

# Town of Lansing PLANNING BOARD

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## NOTICE OF MEETING

The regular meeting of the Town of Lansing Planning Board will be held at  
**6:30 PM on Monday, February 22, 2021**

- Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, this regular meeting of the Town of Lansing Planning Board will be held electronically via conference call instead of a public meeting open for the public to attend in person.
- Members of the public may listen to or view the Planning Board meeting live or recorded on the Town's YouTube channel, located at:  
<https://www.youtube.com/channel/UCs2FqU2xFnDyGS8DwXgoJwA>
- To comment during a designated Public Hearing please join the meeting at [bit.ly/LansingNY](https://www.youtube.com/channel/UCs2FqU2xFnDyGS8DwXgoJwA) or call 1-646-558-8656 and enter meeting ID 811 0893 3559 and Password: 738597.
- Minutes of the Planning Board meeting will transcribed and posted on the Town's website at <https://www.lansingtown.com/town-docs>

### AGENDA:

1. **Call to Order**
2. **Agenda Review:** additions or deletions to agenda
3. **Approval of Minutes**  
January 25, 2021
4. **Privilege of the Floor**

Instructions for commenting to the Planning Board with general and project-specific comments:

- All comments received by mail (Town of Lansing, 29 Auburn Road, Lansing, NY 14882) or at [tolcodes@lansingtown.com](mailto:tolcodes@lansingtown.com) will be forwarded to the Planning Board for their consideration. If you want your comment read aloud, please state that in your correspondence.
  - Any members of the public wishing to be heard by the Board members will enter the meeting room at the time of Privilege of the Floor or during a designated Public Hearing by joining the meeting at [bit.ly/LansingNY](https://www.youtube.com/channel/UCs2FqU2xFnDyGS8DwXgoJwA) or by calling 1-646-558-8656 and entering meeting ID 811 0893 3559 and Password: 738597.
5. **Town Board liaison report (verbal)**

## **Action Items:**

6. **Project:** Hillcrest Rd (Tax Parcel No. 41.-2-2.3) ; 2 & 4 Whispering Pines Dr; 2 Arrowood Ln – Lot Line Adjustment determination
  
7. **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>**
  
8. **Project:** Dollar General Retail Store – Site Plan and Minor Subdivision  
**Applicant:** Steve Vukas, Bohler Engineering MA, LLC on behalf of Franklin Land Associates, LLC, Owners  
**Location:** West Side of Auburn Rd (NYS 34)/ North of Locke Rd; Tax Parcel No. 5.-1-32  
**Anticipated Board action(s) this month:** Project updates; **Public Hearing**  
**Project Description:** The Applicant is proposing Site Plan approval for construction of a 9,100 sq. ft. retail store with parking and other site improvements and subdivision of the existing 5.729-acre parcel. The property is located in the Rural Agricultural (RA) 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=46628&dbid=7&repo=Lansing>**
  
9. **Project:** Momo’s Cafe – Site Plan  
**Applicant:** Michelle L. Zirbel on behalf of Linda Strauf, Owner  
**Location:** 1173 Auburn Rd; Tax Parcel No. 6.-1-18  
**Anticipated Board action(s) this month:** Consideration of Preliminary and Final Site Plan approval  
**Project Description:** The Applicant is proposing adaptive reuse of the existing 3,000 sq. ft. restaurant (former Linda’s Diner) on the existing 0.42-acre parcel. The property is located in the Rural Agricultural (RA) Zoning District. This is a Type II Action under the State Environmental Quality Review Act 6 NYCRR 617.5 (18) and is not 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=46628&dbid=7&repo=Lansing>**

**Discussion Items:**

**10. Project:** Munson Tires, LLC Vehicle Body Shop – Modification of Site Plan

**Applicant:** Mitchell Munson, Owner

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

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

**Project Description:** The Applicant is proposing construction of a 3,000 sq. ft. addition to the existing 3,160 sq. ft. vehicle body shop (granted by Planning Board Motion on February 14, 2005 and Planning Board Resolution 10-37, July 12, 2010, respectively) on the existing 1.22-acre parcel. The property is located in the General Business (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=50012&dbid=7&repo=Lansing>

**11. Project:** Lake Forest Circle Major Subdivision

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

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

**Anticipated this month:** Project update

**Project Description:** The Applicant is proposing a phased subdivision approval for 16 residential building lots (and two stormwater retention basins) on certain land located at Tax Parcel #32.-1-37.428 (36.15 acres) and 32.-1-37.441 (0.327 acres) and 32.-1-57.1 (0.108 acres), 32.-1-37.439 (7.104 acres) and 32.-1-37.440 (4.888 acres), consisting of a total of approximately 48.577± acres in the L1 (Lakeshore) Zoning District, which also includes the merging of adjacent parcels to be reconfigured into an overall major subdivision plat. The proposed subdivision plat includes easements for 30' access to the existing lot at 50 Lake Forest Circle (Tax Parcel No. 32.-1-37.439) and two 20' drainage easements to be dedicated to the Town. The Planning Board as Lead Agency deemed this an Unlisted Action under State Environmental Quality Review Act 6 NYCRR 617 and issued a Negative Declaration of Environmental Significance on December 14, 2015. The Preliminary Major Subdivision Plat was approved with conditions by the Planning Board via Resolution 28 of 2015 on December 14, 2015. The Applicant requested and was granted a Waiver on April 22, 2019 under Section 12 of the Subdivision Rules and Regulations Local Law 3 of 2016 from the Section 7(J) requirement that submission of a Final Plat be made within 180 days of the date of approval of the Preliminary Plat. The property is in the Lakeshore (L1) Zoning District. **Project submittals for consideration at the February 22, 2021 Planning Board meeting are located at:** <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=29819&dbid=7&repo=Lansing>

**11. Planning Report**

**12. Adjournment**

To contact the Planning Board by email: [tolcodes@lansingtown.com](mailto:tolcodes@lansingtown.com)

DEC info Locator: <https://gisservices.dec.ny.gov/gis/dil/>

### **What to expect at a Planning Board meeting**

Please help the Planning Board and the Public by coming prepared with written comments, if possible. Please only speak if you “have the floor.” Always identify yourself by name and municipality. Please mute your computer speakers before calling or entering the meeting room if you are monitoring the meeting on YouTube to reduce feedback.

Please make the Planning Board aware of any disability you have that may require accommodation for you to participate fully in the meeting prior to the start of the meeting. If as a speaker, you run up against the 3-minute time limit, you may submit the remainder of your comments in writing or via email.

The Planning Board carefully considers information and comments provided by the public in regard to a proposed project or application, whether submitted in writing or given verbally during a public hearing, meeting, or privilege of the floor. Like any public meeting, come prepared to hear comments and opinions that may conflict with your own and engage in civil discourse. Treat other with dignity and respect through your comments and actions whether listening or speaking.

The Planning Board and its members may ask for clarification of comments from the public but the Planning Board will not engage in dialogue or question and answer session with the public. Likewise, Applicants are directed to answer questions from Board members and may address any response to public comments directly to the board.

Please familiarize yourself with local laws and land use ordinances as they directly affect your property rights. Please contact the Planning & Code Enforcement Department at 607-533-7054 or [tolcodes@lansingtown.com](mailto:tolcodes@lansingtown.com) with any questions or concerns. We welcome your engagement in the process as the Town updates and creates new laws and land use ordinances that impact property rights. Our goal is to include you in the process, gather facts, and gather public comment, to be taken into account and used in the decision-making process. While the Planning Board reviews and recommends changes to local land use laws, the Town Board is the only legislative body with the authority to create or amend local laws.

The Planning Board works within the strictures of state and local laws but is not a judicial or policing body and cannot address legal issues outside its purview (ex: trespassing issues, leases, etc.). Please keep in mind that any project approval is not a guarantee that a Building Permit will be issued or that a project will be built.