

# 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, April 26, 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://bit.ly/LansingNY) or call 1-646-558-8656 and enter meeting ID 811 0893 3559 and Password: 738597. Pre-register by emailing [TOLcodes@lansingtown.com](mailto:TOLcodes@lansingtown.com) or by calling 607-533-7054. Please mute your computer speakers before entering the meeting room or calling to reduce feedback.
- 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**

March 22, 2021 and April 12, 2021

4. **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.

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

## **Action Items:**

6. **Project:** 475 Lansingville Rd (Tax Parcel No. 17.-1-20) – 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:** SEQRA Review of Full Environmental Assessment Form, Part II  
**Project Description:** The Applicant is proposing Site Plan approval for construction of three (3) 30,000-gallon petroleum bulk storage tanks 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 an Unlisted Action under the State Environmental Quality Review Act and is subject to environmental review.  
**Project submittals are located at:** <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=48000&dbid=7&repo=Lansing>
8. **Project:** Cayuga Cliffs – Minor Subdivision  
**Applicant:** Max Heitner of Finger Lakes Land Trust for William and Jean Lee Sims, Owners  
**Location:** Tax Parcel Nos. 25.-1-5 & 25.-1-6; 735 Ridge Road  
**Anticipated Board action(s) this month:** SEQRA Declaration of Lead Agency  
**Project Description:** The Applicant is proposing subdivision approval for 735 Ridge Road located at Tax Parcel No. 25.-1-5, consisting of a total of approximately 235.09± acres, into two Parcels: Parcel A (199.46 ac) intended as publicly-accessible nature preserve, and Parcel B (44.54 ac) with existing residence; the action also includes the merging of adjacent parcel 25.-1-6 to be reconfigured into the overall subdivision plat. This is an Unlisted Action under the State Environmental Quality Review Act and is subject to environmental review. The property is split between the L1 (Lakeshore) Zoning District and the Rural Agricultural (RA) Zoning District.  
**Project submittals are located at:** <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51465&dbid=7&repo=Lansing>
9. **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 Board action(s) this month:** SEQRA Review of Full Environmental Assessment Form, Part II  
**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. This is an Unlisted Action under the State Environmental Quality Review Act and is subject to environmental review. The property is in the Lakeshore (L1) Zoning District.

**Project submittals are located at:** <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=29819&dbid=7&repo=Lansing>

**10. Project:** Munson Tires, LLC Garage Service and Repair – Site Plan

**Applicant:** Mitchell Munson, Owner

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

**Anticipated Board action(s) this month:** SEQRA Determination of Environmental Significance; Preliminary and Final approval

**Project Description:** The Applicant is proposing Site Plan approval for construction of a 3,000 sq. ft. addition to the existing 3,160 sq. ft. garage service and repair, granted by Planning Board Motion on March 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 are located at:** <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=50012&dbid=7&repo=Lansing>

**11. Project:** Buck Road Duplexes – Modification of Site Plan

**Applicant:** Scott Morgan, on behalf of SDM Rentals, Inc., Owner

**Location:** 217-219 Buck Road; Tax Parcel No. 27.-1-26.111

**Anticipated Board action(s) this month:** Preliminary and Final approval

**Project Description:** The Applicant is requesting Modification of Site Plan approval for construction of a one-family dwelling (1500-1600 s.f) and accessory use related to residential development (50' x 80' garage) alongside the existing two duplex buildings (2 dwelling units each) granted by Planning Board Resolution 16-20, approved October 24, 2016) on the existing 5.46± acre property. The property is located in the Residential Mixed Use (R3) Zoning District. This is a Type II Action under 6 NYCRR 617.5(c)(11) of the State Environmental Quality Review Act and is not subject to environmental review.

**Project submittals are located at:** <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51452&dbid=7&repo=Lansing>

**12. Project:** Meadow Brook Apartments and SDM Landscaping Site Improvements

**Applicant:** Scott Morgan, on behalf of SDM Rentals, Inc., Owner

**Location:** 393-415 Peruville Rd; Tax Parcel No. 38.-1-4.15

**Anticipated Board action(s) this month:** SEQRA Declaration of Lead Agency

**Project Description:** The Applicant is requesting Site Plan approval for construction of a 768 s.f. (32' x 24') garbage building to serve the existing seven (7) two-family dwellings (Multi-family Dwelling); a 4,000 s.f. (50' x 80') pole barn storage building and a 2400 s.f. (40' x 60') pole barn storage building to serve the existing Landscaping Business on the 15.19-acre parcel. The property is located in the Rural Agricultural (RA) Zoning District. This is anticipated to be

classified as an Unlisted Action by Planning Board as Lead Agency under the State Environmental Quality Review Act and is subject to environmental review.

**Project submittals are located at:** <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51069&dbid=7&repo=Lansing>

**13. Project:** Cayuga Vista Apartments

**Applicant:** Scott Morgan, on behalf of SDM Rentals, Inc., Owner

**Location:** Cayuga Vista Dr; Tax Parcel No. 37.1-2-53.59

**Anticipated Board action(s) this month:** SEQRA Declaration of Lead Agency

**Project Description:** The Applicant is requesting Site Plan approval for construction of sixteen (16) apartments on the existing vacant 3.06-acre parcel. Town Code defines a multi-family dwelling as a building or group of buildings on one lot containing three or more dwelling units and requires Site Plan Review. The property is located in the Commercial Mixed Use (B1) Zoning District. This is anticipated to be classified as an Unlisted Action by Planning Board as Lead Agency under the State Environmental Quality Review Act and is subject to environmental review.

**Project submittals are located at:** <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51071&dbid=7&repo=Lansing>

**14. Project:** Asbury & Collins Rd Subdivision

**Applicant:** Jesse Young, on behalf of Young, J & J & J & Barnett, S, Owners

**Location:** Asbury Rd east of Collins Rd; Tax Parcel No. 38.-1-39.2

**Anticipated Board action(s) this month:** SEQRA Declaration of Lead Agency

**Project Description:** The Applicant is requesting to subdivide the existing undeveloped 74.54-acre parcel into three parcels: Lot 1, measuring 1.042 acres; Parcel 2, 1.046 acres; and Parcel A, measuring 72.456 acres. The property is located in the Mixed-Use Residential (R3) Zoning District. This is anticipated to be classified as an Unlisted Action by Planning Board as Lead Agency under the State Environmental Quality Review Act and is subject to environmental review. An Exempt Subdivision was approved for associated Tax Parcel Number 38.-1-39.1 on June 14, 2019.

**Project submittals are located at:** <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51074&dbid=7&repo=Lansing>

**Discussion Items:**

**15. Project:** Wilson Road Minor Subdivision

**Applicant:** Charles A Janvrin, Owner

**Location:** north side of Wilson Rd between Buck and Conlon Rds; Tax Parcel No. 27.-1-36.22

**Anticipated this month:** Project updates; review of updated Preliminary Subdivision Plat

**Project Description:** Applicant is requesting to subdivide the existing undeveloped 14.83-acre parcel into four parcels: Parcel 1, measuring 2.248 acres; Parcel 2, 2.247 acres; Parcel 3, measuring 2.167 acres; and Parcel 4, an 8.6-acre flag lot. The property is located in the Mixed-Use Residential (R3) Zoning District. This is an Unlisted Action under the State Environmental Quality Review Act and is subject to environmental review. A previously proposed subdivision of this property was reviewed by the Planning Board on February 24, 2014.

Project submittals are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=43346&dbid=7&repo=Lansing>

## 16. Planning Report

## 17. 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.