

# APPROVED

1 **TOWN OF LANSING PLANNING BOARD**  
2 **MEETING FEBRUARY 22, 2021**  
3 **Via Zoom Meeting – Live on YouTube**  
4

5 **Board members Present:**

6 Sandy Dennis-Conlon  
7 Lin Davidson  
8 Al Fiorille, Vice-Chair  
9 Larry Sharpsteen  
10 Dean Shea  
11 Deborah Trumbull  
12 Thomas Butler, Alternate  
13 Dale Baker, Alternate  
14

**Excused:**

Jerry Caward

15 **Also Present:**

16 C.J. Randall, Planning Director Heather Dries, Planning Clerk Doug Dake, Town Board Liaison  
17 Guy Krogh, Attorney for the Town Brad George, Fire Chief Peter Grossman  
18 Brett Hughes, Mirabito Wayne Matteson, Project Engineer, Mirabito  
19 Ted Lemoff, Mirabito Gary Nouse, Hiltz Propane for Mirabito Steve Vukas, Bohler  
20 Engineering Michelle Zirbel, Momo's Café Timothy Buhl, PE H. Floyd Davis  
21

22 **Public Present via Zoom – Live on YouTube:**

23 Deb Harper Joe Williams  
24

25 Vice Chair Al Fiorille opened the meeting at 6:30 pm.  
26

27 Vice Chair Al Fiorille enacted Alternate Dale Baker as a voting member due to the excused  
28 absence of a voting member.  
29

30 **Motion to approve the minutes from January 25, 2021 Planning Board Meeting as written.**

31 Moved by: Deborah Trumbull Seconded by: Lin Davidson (Motion Carried)  
32

33 **Privilege of the Floor**

34 Vice Chair Al Fiorille made a statement regarding the Dandy Mart. The Dandy Mart has not  
35 submitted a formal application. Vice Chair Al Fiorille proposed that the Planning Board  
36 postpone hearing any public comments or presentations regarding the Dandy Mart until they  
37 submit an application.

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38 No Public was present for comments on items not on the agenda.

39 **Town Board Liaison Doug Dake gave an update from the February 17, 2021 Town Board**  
40 **Meeting**

- 41 - There was a public hearing for Local Law 1 of 2021 to update, amend, and replace Town
- 42 Code Chapter 18- Ethics.
- 43 - No Comments in Privilege of the Floor.
- 44 - Department Reports were given.
- 45 - Consent Agenda
  - 46 ○ Motion Authorizing Town of Lansing Supervisor to sign Municipal Solutions Inc.
  - 47 General Financial Services Renewal Contract with the Town of Lansing, Dated
  - 48 March 20, 2021
  - 49 ○ Motion to Amend Resolution 21-06 as Authorized a 2021 Ford F350 Truck
  - 50 Purchase by the Highway Department to State the Correct Dealership is Van
  - 51 Bortel Ford Inc.
  - 52 ○ Resolution Authorizing Purchase of Boss RT3 8 Foot 2 Inch V-XT Snowplow with
  - 53 LED Lighting and Smart Touch Controller.
  - 54 ○ Resolution Adopting Amendment to § 802 of Employee Handbook Regarding
  - 55 Accrued Vacation Pay Upon Departure from Employment.
  - 56 ○ Resolution Endorsing Pre-Application of Salt Point Brewing Company, LLC, to
  - 57 Tompkins Industrial Development Agency Lansing Town Center Incentive Zone
  - 58 Program
  - 59 ○ Resolution Approving Audit and Budget Modifications.
    - 60 ■ The Supervisor's Report was not approved, as it was not complete.

61  
62 **Action Items:**

63 **Project: Hillcrest Rd (Tax Parcel No. 41.-2-2.3) ; 2 & 4 Whispering Pines Dr; 2 Arrowood Ln –**  
64 **Lot Line Adjustment determination**

65 **Summary of Discussion:**

- 66 - The Applicant, Peter Grossman, joined the meeting.
- 67 - The Applicant and two neighbors purchased a piece of property that runs behind their
- 68 properties on Whispering Pines Dr. and Arrowood Ln.
- 69 - The owners of the property are interested in protecting the land from being developed, as well
- 70 as expanding their own properties.

71 **Motion to allow Director of Planning to proceed as a Lot Line Adjustment.**

72 Moved by: Dale Baker                      Seconded by: Dean Shea                      (Motion Carried)

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**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:** 15 Town Barn Rd; Tax Parcel No. 30.-1-16.25

**Anticipated Board action(s) this month:** Project updates; Public Hearing

**Project Description:** The Applicant is proposing Site Plan approval for construction of three (3) 30,000-gallon petroleum bulk storage tanks and one (1) 30,000-gallon propane storage tank 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, 10-15 parking spaces, and other site improvements 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 February 22, 2021**

**Planning Board meeting are located at:** <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=48000&dbid=7&repo=Lansing>

**Motion to Open Public Hearing for Lansing Propane / Petroleum Storage and Distribution Facility (Phase 2) at 6:53PM**

Moved by: Deborah Trumbull                      Seconded by: Dean Shea                      (Motion Carried)

**Summary of Discussion:**

- Deb Harper joined the meeting. Deb resides across the street from the Mirabito Site. She expressed concerns over the safety of the additional tanks that are being proposed.
- Joe Williams joined the meeting. He lives at 86 Peruville Rd. Joe has concerns over the safety of the tanks. He has concerns over the industrial trend of the Town. He is concerned over the diminishing property values. He has concerns over the light pollution that already exists.
- Brad George, Fire Chief, joined the meeting.
  - o Fire Chief has requested a deluge system to provide an additional safety measure.
  - o Fire Chief would like to see the Developer install a windsock to assist the fire crews in assessing the site in case of emergency.
  - o Fire Chief does not see the need for a berm. In the event of a catastrophic failure, the berm would not make a difference.
  - o Fire Chief is unsure of the cost of the deluge system, which would be used to prevent an explosion, not put out a fire after the explosion.
  - o The fire hydrants that are in the area should be sufficient. Once the municipal water line is extended, there will be more available.

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- 111                   ○ Fire Chief estimates that the evacuation zone would be around 5 square miles in the  
112                   case of a catastrophic failure.
- 113       - Heather Dries, Code Clerk read a statement into record:
- 114                   ○ Mirabito Petroleum and Propane Storage and Distribution Facility Proposal Town Barns  
115                   Road, Lansing, NY 14882 Please read this at tonight’s planning board meeting when the  
116                   Mirabito Petroleum and Propane Storage and Distribution Facility Proposal is being  
117                   discussed. Dear Town of Lansing Planning Board Members, I live at 67 Peruville Rd. and  
118                   my parents reside at 59 Peruville Road, Lansing, NY. My parents’ house is directly across  
119                   from the current Mirabito storage and distribution site and proposed site for phase 2  
120                   and mine borders theirs to the east. Here’s a fact. DECREASING PROPERTY VALUES. I am  
121                   fortunate to have recently sold my house at 76 Peruville Rd. which directly borders the  
122                   Mirabito facility. I use the word “fortunate” because of the roughly 30 showings almost  
123                   100% of prospective buyers referenced the tanks as one of the main reasons why they  
124                   were not interested. I finally was lucky enough to secure a Cornell University buyer but  
125                   had to negotiate down \$25,000 thanks to the view. Now that Munson’s Used Junk Yard  
126                   (that’s another sore subject) cut down every tree on his property and once the Water  
127                   District Construction cuts down the two remaining site blocking trees on 76 Peruville Rd.  
128                   We now have an unobstructed view of the tank farm. We have a direct view of an  
129                   extremely large 30,000-gallon tank and other aspects of this site. Add more to what is  
130                   presently on the Mirabito site, you have an industrial eyesore to say the least with  
131                   massive “light” and “noise” pollution, the addition of three more 30,000-gallon tanks,  
132                   building, parking lot, lights, truck traffic, and workforce would triple that. My parents  
133                   and my family are quite concerned about how are you going to protect and shield the  
134                   residences on Peruville Road from looking at this site all day and night? Additionally,  
135                   there are youth sports fields to the west of the town barns that host 4-, 5- and 6-year  
136                   old’s baseball and softball as well. What happens if there is an accident? What would  
137                   happen if one 30,000-gallon tank explodes, then they all explode? What is the distance  
138                   of the blast zone? My house? My parents’ house? My father and mother have watched  
139                   TV in front of a large glass picture window for 52 years. Its directly across from the  
140                   tanks. I wonder if the tiny pine trees will protect them from a blast that blows out their  
141                   window and sends razor sharp shards of glass into their living room. I am asking for a  
142                   barrier of more than just small pine trees on the border of the Mirabito site now,  
143                   regardless of the approval of additional tanks. Better yet, don’t approve their request  
144                   and have them place the tanks elsewhere. It will be years before those trees provide  
145                   some type of visual barrier let alone blast protection. A tall solid fence or cement wall, a  
146                   large earth or dirt berm blocking the view from Peruville Road would not be out of the

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- 147 question for the planning board to require of Mirabito. I see tall 8-10 feet tall or higher  
148 concrete sight and sound barriers in many locations like at the Lansing Market. Instead  
149 of a shoot from the hip progressive attitude, maybe it would be better to slow down and  
150 think about the people that have pioneered Lansing, get their thoughts and feelings as  
151 well as keeping their wellbeing in mind vs. allowing any/every large entity to invade the  
152 formerly wonderful place to live that we called Lansing. Best, 3 generations of Lacko's  
153 - Dean Shea suggested that the Town consider reopening the Town Barn Extension to Peruville  
154 Road that was removed several years ago. This should be with limited access and would be  
155 primarily for access in case of emergency.  
156 - The Planning Board would like to have a third-party Fire Protection Consulting Engineer.  
157 - All public comments sent in will be included with the submittals on Laserfiche. They will also be  
158 submitted to the Developer.  
159 - The Planning Board would like to have another Public Hearing set for the next meeting,  
160 3/22/2021.  
161

162 **Motion to Close Public Hearing and Set Another Public Hearing for Lansing Propane /**  
163 **Petroleum Storage and Distribution Facility (Phase 2) at 7:40PM**

164 Moved by: Larry Sharpsteen Seconded by: Dean Shea (Motion Carried)  
165

166 **Summary of Discussion:**

- 167 - Several members of the Mirabito team joined the meeting, including Wayne Mattison and Brett  
168 Hughes from Mirabito, Gary Nouse from Hiltz, and Ted Lemoff from NFPA (retired).  
169 - Mirabito has not looked into the price of the deluge system that is being requested by the Fire  
170 Chief. There are not regulations for this system, so they are unsure what would need to be  
171 included.  
172 - Ted Lemoff, an expert in propane, explained the safety features present in the tanks and on the  
173 site.  
174 - Ted Lemoff agreed with Fire Chief's request for a windsock to be installed on the site.  
175 - Gary Nouse explained that were there is the possibility of truck traffic, there are safeguards in  
176 place to prevent an incident if the vehicle cannot stop.  
177 - The tanks must be a light reflective color as to not absorb heat.  
178 - The buildings will be earth tones- green, grey, etc.  
179 - Next steps:  
180 o Set another public hearing for March 22<sup>nd</sup>.  
181 o Engage a third-party consultant to review the request of the deluge system.

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- 182 ○ The Town Stormwater Engineer is coordinating with DEC to sort out the MS4.
- 183 ○ Director of Planning will check if this project is subject to County GML 239 review.
- 184 ○ The Planning Board would like more information on the planting of trees on the south of
- 185 the property.
- 186 ○ The Planning Board, Code Office, and Fire Chief would like to see an updated Fire Safety
- 187 Manual. The one that has been submitted was for Phase 1.

188

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

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

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

193 **Anticipated this month:** Project updates; Public Hearing

194 **Project Description:** The Applicant is proposing Site Plan approval for construction of a 9,100  
195 sq. ft. retail store with parking and other site improvements and subdivision of the existing  
196 5.729-acre parcel. The property is located in the Rural Agricultural (RA) Zoning District. This is  
197 an Unlisted Action under the State Environmental Quality Review Act and is subject to  
198 environmental review. **Project submittals are located at:**

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

200

## 201 **Motion to Open Public Hearing for Dollar General Retail Store and Minor Subdivision at** 202 **8:28PM**

203 Moved by: Dean Shea                      Seconded by: Lin Davidson                      (Motion Carried)

204

## 205 **Summary of Discussion**

206 - Heather Dries, Code Clerk read the following statements into record:

207 ○ Hello,

208 I may be unable to call in to the meeting tomorrow (Feb 22nd, 2021) and would like the  
209 following statement to be read aloud during the public comment period:

210

211 Dear planning board,

212

213 I am writing to reiterate my previously expressed concerns about the proposed Dollar  
214 General store in North Lansing. I will not belabor points already made in detail in  
215 previous correspondence by myself and others about this store's negative impacts on  
216 our town. Instead, I implore the planning board to now consider this in light of the new  
217 Dandy Mini Mart proposal as well. Do we want to be a quaint rural area populated by

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218 locally owned small businesses? Or do we want to become a strip mall full of gas  
219 stations and dollar stores? Is that what we want people to see when they enter our  
220 town after driving along scenic Cayuga Lake? Slapping a pitched roof on the building and  
221 making them plant some bushes does not address the underlying issue. National retail  
222 chains do not fit the "character of the community" just because the building is slightly  
223 less ugly. Zoning needs to be updated in accordance with our comprehensive plan  
224 before Lansing becomes just a highway rest stop for routes 34 and 34B.

225  
226 Respectfully,

227  
228 Ben Finio  
229 Sharpsteen Rd

230 ○ Dear Lansing PB and TB,

231  
232 Many of us were just hearing this weekend about the proposed second Dollar store near  
233 Bakers Acres and the Mirabito storage facilities near the town barn.

234  
235 I am left wondering why our elected and appointed officials haven't mounted a stronger  
236 defense of our existing local businesses against these large outside corporations.  
237 Citizens of this town have worked hard repeatedly over the decades to develop and  
238 refine our Comprehensive Plan. Your job is to enforce the vision and principles  
239 expressed in that plan. That's how democracy is supposed to work. Most people have  
240 by now read several articles about the predatory business practices of the Dollar  
241 General stores corporation, and no one should be ignorant of the expanding policies on  
242 climate action in NYS. Those who are selling their land for development in Lansing  
243 should be made fully aware of the limits on what kind of projects we will accept in our  
244 community. It would be best to stop these projects at point of sale.

245  
246 As planners, you must be aware of the 'critical mass' concept of development outcomes.  
247 Once a certain amount of visual blight, traffic, and pollution gets established, it is  
248 impossible to attract anything else but more of the same. Lansing seems on the brink of  
249 becoming a sacrifice zone, a place for undesirable commercial activity that other  
250 communities repel. More's the pity that the profits from these enterprises do not stay in  
251 Lansing; only the impacts - compounding one upon another.

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253 We might acknowledge that a storage depot of liquid fuels is necessary in the short run,  
254 but with the statewide push for conversion to heat pumps and a looming moratorium  
255 on new fossil fuel installations - eventually there won't be enough demand to maintain  
256 the Mirabito facility. Have you required an escrow fund to cover dismantling of the  
257 facility and any potential clean-up costs? We should be anticipating bankruptcies as a  
258 means of avoiding decommissioning costs for fossil fuel facilities. Perhaps that is 20  
259 years away, but it may turn out to be much faster than that.

260  
261 I hope you will use all the skills of the town planner and town attorney to forestall these  
262 proposed projects as well as the truck plaza opposite Rogues Harbor Inn.

263  
264 good luck,

265  
266 Gay Nicholson  
267 1 Maple Ave.  
268 Lansing

269 ○ From: Ruth and Roger Hopkins 163 Asbury Road Lansing, N.Y. 14882

270 The inability of the Town to move forward with land use planning following the 2018  
271 Comprehensive Plan was due in part to the pandemic and the need to hire a full-time  
272 planner. However, it has resulted in a potential disaster for the Town of Lansing.  
273 Multiple proposed developments\*(list below) on our main highways and intersections  
274 are about to prevent the future development of anything remotely resembling a Town  
275 Center, resulting in almost none of the community attributes desired by Town citizens  
276 as expressed in the Town's Comprehensive Plan. The scenic highway passing through  
277 Lansing will no longer warrant its designation!

278 In 2018 we passed a Comprehensive Plan, with the understanding that land use  
279 ordinances would be updated to conform to the plan's goals, and in particular a process  
280 would be put in place for form-based planning, a necessary process to implement our  
281 community plan. Without the updated ordinances, and a way to activate form-based  
282 planning our Town is guaranteed to develop, not in a way that nurtures our community,  
283 but in a way that maximizes the short-term profits of out-of-town developers.

284 The Town must address these threats to the future of Lansing by taking steps to pause  
285 the current proposals while we implement our form-based planning process, a process  
286 that intentionally involves the participation of our citizens.

287 It is time for the Planning Board and the Town Board to pass a moratorium on building  
288 permits while we put a plan in place to update the land use ordinances on major



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289 highways and intersections with the use of a form-based planning process. The Town  
290 should also use this pause to inventory the conditions placed on prior developments in  
291 our Town, because without the assurance that conditions placed on developments  
292 during the approval process are met by developers, our Town will further deteriorate.  
293 \*List of high impact current development proposals pending with the Town of Lansing  
294 Planning Board.

- 295 1. Proposal for a truck stop in our Town Center, across from a treasured regional  
296 historical landmark, Rogue's Harbor! This proposal will guarantee that Lansing becomes  
297 the regional "Truck Service Center", and that our scenic highway becomes the "Upstate  
298 Truck Route". (See pictures below of potential truck stop.)
- 299 2. Proposal for an office building on East Shore Drive near same intersection as truck  
300 stop.
- 301 3. Proposal for increased use of the used car lot in the Town Center. (See picture below  
302 of current lot.)
- 303 4. Proposal for enhancements that render the propane facility visible by neighbors and  
304 residents, and perhaps doubling the apparent footprint of the current Mirabito gas  
305 station. Will this be a second truck stop? (See pictures below.)
- 306 5. Proposal to put another Dollar General Store in Lansing, knowing we already have  
307 one. (See picture of two empty dollar stores in Dryden below, both now empty and  
308 available. Apparently, their business model involves profits made by taking losses on  
309 real estate, not benefits to the community. ) Is this what we want for Lansing?
- 310 6. Proposal is in the pipeline for a large senior living complex where the Town Trail is  
311 currently situated. Why not put this kind of complex near the Market, instead of  
312 expanding the propane facility? Or across from Rogue's Harbor instead of the truck  
313 stop? We do not need to reduce important recreational facilities when there are plenty  
314 of other places for such a facility, near our Town Center.  
315 See attached pictures.

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Is this what Lansing wants?



Typical Dandy Mart truck stop at night and aerial view. Our future town center?

Current Mirabito... Empty land beyond is cleared for what usage?  
Note: This gas station can service trucks already



Expansion of our used car lots in the Town Center?



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Dryden Rd- Both Dollar stores, side by side, both abandoned and both 'available'. Is this what we want in Lansing?



Apparently, THIS IS what our local residents want, the Lansing Center Trail on a snowy day!! We must include those who use the trail in the planning for any use of this land!



319  
320

- There was no public present to speak.

321 **Motion to Close Public Hearing for Dollar General Retail Store and Minor Subdivision at**  
322 **8:38PM**

323 Moved by: Lin Davidson      Seconded by: Dean Shea      (Motion Carried)

324

325 **Summary of Discussion**

- 326 - Steve Vukas, Bohler Engineering MA, LLC joined the meeting.
- 327 - The applicant provided a new rendering with a tiered roof rather than a peaked roof.
- 328 - The applicant described the materials that they are planning to use.
- 329 - There is a 6-foot-tall fence planned for the north side of the building, along with an
- 330 increase in tree plantings.
- 331 - The new renderings include more plantings along the east side of the property.
- 332 - The sign will be internally illuminated. The lights will be turned off about 30 minutes
- 333 after the store closes.
- 334 - Tom Butler expressed concern over the store using propane rather than a heat pump.
- 335 - The applicant states that they have met with the County Business Energy Advisors. The
- 336 advisor states that the design plans are 'so far advanced that it is unlikely that you have
- 337 any ability to modify your designs to meet these more aggressive energy goals.'

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- 338 - The applicant questioned the if the sign law allowed for one building sign and one  
339 monument sign. Lynn Day, Code Enforcer called in to confirm that they could use two  
340 signs, one on the building and one monument sign.
- 341 - Director of Planning stated that the Planning Board cannot require the applicant to use a  
342 specific heat source.
- 343 - Next steps:
- 344 ○ The 239 Review will go to the County.
  - 345 ○ Planning Board has determined no further Public Hearings are needed.
  - 346 ○ At the next meeting, the Planning Board will likely make a Determination of  
347 Environmental Significance, as well as Preliminary and Final Site Plan Approval,  
348 and Minor Subdivision Approval.
  - 349 ○ The applicant will check with the project Heating Engineer regarding opposition  
350 to using heat pumps.
  - 351 ○ The Planning Board would still like to see an elevation drawing with a gabled  
352 roof.
- 353

## **Project: Momo's Cafe – Site Plan**

355 **Applicant:** Michelle L. Zirbel on behalf of Linda Strauf, Owner

356 **Location:** 1173 Auburn Rd; Tax Parcel No. 6.-1-18

357 **Anticipated Board action(s) this month:** Consideration of Preliminary and Final Site Plan  
358 approval

359 **Project Description:** The Applicant is proposing adaptive reuse of the existing 3,000 sq. ft.  
360 restaurant (former Linda's Diner) on the existing 0.42-acre parcel. The property is located in the  
361 Rural Agricultural (RA) Zoning District. This is a Type II Action under the State Environmental  
362 Quality Review Act 6 NYCRR 617.5 (18) and is not subject to environmental review. **Project**  
363 **submittals for consideration at the February 22, 2021 Planning Board meeting are located at:**  
364 <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=50148&dbid=7&repo=Lansing>  
365

## **Summary of Discussion:**

- 367 - The applicant, Michelle Zirbel, joined the meeting.
- 368 - The applicant plans to use this location as a store front to support the mobile units that  
369 are already in operation.
- 370 - The site will gradually open to breakfast and lunch and serve dinner a few nights as well.
- 371 - There are no proposed changes to the exterior of the building at this time. Eventually,  
372 there would be interest in a small addition to house a drive through window.
- 373 - The Planning Board does not see it necessary to have a Public Hearing.

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374 - The parking issue with Fire Station has been resolved by a handshake agreement. The  
375 applicant will be getting the agreement in writing.

376

## 377 **RESOLUTION PB 21-02**

378

### 379 **TOWN OF LANSING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL SITE PLAN** 380 **APPROVAL FOR ADAPTIVE REUSE OF 1173 AUBURN ROAD, TAX PARCEL NO. 6.-1-18, AS** 381 **RESTAURANT BY MOMO’S CAFE**

382

383 **WHEREAS**, an Application was submitted for Site Plan approval by Michelle L Zirbel, Applicant,  
384 on behalf of Linda Straub, Owner, for adaptive reuse of the existing 2,624 s.f. restaurant  
385 (formerly Linda’s Diner) on the existing .42-acre Tax Parcel No. 6.-1-18 (1173 Auburn Rd),  
386 located in the Rural Agricultural (RA) Zoning District; and

387

388 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 270-36 Site Plan  
389 Review, for which the completed application was received February 1, 2021; and

390

391 **WHEREAS**, this action was determined to be a Type II Action under 6 NYCRR 617.5(c)(18) of the  
392 State Environmental Quality Review Act (“SEQRA”); and

393

394 **WHEREAS**, the Planning Board did on February 22, 2021, review and accept as adequate:  
395 “Survey Map: No. 1173 Auburn Road, Town of Lansing, County of Tompkins, State of New York”  
396 dated June 6, 1988 by T.G. Miller Associates, P.C. Engineers & Surveyors; Agricultural Data  
397 Statement; and other application materials; and

398

399 **WHEREAS**, this action is exempt from New York State General Municipal Law §239 -l, -m, and -n  
400 referral requirements as Site Plan Reviews for change of commercial use in an existing building  
401 not involving any change in building footprint and with no change in vehicular access on a State  
402 or County highway are excluded per an Inter-Governmental Agreement between the Tompkins  
403 County Planning Department and the Town of Lansing dated December 17, 2003;

404

405 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the  
406 LUO relative to site plan review and subdivision review, the unique needs of the Town due to  
407 the topography, the soil types and distribution, and other natural and man-made features upon  
408 and surrounding the area of the proposed site plan, and the Planning Board has also considered  
409 the zoning in the area and the project in light of the Town’s Comprehensive Plan and

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410 compliance therewith, and as the underlying use is a permitted use in the zone in which  
411 located; and

412

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

415

416 That the Planning Board of the Town of Lansing does hereby grant Preliminary and Final Site  
417 Plan approval for Town of Lansing Tax Parcel Number 6.-1-18 to Michelle L Zirbel, Applicant, on  
418 behalf of Linda Straub, Owner, subject to the following specifications and conditions:

419

- 420 1. In accordance with Town Code § 270-27(K), this site plan approval is valid for only 36  
421 months from the date hereof, and the applicant/owner is required to commence and  
422 substantially complete the construction or other activities for which the site plan is  
423 applicable within said 36 months or this approval shall, unless extended upon  
424 application timely made, expire, lapse, and be of no further validity, force or effect.

425

426 Dated: February 22, 2021

427

428 Motioned by: Dean Shea

429 Seconded by: Deborah Trumbull

430

431 **VOTE AS FOLLOWS:**

432

433 **Sandra Dennis Conlon- Aye**

434 **Norman L. Davidson- Aye**

435 **Al Fiorille-Aye**

436 **Larry Sharpsteen- Aye**

437 **Dean Shea- Aye**

438 **Deborah Trumbull- Aye**

439 **Dale Baker- Aye**

440

441 **Discussion Items:**

442 **Project: Munson Tires, LLC Garage Service and Repair – Modification of Site Plan**

443 **Applicant:** Mitchell Munson, Owner

444 **Location:** 17 Peruville Rd; Tax Parcel No. 37.1-2-19

445 **Anticipated this month:** Project Presentation; Set Public Hearing

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446 **Project Description:** The Applicant is proposing construction of a 3,000 sq. ft. addition  
447 to the existing 3,160 sq. ft. New and Used Car Sales, including Garage Service and  
448 Repair (granted by Planning Board Motion on February 14, 2005 and Planning Board  
449 Resolution 10-37, July 12, 2010, respectively) on the existing 1.22-acre parcel. The  
450 property is located in the General Business (B2) Zoning District. This is an Unlisted  
451 Action under the State Environmental Quality Review Act and is subject to  
452 environmental review. **Project submittals for consideration at the February 22, 2021**  
453 **Planning Board meeting are located at: [https://lfweb.tompkins-](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=50012&dbid=7&repo=Lansing)**  
454 **[co.org/WebLink/Browse.aspx?id=50012&dbid=7&repo=Lansing](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=50012&dbid=7&repo=Lansing)**  
455

## 456 **Summary of Discussion:**

- 457 - The applicant was not present.
- 458 - The applicant would like the description to read as garage/service/repair shop, not a  
459 body shop. There will not be a paint booth.
- 460 - Dean Shea had concerns over the number of vehicles on the site. The applicant has told  
461 Larry Sharpsteen that he has 8-10 vehicles for sale, and he is working with Pick N' Pull to  
462 take care of the rest. Lynn Day, Code Enforcer, stated that there is a limit of 10 vehicles  
463 for sale, the rest are there for service.
- 464 - The Planning Board members would like to have any vehicles over the limit of 10 for sale  
465 be in an enclosure. They would also like for the applicant to clean up the site.
- 466 - The Planning Board would like to have a Public Hearing after we have updated  
467 submittals. This includes a survey delineating parking, landscaping, easements, and a  
468 ground disturbance tally.

## 470 **Project: Lake Forest Circle Major Subdivision**

471 **Applicant:** Timothy C. Buhl, P.E. for H. Floyd Davis, Owner

472 **Location:** Tax Parcel Nos. 32.-1-37.428 & 32.-1-37.440; Lake Forest Drive

473 **Anticipated this month:** Project update

474 **Project Description:** The Applicant is proposing a phased subdivision approval for 16  
475 residential building lots (and two stormwater retention basins) on certain land located  
476 at Tax Parcel #32.-1-37.428 (36.15 acres) and 32.-1-37.441 (0.327 acres) and 32.-1-57.1  
477 (0.108 acres), 32.-1-37.439 (7.104 acres) and 32.-1-37.440 (4.888 acres), consisting of a total  
478 of approximately 48.577± acres in the L1 (Lakeshore) Zoning District, which also  
479 includes the merging of adjacent parcels to be reconfigured into an overall major  
480 subdivision plat. The proposed subdivision plat includes easements for 30' access to the  
481 existing lot at 50 Lake Forest Circle (Tax Parcel No. 32.-1-37.439) and two 20' drainage  
482 easements to be dedicated to the Town. The Planning Board as Lead Agency deemed

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483 this an Unlisted Action under State Environmental Quality Review Act 6 NYCRR 617  
484 and issued a Negative Declaration of Environmental Significance on December 14, 2015.  
485 The Preliminary Major Subdivision Plat was approved with conditions by the Planning  
486 Board via Resolution 28 of 2015 on December 14, 2015. The Applicant requested and  
487 was granted a Waiver on April 22, 2019 under Section 12 of the Subdivision Rules and  
488 Regulations Local Law 3 of 2016 from the Section 7(J) requirement that submission of a  
489 Final Plat be made within 180 days of the date of approval of the Preliminary Plat. The  
490 property is in the Lakeshore (L1) Zoning District. **Project submittals for consideration**  
491 **at the February 22, 2021 Planning Board meeting are located at:**

492 [https://lfweb.tompkins-](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=29819&dbid=7&repo=Lansing)  
493 [co.org/WebLink/Browse.aspx?id=29819&dbid=7&repo=Lansing](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=29819&dbid=7&repo=Lansing)

## 494 **Summary of Discussion:**

- 495 - Applicant, H. Floyd Davis, and Tim Buhl PE joined the meeting.
- 496 - Tim Buhl recounted the timeline for the project beginning in April 2019 when they  
497 applied for an extension.
- 498 - The applicant would like to renew the project so they can complete it.
- 499 - The Highway Department does not intend to issue another waiver from the 2019 road  
500 specification.
- 501 - Tim Buhl stated that the only changes that have been made were requested by the  
502 Town Engineer.
- 503 - Director of Planning recounted the timeline from the Town's perspective from April  
504 2019.
- 505 - Director of Planning and the Attorney for the Town recommended that the applicant  
506 reapply.
- 507 - The Planning Board members would like the applicant to have all submittals ready for  
508 the next meeting.
- 509 - The Public Hearing will be postponed until the submittals are reviewed.

510

## 511 **Planning Report:**

- 512 - There was no Planning Report due to most of the planning office being out with COVID.
- 513 - The Town Board would like to see a revised ORES Regulations before they enlist other  
514 Town entities to make changes to the Local Law.
- 515 - Parks, Recreation, and Trails Master Plan has a virtual workshop coming up.

516

## 517 **Adjourned Meeting**

518 Meeting adjourned at the call of the Planning Board Vice-Chair at 9:48 pm.

519



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520 Minutes Taken and Executed by Heather Dries.

521

522 Access to public documents are available online at:

523 **Planning Board Email** [tolcodes@lansingtown.com](mailto:tolcodes@lansingtown.com)

524

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

526

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