

DRAFT

# Town of Lansing

---

Wednesday, June 10, 2013 7:15 PM

PLANNING BOARD

---

## PLANNING BOARD MEMBERS

(\*Denotes present)

- \* Tom Ellis, Chairman
- \* Lin Davidson, Vice-Chairman
- \* Larry Sharpsteen
- \* David Hatfield
- \* Richard Prybyl
- \* Al Fiorille
- \* Gerald Caward
- Jonathan Kanter, Planning Consultant
- \* Ray Farkas (Alternate Member)

## Other Staff

Lynn Day, Zoning, Code, Fire Enforcement Officer

## Public Present

Ed LaVigne  
Kristin Tobias  
Andy Sciarabba  
Glynis Hart

## Other Business

Tom Ellis, Chairperson called the Planning Board Meeting to order at 7:15 PM.  
No public comments/concerns voiced.

## Alternate Member Voting Privilege

After much discussion with Legal Counsel(s) it was encouraged that the Planning Board Chairman enact the Alternate Member to vote whenever a Member is absent.

## Site Plan & SEQR Review, Lamppost Bed & Breakfast, 1524 Ridge Rd., Tax Parcel No. 10.-1-6.1, RA Rural Agricultural Zone, Kristin Tobias, Applicant.

The Applicant, Kristin Tobias, is requesting Site Plan approval for the proposed establishment of the Lamppost Bed & Breakfast. The proposal is to establish a two guest room bed and breakfast in the existing house on a site consisting of +/- 3.144

## DRAFT

acres, as shown on the survey map provided by the Applicant, with no exterior changes proposed.

David Hatfield made a motion to waive the Public Hearing on the SEQR and overall 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 . . . (Abstained) 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**

Larry Sharpsteen offered the following Resolution;

### RESOLUTION PB 13-12

**TOWN OF LANSING PLANNING BOARD  
RESOLUTION OF STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)  
NEGATIVE DECLARATION FOR THE PROPOSED  
LAMPOST BED & BREAKFAST - SITE PLAN**

**WHEREAS**, an application was made by Kristin Tobias for site plan approval for the proposed establishment of the Lamppost Bed & Breakfast, located at 1524 Ridge Road, Lansing, New York and otherwise known as Tax Parcel #10.-1-6.1, RA Rural Agricultural Zone; and

**WHEREAS**, the proposal is to establish a two guest room bed and breakfast in the existing house on a site consisting of +/- 3.144 acres, as shown on the survey map provided by the applicant, with no exterior changes proposed; 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

## DRAFT

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

Dated: June 10, 2013

Al Fiorille seconded the Motion.

### **VOTE AS FOLLOWS:**

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

Gerald Caward offered the following Resolution;

### **RESOLUTION PB 13-13**

#### **RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD APPROVING SITE PLAN FOR LAMPOST BED & BREAKFAST, 1524 RIDGE ROAD**

**WHEREAS**, an application was made by Kristin Tobias for site plan approval for the proposed establishment of the Lamppost Bed & Breakfast, located at 1524 Ridge Road, Lansing, New York and otherwise known as Tax Parcel #10.-1-6.1, RA Rural Agricultural Zone; and

## DRAFT

**WHEREAS**, the proposal is to establish a two guest room bed and breakfast in the existing house on a site consisting of +/- 3.144 acres, as shown on the survey map provided by the applicant, with no exterior changes proposed; and

**WHEREAS**, the proposal is a permitted use in the RA 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

**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 May 22, 2013 determined that the proposed action has no negative inter-community or county-wide impacts; and**

**WHEREAS**, on June 10, 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

## DRAFT

**WHEREAS**, on June 10, 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 239-1 and in review and other application materials, and the Lansing Planning Board completed Part II of the EAF; and

**WHEREAS**, by Resolution adopted on June 10, 2013, the Town of Lansing Planning Board has determined that, pursuant to the provisions of the State Environmental Quality Review Act, the proposal to establish a two guest room bed and breakfast in the existing house 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 seq.*, including consideration of site characteristics, site lighting, nearby residences, landscaping, parking, access, and screening, and any potential on and off site environmental impacts; and

**WHEREAS**, the Planning Board has duly considered all of the conditions for a bed and breakfast listed in Section 802.17 of the Town of Lansing Land Use Ordinance; and

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

**RESOLVED:** that the Town of Lansing Planning Board does hereby find that the proposed establishment of the Lamppost Bed & Breakfast meets the conditions and requirements specified in Section 802.17 of the Town of Lansing Land Use Ordinance; *and be it further*

**RESOLVED:** that the Town of Lansing Planning Board does hereby grant Final Site Plan Approval for the proposed establishment of the Lamppost Bed & Breakfast, to include two guest rooms in the existing house, located at 1524 Ridge Road, Lansing, New York and otherwise known as Tax Parcel #10.-1-6.1, RA Rural Agricultural Zone.

June 10, 2013

# DRAFT

Larry Sharpsteen seconded.

## VOTE AS FOLLOWS:

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

## Proposed Sign Ordinance PB Comments/Concerns

A discussion took place and the following was suggested;

- The language in Section V should be revisited.
- On site Signs for Commercial/Industrial use for the purpose of directional, Safety or required by Law should not be regulated.
- Entire Document should be more reader friendly as to what does and does not require a permit.
- Seasonal Signs on/at the different corners should fall under Temporary Signs and have a letter from the Land Owner giving permission and a time frame for removal. A nominal fee should be charge to cover administrative costs.

Larry Sharpsteen and a couple other Board Members requested it be noted for the record that they are strictly against enforcing the text of any sign.

## Approval/Denial of the following Minutes;

January 14, 2013;

Page 1, 2<sup>nd</sup> paragraph Ray Farkas as **Alternate** should be added.

Larry Sharpsteen made a motion to approve as amended. Richard Prybyl seconded the motion and it was carried by the following roll call vote;

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Aye) 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**

# DRAFT

February 11, 2013;

Larry Sharpsteen made a motion to approve as presented. Lin Davidson seconded the motion and it was carried by the following roll call vote;

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Aye) 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**

March 25, 2013;

Gerald Caward made a motion to approve as presented. 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 . . . (Aye) Richard Prybyl, Member**  
**Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**

April 15, 2013;

Larry Sharpsteen made a motion to approve as presented. Richard Prybyl seconded the motion and it was carried by the following roll call vote;

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Aye) 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**

May 22, 2013;

## DRAFT

Lin Davidson made a motion to approve as presented. 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 . . . (Aye) Richard Prybyl, Member**  
**Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**

### Update on Pending Applications/Projects for “Working” Meeting

Tom Ellis expressed to the Planning Board Members that they need to get back to working on the Code revisions. Mr. Ellis asked each Member to review their material previously submitted to them.

Lynn Day states H. Floyd Davis and Tim Buhl, P.E. will be giving an informal presentation on Mr. Davis’s proposed 17 Lot Subdivision.

Lin Davidson made a motion to adjourn the Meeting at 8:38 PM. Gerald Caward seconded the motion and it was carried by the following roll call vote;

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Aye) 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**