

Town of Lansing PLANNING BOARD

NOTICE OF MEETING

The regular meeting of the Town of Lansing Planning Board will be held at
6:30 PM on Monday, February 28, 2022

- Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Hochul's Executive Order issued on 15 February 2022 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 or call 1-646-558-8656 and enter meeting ID 811 0893 3559 and Password: 738597. Please review page 4 for further details on what to expect at a Planning Board meeting.
- Please mute your computer speakers before entering the meeting room or calling to reduce feedback.
- Minutes of the Planning Board meeting will be 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. **Privilege of the Floor**

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

- Submit comments in writing by mail (Town of Lansing, 29 Auburn Road, Lansing, NY 14882) or to tolcodes@lansingtown.com; comments will be forwarded to the Planning Board for their consideration.

4. **Town Board liaison report (verbal)**

Action Items:

5. **Project:** Lot Line Adjustment -105 Goodman Road
Applicant: Leora Snowberger; owner
Location: 105 Goodman Road, Tax Parcel No 20.-1-8.29
Project Description: The applicant is seeking a boundary line adjustment to convey 1.03 acres of a 4.18 acre parcel to the parcel immediately adjacent to the East. The property is in RA – Rural Agricultural Zone.
SEQR: This is a Type II action under SEQR 617.5 (c) (16) *granting of individual setback and lot line variances and adjustments*, and needs no further review

Anticipated Action: Authorization for signature by Director of Planning

Project Submittal: <https://lfweb.tompkins-co.org/WebLink/DocView.aspx?id=65930&dbid=7&repo=Lansing>

- 6. Project:** Minor Subdivision – 4288 Scofield Rd
Applicant: Scott Pinney; Owner
Location: 4288 Scofield Rd, Tax Parcel No 30.-1-28.212
Project Description: The applicant proposes to subdivide the existing ~37.32 acre lot into three (3) parcels; Parcel A, 2.7 acres; Parcel B, 7.68 acres; Parcel C, 26.94 acres. The property is in the RA- Rural Agricultural Zone.
SEQR: This is an Unlisted action under SEQR and is subject to environmental review.
Anticipated Action: Public Hearing, SEQR Review and Decision
Project submittals are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=65921&dbid=7&repo=Lansing>
- 7. Project:** Site Plan and Consolidation/Lot Line Adjustment - Dollar General Retail Store
Applicant: Steve Vukas, Bohler Engineering MA, LLC on behalf of Franklin Land Associates, LLC, Owners
Location: East Side of Route 34B North of Lansing Station Rd; Tax Parcel No. 16.-40.225;16.-40.223; 16.-40.222
Project Description: The Applicant is proposing Site Plan approval for construction of a 10,640 sq. ft. retail store with parking and other site improvements and a consolidation/lot line adjustment between three existing parcels. The property is in the Rural Agricultural (RA) Zoning District.
SEQR: This is an Unlisted Action under the State Environmental Quality Review Act and is subject to environmental review.
Anticipated action: SEQR determination/ Lot line adjustment/Site Plan decision
Project submittal: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=66179&dbid=7&repo=Lansing>
- 8. Project:** Site Plan - Home Business
Applicant: Jessica Best; owner
Location: 442 Asbury Rd, Tax Parcel No 38.-1-39.4
Project Description: Site Plan to permit a Residential Home Business per §270-35D. The property is approximately 1 acre in size and is the R3- Residential Mixed Use Zone. The owner is proposing a 672 sf accessory structure to operate a fish reproduction home business.
SEQR: This is a Type II action under SEQR and is not subject to environmental review.
Anticipated Action: Decision
Project submittals are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=66158&dbid=7&repo=Lansing>

Discussion

- 9. Project:** Major Subdivision - Asbury & Collins, lots 3-7
Applicant: Jesse Young; agent

Location: Asbury Rd, Tax Parcel No 38.-1-39.2

Project Description: Major Subdivision of five (5) residential lots on Asbury Rd (lots 3-5) and two (2) lots; on Collins Rd (lots 6 & 7). The application includes a lot line adjustment to combine ~1 acre with SBL # 38.-1-38. The property is approximately 72.4 acres in size and is the R3- Residential Mixed Use Zone.

SEQR: This is an Unlisted action under SEQR and is subject to environmental review.

Anticipated Action: Declaration of Lead Agency, scheduling of Public hearing

Project submittals are located at:<https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=65922&dbid=7&repo=Lansing>

10. **Project:** Site Plan Amendment – 308 Peruville Rd, Hygear Motorsports – General Processing, Light Manufacturing and Assembly.

Applicant: Ross Benson

Location: 308 Peruville Rd, Tax Parcel No 1.-26.27

Project Description: Proposed 48' x 76' addition to the existing facility, originally approved by Planning Board Resolution 13-15, on July 22, 2013. The addition will extend to the north of the existing building to include paved access for shipping and receiving. The property is approximately 3 acres and is located in the in the RA- Rural Agricultural Zone.

SEQR: This is a Type II action under SEQR and is not subject to environmental review.

Anticipated action: Site Plan review

Project submittals are located at:<https://lfweb.tompkins-13-15co.org/WebLink/Browse.aspx?id=65920&dbid=7&repo=Lansing>

11. **Project:** Concept of Site Plan – Dandy Mini Mart – Convenience (Mini) Mart

Applicant: Brian Grose, Fagan Engineers, representing Dandy Mini Mart

Location: 7 Ridge Rd, Tax Parcel No's 31.-6-9,1, 31.-6-10, 31.-6-11, 31.-6-13, & 31.-6-14

Project Description: The applicant proposes the consolidation of several lots to form an approximately 4.7 acre parcel. The site plan proposal consists of a 5,685 sf convenient store with a 128'x24' gasoline fueling island, a 48'x22' diesel fuel island, and a drive through window. 25 passenger vehicle parking spaces and six (6) tractor trailer parking stalls are proposed. The project is located in the B1 – Commercial Mixed Use Zone.

SEQR: This is a Type I action under SEQR 617.4 (b) (9) and is subject to environmental review.

Anticipated Action: Review and Comment on Concept of Site Plan

Project submittals are located at:<https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=49734&dbid=7&repo=Lansing>

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 Zoom 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.

Please limit comments to three (3) minutes. 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 regulations as they directly affect your property rights. Please contact the Planning & Code Enforcement Department at 607-533-7054 or 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.