

# 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, March 28, 2022**

- 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>
- 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](mailto: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 – Brickyard & Wilson Rds.  
**Applicant:** John Stevens, Attorney, for Margaret Conolly-Alano, Owner  
**Location:** Brickyard Rd, Tax Parcel Nos. 32.-1-7.1; 32.-1-22.1; and 27.1-32.1  
**Project Description:** The applicant is seeking a boundary line adjustment to convey and consolidate the entirety of tax parcel number 27.1-32.1 (4.21 acres) and a 0.75 acre portion of tax parcel number 32.-1-7.1 immediately adjacent. The property is in the RA – Rural Agricultural Zoning District.  
**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.  
**Project Submittals are located at:** <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=67456&dbid=7&repo=Lansing>
6. **Project:** Minor Subdivision – 428 Scofield Rd  
**Applicant:** Pinney Properties, LLC, Owner  
**Location:** 428 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:** SEQR Determination of Environmental Significance and Subdivision approval

**Project submittals are located at:** <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=65921&dbid=7&repo=Lansing>

**7. Project:** Major Subdivision - Asbury & Collins Rd, 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:** Public Hearing, SEQR Determination of Environmental Significance, and Subdivision approval

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

**8. 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 and Approval

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

**9. Project:** Site Plan Review – Village Solars Phase VII

**Applicant:** Rocco Lucente, owner; Tim Buhl, engineer

**Location:** Village Solar, Tax Parcel numbers 39.-1-38.8, 39.-1-11, 39.-1-13, 39.-1-16

**Project Description:** The applicant proposes the demolition of four (4) existing apartment buildings, #21, #88, #96, & #28. The applicant proposes the construction of 138 multifamily units within six (6) apartment buildings. The project is located in PDA 1 – Village Circle//Village Solar.

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

**Anticipated Action:** Discussion of SEQR and Declaration of Lead Agency

**Project submittals are located at:** <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=66375&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](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.