

APPROVED

1 **TOWN OF LANSING PLANNING BOARD**
2 **WORKING MEETING May 10, 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 Deborah Trumbull,
12 Dale Baker, Alternate
13 Thomas Butler, Alternate,

14
15 **Excused:**

16 Dean Shea,
17

18 **Also Present:**

19 C.J. Randall, Planning Director Doug Dake, Town Board Liaison
20 Joe Wetmore, Town Board Liaison Guy Krogh, Town Attorney
21

22 **Public Present via Zoom – Live on YouTube:**

23
24 Chair Jerry Caward opened the meeting at 6:30 pm.
25

26 Chair Jerry Caward enacted Alternate Dale Baker as a voting member due to the excused
27 absence of a voting member.
28

29 **Privilege of the Floor**

30 No Public Comments
31

32 **Sketch Plan Presentation: Lansing Market – Addition**

33 **Applicant:** George Breuhaus, Architect, on behalf of Lansing Market Realty, LLC, Owner

34 **Location:** 3125 N Triphammer Rd; Tax Parcel No. 30.-1-16.24

35 **Project Description:** The Applicant is proposing Site Plan approval for construction of a 1,500
36 sq. ft. liquor retail store addition to the existing 15,060 s.f. supermarket on the existing 3.93
37 acre parcel. The property is located in the General Commercial (B2) Zoning District. This is
38 anticipated to be classified as a Type II Action under the State Environmental Quality Review
39 Act.

40 **Project Submittals are located at:** [https://lfweb.tompkins-](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51822&dbid=7&repo=Lansing)
41 [co.org/WebLink/Browse.aspx?id=51822&dbid=7&repo=Lansing](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51822&dbid=7&repo=Lansing)
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43 **Summary of Discussion:**

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- 44 - Andy Sciarabba joined the meeting.
- 45 - The addition of the liquor store at the Market would be a convenience to the
- 46 community members.
- 47 - There would be no access between the Market and the liquor store.
- 48 - The liquor store would have its own heating and cooling system. It would most likely use
- 49 a heat pump.
- 50 - The liquor store would have a building mounted sign.
- 51 - The Lansing Market has a septic system that was oversized. The applicant has a letter
- 52 from T.G. Miller stating that the septic system is sufficient to support both buildings.
- 53 - The applicant would like to begin construction as soon as possible.
- 54 - The Director of Planning suggested that the applicant could do a ground lease rather
- 55 than a subdivision.
- 56 - The Planning Board Members do not see an issue with this proposal.
- 57 - The new building would look seamless next to the existing building.
- 58 - The applicant should request a color elevation from the architect.
- 59 - The Director of Planning stated that this project may trigger an amendment to the
- 60 SWPPP.
- 61 - This project will need 239 review.

62 Sketch Plan Presentation: The Rink - Addition

63 **Applicant:** George Breuhaus, Architect, on behalf of Community Rec Center, Inc, Owner

64 **Location:** 1767 East Shore Dr; Tax Parcel No. 37.1-6-9

65 **Project Description:** The Applicant is proposing Site Plan approval for construction of a 1,500

66 sq. ft. food pantry addition on the existing 13.89-acre parcel. The property is located in the

67 Residential- Moderate Density (R2) Zoning District. This is anticipated to be classified as a Type

68 II Action under the State Environmental Quality Review Act.

69 **Project Submittals are located at:** [https://lfweb.tompkins-](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51823&dbid=7&repo=Lansing)

70 [co.org/WebLink/Browse.aspx?id=51823&dbid=7&repo=Lansing](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51823&dbid=7&repo=Lansing)

71

72 **Summary of Discussion**

- 73 - The food pantry currently uses space inside the existing building.
- 74 - The patrons go inside and collect the items they need.
- 75 - The addition would allow for just the volunteers to be inside the building, while the
- 76 patrons drive up and have supplies loaded into their cars.
- 77 - The addition would allow the pantry to serve more families.
- 78 - The location of the addition is to prevent snow damage from the roof of the Field.
- 79 - The addition will be located where the climbing wall had been proposed.
- 80 - The climbing wall is no longer planned for this location.
- 81 - The addition will not have plumbing.

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- 82 - The addition will have access into the Rink, as well as an overhead door to load vehicles
- 83 from.
- 84 - The exterior will match the Rink.
- 85 - The applicant has no objections to the Food Pantry installing a sign. They currently only
- 86 use a temporary roadside sign, as they are only open twice a month.
- 87 - The Planning Board does not see an issue with this proposal.

88 Discussion: Cayuga Lake Scenic Byway Overlay District

- 89 - Karen Edelstein has created viewshed maps.
- 90 - The Director of Planning explained the purpose of these maps.
- 91 - The Planning Board members would like to see pull-offs along the Scenic Byway.
- 92 - The Planning Board members would like to implement uniform design guidelines for
- 93 commercial development.

94 Discussion:

- 95 - There has been interest in resuming in person meetings.
- 96 - Some Planning Board members are concerned with allowing public into the meetings.
- 97 - There has been more community involvement with virtual meetings.

98 Chair Jerry Caward adjourned the meeting at 8:30 pm.

99

100 Executed by Heather Dries.

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102 Access to public documents are available online at:

103 **Planning Board Email** tolcodes@lansingtown.com

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

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