

# APPROVED

1                                   **TOWN OF LANSING PLANNING BOARD**  
2                                   **WORKING MEETING April 12, 2021**  
3                                   **Via Zoom Meeting – Live on YouTube**  
4

5   **Board members Present:**

6   Jerry Caward, Chair,  
7   Sandra Dennis Conlon,  
8   Lin Davidson,  
9   Al Fiorille, Vice-Chair,  
10   Larry Sharpsteen,  
11   Dean Shea,  
12   Deborah Trumbull,  
13   Dale Baker, Alternate  
14   Thomas Butler, Alternate,  
15

16   **Also Present:**

17   C.J. Randall, Planning Director       Doug Dake, Town Board Liaison  
18   Joe Wetmore, Town Board Liaison   Guy Krogh, Town Attorney  
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20   **Public Present via Zoom – Live on YouTube:**

21   Laura Huizinga, Dutch Harvest Farm       Sue Poelvoorde, Cayuga Lake Scenic Byway Inc.  
22

23   Chair Jerry Caward opened the meeting at 6:30 pm.  
24

25   Co-Chair Al Fiorille enacted Alternate Dale Baker as a voting member due to the excused  
26   absence of a voting member.  
27

28   **Privilege of the Floor**

29   No Public Comments  
30

31   **Discussion: Cayuga Lake Scenic Byway Overlay District with Cayuga Lake Scenic Byway Inc.**

- 32   - Sue Poelvoorde joined the meeting.  
33   - Sue explained the history and purpose of the Scenic Byway.  
34   - The Scenic Byway is not meant to prevent development, but to ensure the development  
35    is scaled properly.  
36   - The State has not participated much with this project, but there are new contacts with  
37    the State that may be able to help move some projects along.  
38   - The Scenic Byway would like to see developments like farm markets, craft markets, or  
39    an artisan studio that would showcase local offerings and encourage visitors to stay  
40    longer and stimulate the local economy.  
41   - The Scenic byway would encourage Short-term rentals.  
42  
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## 44 Proposed amendments to Site Plan

45 **Project:** Dutch Harvest Farm

46 **Applicant:** Laura Huizinga for Huizinga Holdings, LLC, Owner

47 **Location:** 1487 Ridge Road (NYS 34B); Tax Parcel No. 12.-1-18.5

48 **Project Description:** The Applicant is presenting conceptual lighting for Modification of Site  
49 Plan approval in the Rural Agricultural (RA) Zoning District. Site Plan approval was granted by  
50 Planning Board via Resolution 19-07 on March 11, 2019.

51 **Project submittals are located at:** [https://lfweb.tompkins-  
52 co.org/WebLink/Browse.aspx?id=51317&dbid=7&repo=Lansing&cr=1](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51317&dbid=7&repo=Lansing&cr=1)

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54

### 55 **Discussion:**

- 56 - Laura Huizinga joined the meeting.
- 57 - Laura has concerns over the safety of having light poles in the center of the parking lot. She  
58 would like to move the light poles to the perimeter of the lot. This would require a light fixture  
59 that directs the light toward the parking lot, not the fixture that was originally approved.
- 60 - Laura has stated that they will try to use the 3000k lights, however the original site plan allowed  
61 4000k.
- 62 - The light poles would be 20-22 ft tall.
- 63 - The lights have a switch that would allow them to be in use only when there is an event.
- 64 - The light poles will be 6-8" utility poles, not 4" aluminum.
- 65 - The Director of Planning stated that the following will be amended on the driveway profile sheet  
66 ST3 in the Site Plan Approval:
  - 67 ○ The parking lot light pole fixtures.
  - 68 ○ The color temperature will be changed from 4,000 Kelvin to 3,000 Kelvin.
  - 69 ○ The fixtures will be mounted on utility poles that are no taller than 22'. The poles will be  
70 6"-8" in diameter.
  - 71 ○ There will be 4 utility poles that will be located on the perimeter of the parking lot.

## 72 Motion to approve Site Plan modifications for Dutch Harvest Farm.

73 Motioned by: Norman Lin Davidson Seconded by: Deborah Trumbull (Motion Carried)

74

## 75 Discussion: NYS Office of Renewable Energy Siting (ORES) final regulations

- 76 - ORES regulations have gone into effect.
- 77 - There were two changes made between the draft and final versions. The changes were related  
78 to Host Community Benefit.
- 79 - The Director of Planning is watching the projects that are in the queue for solar development.
- 80 - Attorney for the Town, Guy Krogh, is working on language regarding decommissioning and  
81 abandonment.

### 82 **Discussion:**

- 83 - New York State has legalized cannabis.

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- 84 - There have been several phone calls regarding the possibility of retail sales of cannabis coming  
85 into Lansing.  
86 - The Town has until the end of the year to choose if they want to allow retail sales.  
87 - The Planning Board would like to form a committee to research regulations.  
88 ○ Joe Wetmore, Al Fiorille, Lin Davidson, and Larry Sharpsteen.  
89 - The Planning Board would be interested in limiting the sale of cannabis to the same zones that  
90 adult entertainment is allowed.

91  
92 Co-Chair Al Fiorille adjourned the meeting at 8:20 pm.

93  
94 Executed by Heather Dries.

95  
96 **Access to public documents are available online at:**

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

98  
99 **Town Website** <https://www.lansingtown.com>

100  
101 **Planning Board agendas, minutes & submittals** <https://www.lansingtown.com/town-docs>