

APPROVED

36 **The Planning Board members had concerns over the minutes from the November 23rd**
37 **meeting. These minutes will be included for the February 22, 2021 meeting, and will be**
38 **considered then.**

40 Privilege of the Floor

41 No public was present to speak.

43 Town Board Liaison Doug Dake gave an update from the December 16, 2020 Town Board Meeting

- 45 - Privilege of the floor.
- 46 o Mike Sigler came on reiterating his concerns on Large Scale Solar.
- 47 - Consent Agenda- several resolutions were passed.
- 48 o Resolution declaring a 2008 GMC dump truck with plow, and two Exmark
- 49 mowers, and a Kubota RTV as excess property and authorizing disposal or sale
- 50 thereof and authorizing purchase of Boss RT3 8-foot 2-inch V-XT snowplow with
- 51 led lighting and smart touch controller.
- 52 o Resolution reappointing Connie Wilcox to the Lansing Housing Authority.
- 53 o Resolution reappointing members to Town of Lansing Broadband Committee.
- 54 o Resolution declaring consent and approval of Town Board to the laying out and
- 55 opening of Town Barn Road Extension as dedicated public highways of the Town
- 56 of Lansing pursuant to highway law § 171.
- 57 o Resolution scheduling public hearing for proposed local law #1 of 2021 to
- 58 update, amend, and replace town code chapter 18 – ethics.
- 59 o Resolution approving Highway Department purchase of equipment in accord
- 60 with capital replacement plans.
- 61 o Resolution approving audit and budget modifications and the Supervisor’s
- 62 report.
- 63 - Adopted Organizational Resolutions.
- 64 - Town Historian report from Louise Bement.
- 65 - Tompkins County Youth Services Report.
- 66 - Lansing Community Library Report.
- 67 - Tompkins County Legislator Report- Mike Sigler.
- 68 - Parks & Recreation Report.
- 69 o On the opening day of Camping reservations, they received \$30,000.
- 70 - Highway Report.
- 71 - Planning Report.
- 72 - Dave Herrick and Connie Wilcox had no reports.

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- 73 - Board Member reports.
- 74 - Small work session.
- 75 - Moved into Executive Session.

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77 **Action Items:**

78 **Project: Wildlife Resolutions – Site Plan review**

79 **Applicant:** John Hatfield, Owner

80 **Location:** 96 Peruville Rd / Town Barn Rd; Tax Parcel No. 30.-1-23

81 **Anticipated Board action(s) this month:** SEQRA Determination of Environmental Significance;
82 Consideration of Preliminary and Final approval

83 **Project Description:** Applicant is proposing adaptive reuse of the existing 1,200 s.f. structure,
84 construction of site improvements, and emplacement of a sign on the existing 7.75-acre parcel.
85 Applicant is requesting concurrent extension of Town Barn Road to serve the property;
86 Resolution Declaring Consent and Approval of Town Board to the Laying Out and Opening of
87 Town Barn Road Extension was approved on January 20, 2021. The property is located in the
88 Industrial / Research (IR) Zoning District. This is an Unlisted Action under the State
89 Environmental Quality Review Act and is subject to environmental review. **Project submittals**
90 **for consideration at the January 25, 2021 Planning Board meeting are located at:**

91 <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=48009&dbid=7&repo=Lansing>

92 **Summary of Discussion:**

- 93 - This property is in both the IR and RA zones.
- 94 - The Town Board approved the Town Barn Road Extension on January 20, 2021.
- 95 - The applicant has been asked to complete a Ground Disturbance Application, which has been
96 reviewed by the Stormwater Management Officer. He was satisfied with the application.
- 97 - The applicant will be following up with the Planning Office for a sign permit.

98 **RESOLUTION PB 21-01**

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100 **TOWN OF LANSING PLANNING BOARD RESOLUTION – STATE**
101 **ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND**
102 **PRELIMINARY AND FINAL SITE PLAN APPROVAL, HATFIELD / WILDLIFE**
103 **RESOLUTIONS ADAPTIVE REUSE AND REQUEST FOR EXTENSION OF TOWN**
104 **BARN ROAD, TAX PARCEL NO. 30.-1-23, TOWN OF LANSING, NEW YORK**
105

106 **WHEREAS,** an application was made by John Hatfield, Owner, for adaptive reuse of existing
107 1,200 s.f. structure, construction of site improvements, emplacement of sign on, as well as request
108 for extension of Town Barn Road to, the existing 7.75-acre parcel, currently numbered 96 Peruville

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109 Rd., Lansing, New York, TPN 30.-1-23, located in the Industrial / Research (IR) Zoning District;
110 and

111

112 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act (“SEQRA”)
113 requires that a Lead Agency be established for conducting environmental review of
114 projects in accordance with state environmental law and the Lead Agency shall be that
115 local agency which has primary responsibility for approving and funding or carrying out
116 the action; and

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118 **WHEREAS**, the Planning Board, being the local agency which has primary responsibility
119 for approving the action, did on November 23, 2020 declare itself the Lead Agency for
120 the environmental review; and

121

122 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 270-7 Site
123 Plan Review for which the respective completed application was received October 30,
124 2020; and

125

126 **WHEREAS**, this proposed action is an Unlisted Action for the purposes of a State
127 Environmental Quality Review Act (“SEQRA”) review; and

128

129 **WHEREAS**, this Board, acting as Lead Agency in environmental review, did on
130 November 23, 2020 and January 25, 2021, review and accept as adequate: drawings
131 titled “Survey Map Showing Proposed Parcel to be Dedicated as Town Barn Road
132 Extension, Town of Lansing, Tompkins County, State of New York,” prepared by T.G.
133 Miller, P.C. Engineers and Surveyors, dated 10/16/2019; “Survey Map No. 96 & 100
134 Peruville Road, Town of Lansing, Tompkins County, State of New York,” prepared by
135 T.G. Miller, P.C. Engineers and Surveyors, dated 4/25/2008; a Short Environmental
136 Assessment Form (SEAF), Part 1, submitted by the Applicant, and Parts 2 and 3,
137 prepared by Planning staff, reviewed and amended by the Planning Board as Lead
138 Agency; and other application materials; and

139

140 **WHEREAS**, the Tompkins County Highway Department and Town of Lansing
141 Highway Department were given the opportunity to comment on the proposed action;
142 and

143

144 **WHEREAS**, the Town Board of the Town of Lansing on January 20, 2021 approved
145 Resolution 21-04 Declaring Consent and Approval of Town Board to the Laying Out

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146 and Opening of Town Barn Road Extension as Dedicated Public Highways of the Town
147 of Lansing Pursuant to Highway Law § 171 and said Order was filed with the Town
148 Clerk on January 21, 2021; and

149 **WHEREAS**, a negative declaration of environmental impacts was duly issued under the State
150 Environmental Quality Review Act (SEQRA) in respect of this action, and it is further noted that
151 this action is exempt from the General Municipal Law County Planning referral requirements of
152 General Municipal Law (“GML”) §§ 239-1, 239-m, and 239-n through an Inter-Governmental
153 Agreement between the Tompkins County Planning Department and the Town of Lansing dated
154 December 17, 2003, as “Site Plan Reviews or Special Permits for change of commercial use in
155 an existing building not involving any change in building footprint and with no change in
156 vehicular access on a State or County highway” are excluded from GML referral requirements;

157 **and**

158
159 **WHEREAS**, the Planning Board has considered and carefully reviewed the
160 requirements of the LUO relative to site plan review, the unique needs of the Town due
161 to the topography, the soil types and distribution, and other natural and man-made
162 features upon and surrounding the area of the proposed site plan, and the Planning
163 Board has also considered the zoning in the area and the project in light of the Town’s
164 Comprehensive Plan and compliance therewith, and as the underlying use is a
165 permitted use in the zone in which located; and

166
167 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning
168 Board, now therefore be it RESOLVED as follows:

- 169
170 1. That the Planning Board of the Town of Lansing determines the proposed project
171 will result in no significant impact on the environment and that a Negative
172 Declaration for purposes of Article 8 of the Environmental Conservation Law be
173 filed in accordance with the provisions of Part 617 of the State Environmental
174 Quality Review Act for the action of Site Plan approval for Town of Lansing Tax

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- 175 Parcel Number 30.-1-23 for John Hatfield, Applicant and Owner.
176 2. That the Planning Board of the Town of Lansing does hereby grant Preliminary
177 and Final Site Plan approval for Town of Lansing Tax Parcel Number 30.-1-23 for
178 John Hatfield, Applicant and Owner, subject to the following conditions:
179 a. Compliance with the recommendations of the Town’s Engineer and
180 Stormwater Management Officer for any stormwater plans and proper
181 completion of any required stormwater reports, permits, and facilities in a
182 form and manner as approved by the Town and NYSDEC, is required
183 prior to the issuance of any certificate of occupancy or compliance for the
184 Project.
185 b. The applicant will be required to obtain a Bolton Point water permit for
186 any water service and meter improvements to connect to the existing
187 Consolidated Water District Mains, as well as a Tompkins County Health
188 Department Onsite Wastewater Treatment System (OWTS) permit, both
189 as pre-conditions to obtaining any Certificate of Occupancy (“CO”).
190 c. In accordance with Town Code § 270-27(K), this site plan approval is valid
191 for only 36 months from the date hereof, and the applicant/ owner is
192 required to commence and substantially complete the construction or
193 other activities for which the site plan is applicable within said 36 months
194 or this approval shall, unless extended upon application timely made,
195 expire, lapse, and be of no further validity, force or effect.
196 d. Modification of vehicular ingress and egress requires Modification of Site
197 Plan by the Planning Board.
198 e. The applicant must be issued a Sign Permit in compliance with the Town’s
199 Sign Local Law (#1 of 2014) in order to erect, install, build, place, emplace,
200 site, or substantially rebuild or repair any Sign.

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204 Dated: January 25, 2021

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206 Motioned by: Tom Butler

207 Seconded by: Sandy Dennis Conlon

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209 **VOTE AS FOLLOWS:**

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Tom Butler- Aye

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Sandra Dennis Conlon- Aye

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Norman L. Davidson- Aye

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Al Fiorille- Aye
Larry Sharpsteen- Aye
Dean Shea- Aye
Jerry Caward- Aye

Discussion Items:

Project: Lansing Propane / Petroleum Storage and Distribution Facility (Phase 2)

Applicant: Wayne C. Matteson, Jr., P.E., on behalf of Mirabito Holdings, Inc., Owner

Location: 3125 Town Barn Rd; Tax Parcel No. 30.-1-16.25

Anticipated Board action(s) this month: Project updates; SEQRA Review of Environmental Assessment Form Parts 2 & 3; Scheduling Public Hearing

Project Description: The Applicant is proposing Site Plan approval for construction of three (3) 30,000-gallon petroleum bulk storage tanks for fuel storage and delivery operations (types and amounts of fuel to be stored and delivered has not been determined) alongside the existing 30,000-gallon propane storage tank (approved via Planning Board Resolution 16-09 on May 9, 2016, amended September 26, 2016) and a 4,000 SF garage structure, a 1,600 SF office building, and 10-15 parking spaces on the existing 3.05-acre parcel. The property is located in the General Commercial (B2) Zoning District. This is an Unlisted Action under the State Environmental Quality Review Act and is subject to environmental review.

Project submittals for consideration at the November 23, 2020 Planning Board meeting are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=48000&dbid=7&repo=Lansing>

Summary of Discussion:

- The Planning Board would like to have Fire Chief, Brad George, provide verbal or written clarity on what his requests are.
- The Planning Board would like to see elevation drawings for Site Plan.
- A public comment was read into record.
- It appears that the light pollution mentioned in the public comment is coming from the Town Barn, not the Mirabito site.
- It was suggested that the trees on the site be put on a berm to create a more effective buffer.
- The buildings are being placed on the south of the property, so they should provide a buffer.
- The tanks will be enclosed in a steel container. The boxes are about 11 feet tall.
- The Planning Board would like to know if there are any other color options for the tanks. Perhaps if they were not bright white, they would not reflect as much of the light.
- The Site Plan states that there will be a fencing on the south side of the property.

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- 250 - The Planning Board would like to see a second row of trees planted to create a more effective
251 buffer.
- 252 - Mirabito's stance is that there are no laws requiring the deluge system. They are unfamiliar with
253 the system, and do not use it on any of their other sites. There is nothing that compels them to
254 implement this system.
- 255 - The site will be organized in Phase 2, so the smaller tanks will not appear as haphazardly placed.
- 256 - The original plan was approved to have the trees 50 feet apart, they planted them 15 feet apart.
257 Planting a second row of trees would be feasible. Creating a berm would be difficult with the
258 swale that was created there.
- 259 - Mirabito will provide a plan with screening, tank colors, and organization.
- 260 - There will be a public hearing set for February 22, 2021. The Planning Office will provide a link
261 for the public to review documents. The notification will go out to all residents within 1200 ft of
262 the project site. The Planning Office will also do the 239 Referral for this project.
- 263 - C.J. will reach out to Fire Chief Brad George, asking him to attend the Project Review Committee
264 and the next Planning Board meeting.
- 265 - Multi-Sector General Permit was submitted to C.J. about two weeks ago. The Stormwater
266 Officer and Engineer would like to do a courtesy review.
- 267 - The septic system and water access plans were submitted to the Tompkins County Health
268 Department and should be approved within two weeks.
- 269 - The Planning Board reviewed the SEAF Part 2.
- 270 - Jerry Caward would like to see a sign go up stating the planned project and the public hearing
271 date.

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273 **Project: Dollar General Retail Store and Minor Subdivision – Auburn Road**

274 **Applicant:** Steve Vukas, Bohler Engineering MA, LLC on behalf of Franklin Land Associates, LLC,
275 Owners

276 **Location:** West Side of Auburn Rd (NYS 34)/ North of Locke Rd; Tax Parcel No. 5.-1-32

277 **Anticipated this month:** Project updates; SEQRA Review of Environmental Assessment Form
278 Parts 2 & 3; Scheduling Public Hearing

279 **Project Description:** The Applicant is proposing Site Plan approval for construction of a 9,100
280 sq. ft. retail store with parking and other site improvements and subdivision of the existing
281 5.729-acre parcel. The property is located in the Rural Agricultural (RA) Zoning District. This is
282 an Unlisted Action under the State Environmental Quality Review Act and is subject to
283 environmental review. **Project submittals are located at:**

284 <https://lfweb.tompkinsco.org/WebLink/Browse.aspx?id=46628&dbid=7&repo=Lansing>

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286 **Summary of Discussion**

- 287 - The applicant provided new elevation and site plan documents. The new documents
- 288 show a store with parking on the side and a corner entry.
- 289 - DOT approved the previous layout, and the applicant believes the new layout will be
- 290 approved as well.
- 291 - The Planning Board would like to see the building styled more like the new building on
- 292 Route 13 in Dryden by NYSEG.
- 293 - The fence to the north will be 6 feet high and around 130 feet long, extending past the
- 294 dumpster and propane tank.
- 295 - The neighbors to the North requested a 12-foot-high fence.
- 296 - The building will act as a buffer to the light and traffic from the parking area for the
- 297 neighbors to the north.
- 298 - The truck turnaround will not affect any neighbors to the west of the property.
- 299 - Tom Butler would like the applicant to consider heat pumps as many of the new
- 300 commercial buildings in the Town will be using them and they are more sustainable.
- 301 - There will be a Public Hearing for this project set for February 22, 2021. The Planning
- 302 Office will notify all residents within 1200 feet of the project site. The Planning Office
- 303 will also do the 239 Referral for this project.
- 304 - Jerry Caward would like to see a sign go up stating the planned project and the public
- 305 hearing date.
- 306 - The Planning Board members would like to see a tear sheet for the color and materials
- 307 they plan to use.

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309 **Planning Report:**

- 310 - The Planning Board members would like to move forward with sending the
- 311 amendments to the Solar Laws to the other committees before the scheduled meeting
- 312 with Attorney for the Town, Guy Krogh, in March.
- 313 - The top two candidates for the Short-Term Rental Registry are LTAS Technologies and
- 314 Grancius. Interviews will take place the first week of February.
- 315 - Cayuga Lake National Bank is completing an energy report with the Business Energy
- 316 Advisors.

317 **Discussion:**

- 318 - There were two public comments to be read regarding the Proposed Dandy Mini Mart.
- 319 The Planning Board requested that we read them into record when the project is on the
- 320 Agenda again.

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- 321 - The Planning Board members stated that they would agree to placing a stockade fence
322 to act as a buffer for the daycare next door. This will be discussed in more detail when
323 the project is on the Agenda again.
324

325 Adjourned Meeting

326 Meeting adjourned at the call of the Planning Board Vice-Chair at 8:45 pm.

327

328 Minutes Taken and Executed by Heather Dries.

329

330 Access to public documents are available online at:

331 **Planning Board Email** tolcodes@lansingtown.com

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333 **Town Website** <https://www.lansingtown.com>

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335 **Planning Board agendas, minutes & submittals** <https://www.lansingtown.com/town-docs>