the Town of Lansing Planning Board of a Site Plan for the proposed expansion of a self-storage warehouse facility known as 4 Season Storage, located at 360 Auburn Road, Lansing, New York and otherwise known as Tax Parcel #28.-1-28.37, RA – Rural Agricultural Zone; and

**WHEREAS**, the proposal is to add 20 +/- storage units (approximately 2,850 square feet of building space) to the existing storage facility, which currently consists of 44 +/- storage units; and

**WHEREAS**, the proposal is a permitted use in the R-A Rural Agricultural Zone subject to obtaining site plan approval from the Planning 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

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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 is an involved agency pursuant to State Law governing local environmental review; and

**WHEREAS**, the Town of Lansing Planning Board has the primary responsibility for approving or carrying out the action and is conducting an uncoordinated environmental review of this action pursuant to State Law governing local environmental review; and

**WHEREAS**, General Municipal Law County Planning referrals 239-l and 239-m (of Article 12-B) were sent to the Tompkins County Planning Department by the **Town of Lansing Planning Department, and the Tompkins County Planning Department in a letter dated February 26, 2013 determined that the proposed action has no negative inter-community or county-wide impacts; and**

**WHEREAS**, on March 25, 2013, the Planning Board reviewed and considered the aforementioned site plan application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and resolved to waive public hearings on the site plan application and on the State Environmental Quality Review (SEQR) review on this action; and

**WHEREAS**, on March 25, 2013, this Board, acting on an uncoordinated environmental review of the proposed action, reviewed and accepted as adequate a Short Environmental Assessment Form ("EAF") Part I, submitted by the Applicant, the comments (if any, of the Town Engineer, the Tompkins County Department of Planning County 239-l and m review and other application materials, and the Lansing Planning Board completed Part II of the EAF; and

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**WHEREAS**, by Resolution adopted on March 25, 2013, the Town of Lansing Planning Board has determined that, pursuant to the provisions of the State Environmental Quality Review Act, the proposed 4 Season Storage Expansion site plan will result in no significant impact on the environment and has issued a Negative Declaration of environmental significance for purposes of Article 8 of the Environmental Conservation Law; and

**WHEREAS**, the Planning Board has duly considered the proposed site plan in accordance with the provisions of the Town of Lansing Land Use Ordinance Section 701.4 *et sequence*, including concerns addressing the adjacent stream, site lighting, nearby residences, landscaping, parking, and screening, and any potential on and off site environmental impacts; 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 Site Plan Approval to Michael Moore for the proposed expansion of the existing self-storage warehouse facility known as 4 Season Storage as shown on the submitted site plan and materials, to consist of an additional 20 +/- storage units (approximately 2,850 square feet of building space), located at 360 Auburn Road, Lansing, New York and otherwise known as Tax Parcel #28.-1-28.37; ***subject to the following conditions:***

(1) the existing gravel parking area on the south side of the metal clad building shall not be extended any closer to the adjacent stream unless an erosion control plan showing appropriate erosion and sedimentation control measures to be implemented during construction is submitted for review and approval of the Town Engineer prior to issuance of any building permit; and

(2) the applicant shall provide additional sufficient landscaping on the west side of the site consisting of native evergreen trees in order to sufficiently buffer the site from the view of the neighbors, and said additional landscaping shall be to the satisfaction of the Town of Lansing Planning Department prior to issuance of any Certificate of Occupancy; and

(3) lighting shall be according to the specifications submitted and shall be shielded so as not to create glare on adjoining properties; and

(4) the current site plan approval is limited solely to the proposed expansion of the storage facility as shown on the submitted site plan materials, and any further modifications on the site or facilities shall be subject to additional site plan review by the Planning Board.

(5) Any further Land Development Activity on this site beyond the current proposal shall require the preparation and submission of a Stormwater Pollution Prevention Plan (SWPPP) pursuant to Town of Lansing Local Law No. 6 of 2009 Stormwater and Erosion Control.

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Motion by: Lin Davidson

Seconded by: Al Fiorille

## VOTE AS FOLLOWS:

**Thomas Ellis - Aye**  
**Lin Davidson - Aye**  
**Gerald Caward - Aye**  
**Al Fiorille – Aye**  
**David Hatfield – Aye**  
**Richard Prybyl – Aye**  
**Larry Sharpsteen - Aye**

### **Subdivision & SEQR Review, 2 New Building Lots, John F. Young, East Shore Circle, P/O Tax Parcel No. 37.1-7-12.2, R-2 Residential – Moderate Density Zone**

David Rutherford, Agent for Mr. Young appeared before the Board requesting Subdivision approval. Mr. Young does not intend on being the Developer, he would like to sell the subdivided lots for resale. A portion of the entire parcel is being farmed and Mr. Young does not intend on any further subdivision of the land.

Lin Davidson motioned to classify this as a Minor Subdivision. 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) Lin Davidson, 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) Thomas Ellis, Member**

### **Public Concerns/Comments**

Bonnie Lucas: Inquired as to how large the lots would be. Mr. Rutherford presented a copy of the Map to Mrs. Lucas showing her that Parcel A area = 0.926 and Parcel B area = 0.933 .

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Darrell Rhoads: States the Ag. District Form he received is incorrect (#10).The form should indicate that no further residential lots are proposed at this time.

Darrell Rhoads: Inquired how many more times can he submit for two lot subdivisions?

Thomas Ellis: Advised that any future subdivision on this parcel with be considered a Major Subdivision which will require Stormwater Prevention, Public Hearings, Major Roads, etc....

Marge Listar: Concerned with the sight distance on the corner.

Someone from the Public inquired as to how close someone can build to the next parcel. Lynn Day advised the Public that a home can be built within 10 feet on one side and 15 feet on the other for a total of 25 feet.

Larry Sharpsteen: Stated the Town has the authority to require a full build out plan on any further proposal.

David Hatfield made a motion to waive the Public Hearing(s) on the SEQR and the overall Subdivision Application. Larry Sharpsteen seconded the motion and it was carried by the following roll call vote;

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Aye) Lin Davidson, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) David Hatfield, Member**  
**Vote of Planning Board . . . (Abstained) Richard Prybyl, Member**  
**Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**

Jonathan Kanter and David Herrick discussed the drainage issues with the parcel and agreed that conditions should be included in the final approval to protect the home from flooding, future development and neighboring properties.

Due to the nature of the curve in the road, Residents had concerns with future plantings on the property that could harm someone's ability to visually see when driving. A further discussion occurred among the Board Members and they agreed there should be a "no grow" zone placed on the front of the property setbacks.

The following Resolution was offered;

## RESOLUTION PB 13-04

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## TOWN OF LANSING PLANNING BOARD RESOLUTION OF STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION FOR THE PROPOSED JOHN YOUNG MINOR SUBDIVISION

**WHEREAS**, an application was made by John Young for subdivision approval for two new residential building lots on certain land located on East Shore Circle at the intersection with Teeter Road, Lansing, New York and otherwise known as P/O Tax Parcel #37.1-7-12.2, consisting of a total of 28.3 +/- acres, R-2 Residential - Moderate Density Zone; and

**WHEREAS**, the proposed subdivision, shown on a "Survey Map Showing Portion of Lands of John F. Young, Susan M. Barnett, James R. Young, and Julie Young, Located on East Shore Circle, Town of Lansing, Tompkins County, New York," dated 10/3/2012, would consist of Parcel A (0.926 +/- acres) and Parcel B (0.933 +/- acres), with the remaining parcel to include 26.4 +/- acres; and

**WHEREAS**, this proposed action is an Unlisted Action for which the Town of Lansing Planning Board is an involved agency for the purposes of environmental review; and

**WHEREAS**, the Town of Lansing Planning Board, in performing its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), (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 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;

### **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**

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DECLARATION”) in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required.

Dated: March 25, 2013

Motion by: Lin Davidson

Seconded by: David Hatfield

## VOTE AS FOLLOWS:

**Thomas Ellis - Aye**  
**Lin Davidson - Aye**  
**Gerald Caward - Aye**  
**Al Fiorille - Aye**  
**David Hatfield - Aye**  
**Richard Prybyl - Aye**  
**Larry Sharpsteen - Aye**

## RESOLUTION PB 13-05

### **RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD APPROVING WITH CONDITIONS JOHN YOUNG MINOR SUBDIVISION, EAST SHORE CIRCLE**

**WHEREAS**, an application was made by John Young for subdivision approval for two new residential building lots on certain land located on East Shore Circle at the intersection with Teeter Road, Lansing, New York and otherwise known as P/O Tax Parcel #37.1-7-12.2, consisting of a total of 28.3 +/- acres, R-2 Residential – Moderate Density Zone; and

**WHEREAS**, the proposed subdivision, shown on a “Survey Map Showing Portion of Lands of John F. Young, Susan M. Barnett, James R. Young, and Julie Young, Located on East Shore Circle, Town of Lansing, Tompkins County, New York,” dated 10/3/2012, would consist of Parcel A (0.926 +/- acres) and Parcel B (0.933 +/- acres), with the remaining parcel to include 26.4 +/- acres; and

**WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the Town’s Laws relative to subdivisions 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 Subdivision, and the Town has also considered the Town’s Comprehensive Plan and compliance therewith; and

**WHEREAS**, on March 25, 2013, the Planning Board determined that the proposed subdivision

meets the definition and requirements for a minor subdivision in that the subdivision of this

parcel involves 4 or less lots in any consecutive 3 year period, and there are no roads or

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infrastructure proposed to be developed, and based on that determination, the Planning Board classified the subject proposal as a minor subdivision, pursuant to the provisions of Article 5, Section 502.C of the Subdivision Regulations of the Town of Lansing, enacted as Town of Lansing Local Law No. 2 of 2008; and

**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 is an involved agency pursuant to State Law governing local environmental review; and

**WHEREAS**, the Town of Lansing Planning Board has the primary responsibility for approving or carrying out the action and is conducting an uncoordinated environmental review of this action pursuant to State Law governing local environmental review; and

**WHEREAS**, this action is exempt from the General Municipal Law County Planning referral requirements of 239-l, 239-m, and 239-n (of Article 12-B) through an Inter-governmental Agreement between the Tompkins County Planning Department and the Town of Lansing, dated December 17, 2003, as “residential subdivisions of fewer than 5 lots all of which comply with local zoning standards and Tompkins County Sanitary Code requirements, and do not involve new local roads or streets directly accessing a State or county road” are excluded from the General Municipal Law referral requirements; **and**

**WHEREAS**, on March 25, 2013, the Planning Board reviewed and considered the aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and resolved to waive public hearings on the subdivision application and on the State Environmental Quality Review (SEQR) review on this action; and

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**WHEREAS**, on March 25, 2013, this Board, acting on an uncoordinated environmental review of the proposed action, reviewed and accepted as adequate a Short Environmental Assessment Form (“EAF”) Part I, submitted by the Applicant, the comments (if any) of the Town Engineer, and other application materials, and the Town of Lansing Planning Board completed Part II of the EAF; and

**WHEREAS**, by Resolution adopted on March 25, 2013, the Town of Lansing Planning Board has determined that, pursuant to the provisions of the State Environmental Quality Review Act, the proposed subdivision will result in no significant impact on the environment and has issued a Negative Declaration of environmental significance for purposes of Article 8 of the Environmental Conservation Law; 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

**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 Approval of the Application for a minor two lot residential subdivision of certain land located on East Shore Circle at the intersection with Teeter Road, Lansing, New York and otherwise known as P/O Tax Parcel #37.1-7-12.2, consisting of a total of 28.3 +/- acres, as shown on a “Survey Map Showing Portion of Lands of John F. Young, Susan M. Barnett, James R. Young, and Julie Young, Located on East Shore Circle, Town of Lansing, Tompkins County, New York,” dated 10/3/2012, consisting of Parcel A (0.926 +/- acres) and Parcel B (0.933 +/- acres), with the remaining parcel to include 26.4 +/- acres; *subject to the following conditions prior to the issuance of any building permits on any of the subdivided parcels:*

(1) signing of the approved subdivision plat by the Planning Board Chair and filing of the signed plat in the Tompkins County Clerk’s Office, followed by provision of proof of such filing with the Town of Lansing Code Enforcement Office;

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(2) obtaining the necessary curb-cut/work permits from the Town of Lansing Highway Department for any driveways connecting with East Shore Circle and for any culverts that are to be installed in conjunction with such driveways; and

(3) obtaining approval from the Tompkins County Health Department for the installation of any septic systems on the approved lots; and

(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 houses from flooding, standing water, or other potential drainage problems; and

(5) no plantings other than lawn shall be permitted within the front yard setback area of Parcel A or Parcel B (i.e., within 30 feet of the road right-of-way) so that visibility along the curve of the road is not restricted.

March 25, 2013

Motion by: Gerald Caward

Seconded by: Lin Davidson

### VOTE AS FOLLOWS:

**Thomas Ellis - Aye**  
**Lin Davidson - Aye**  
**Gerald Caward, Jr. - Aye**  
**Al Fiorille – Aye**  
**David Hatfield – Aye**  
**Richard Prybyl – Aye**  
**Larry Sharpsteen - Aye**

### **Informal Presentation by Cargill Deicing Technology Regarding Proposed New Shaft and Related Facilities at North End of Cayuga Salt Mine, 1001 Ridge Rd. (State Rt. 34B), Tax Parcel No. 23.-1-6.2, RA Rural Agricultural Zone**

Russ Givens, Plant Manager at the Cayuga Salt Mine gave the following concept stage presentation;



## CAYUGA SALT MINE

### NEW AIR SHAFT PROPOSED

Cargill Deicing Technology proposes the installation of a new air shaft at the Cayuga Salt Mine. The purpose of this shaft is to increase ventilation and improve emergency evacuation for the mine as extraction continues in the northern reserves. The proposed shaft site will be located just south of Sweazey Road, off Highway 34-B (Ridge Road) in Lansing, Tompkins County, New York.

The proposed air shaft could include:

- Ventilation fans located near the shaft bottom to provide air to the mine.
- A small hoist for travel for personnel and limited material.
- Primary power cables for future use.

Surface infrastructure at the site will include road access, parking lot, and service building, encompassing approximately five acres. The shaft is a permitted land use in the Rural Agriculture Area.

Additional information on the proposed shaft and the shaft permit process will be provided through future public meetings, newsletters and the website: <http://www.cargill.com/cayuga>

### STRATIGRAPHIC TEST HOLE

Cargill Deicing Technology plans to complete a stratigraphic test hole to understand the geologic profile in the area of the proposed shaft. The test hole will be drilled to a depth of 2,500 feet below ground surface. The proposed test hole location is outside the diameter for the new mine shaft.

The stratigraphic test hole will require a permit through the New York State Department of Environmental Conservation. After the test hole is completed, the boring will be plugged according to New York State Department of Environmental Conservation protocols.

#### For More Information

Chris Gill  
Cargill Project Manager  
607-533-3737  
[chris\\_gill@cargill.com](mailto:chris_gill@cargill.com)



★ Proposed Location for Test Hole

### Why do we need a new air shaft?

By 2017, operations will be located even further from the current entrance, which will force a reduction in production and crews. A new air shaft will allow Cargill to continue its scheduled production rates and keep prices competitive.

By 2020, the northern-most reserves in the mine will be too far from the current air shaft to meet the federal regulations regarding mine evacuations. The new air shaft will allow Cargill to mine its reserves and extend the life of the mine.

Chairman Ellis advised the audience when the time comes, Cargill will be required to come before the Planning Board for the Town's Site Plan Review process. Property owners within 600' will be notified of the Meeting date and time and will have the opportunity to voice their concerns. The Planning Board will consider neighbor concerns in their final review.

Jon Kanter distributed an upcoming Planning Board action item list;

- Kirkway Farms expansion
- Lansing Community Library – Subdivision
- Grantchester Youth Soccer Field Modifications – Special Permit
- Cayuga Farm Townhomes- Update

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- Code Revision discussions
- Draft Sign Local Law for PB Members to review and comment

Jon Kanter & Kathy Miller advised the Members that a joint Meeting between the Town and Village of Lansing will take place on April 29, 2013 at 6:00 PM in the Town Hall. Planning Board Members were encouraged to attend.

Richard Prybyl made a motion to adjourn the Meeting at 9:10 PM. Lin Davidson seconded.

### VOTE AS FOLLOWS:

**Thomas Ellis - Aye**  
**Lin Davidson - Aye**  
**Gerald Caward - Aye**  
**Al Fiorille - Aye**  
**David Hatfield - Aye**  
**Richard Prybyl - Aye**  
**Larry Sharpsteen - Aye**