

# APPROVED

1                                   **TOWN OF LANSING PLANNING BOARD**  
2                                   **WORKING MEETING June 14, 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   Deborah Trumbull,  
11   Dale Baker, Alternate  
12   Thomas Butler, Alternate,  
13

14   **Excused:**

15   Dean Shea  
16   Larry Sharpsteen  
17

18   **Also Present:**

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

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

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24   Chair Jerry Caward opened the meeting at 6:30 pm.  
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26   Chair Jerry Caward enacted Alternates Dale Baker and Tom Butler as a voting members due to  
27   the excused absence of two voting members.  
28

29   **Privilege of the Floor**

30   No Public Comments  
31

32   **Presentation: Village Solars – Request for Waiver**

33   **Applicant:** Larry Fabbroni P.E., on behalf of Village Solars, Inc.

34   **Location:** 2 & 22 Village Place; Tax Parcel Nos. 39.-1-51.2 & 39.-1-51.3

35   **Project Description:** The Applicant proposes to reconfigure on-site trails. The property is  
36   located in Planned Development Area No. 1 (Village Solars – Village Solars Development Area  
37   PDA).

38   **Project submittals are located at:** [https://lfweb.tompkins-](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=35227&dbid=7&repo=Lansing)  
39   [co.org/WebLink/Browse.aspx?id=35227&dbid=7&repo=Lansing](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=35227&dbid=7&repo=Lansing)  
40

41   **Summary of Discussion:**

- 42       -   Larry Fabbroni and Rocco Lucente were present to discuss this project.  
43       -   Larry Fabbroni presented an updated pathway plan.

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- 44 - The new pathway will be .05 miles longer than the original plan.
- 45 - There will be 12 exercise stations along the path. They will be spaced evenly, but not in
- 46 the way of building entry.
- 47 - The Applicant agrees to paint crosswalks and install signs to promote safety.
- 48 - The Planning Board members don't believe the new pathways are as attractive as the
- 49 original plan. The new path brings you right in front of the entryways for the
- 50 apartments.
- 51 - The original path cannot be built as shown as there are now 3 buildings where the path
- 52 should have gone.
- 53 - The developer has agreed to a perimeter trail and other trails if the additional 8 acres
- 54 are developed. However, at this point, that project is not up for review.
- 55 - The Planning Board would like to see a pathway plan that fits more closely with the
- 56 original.
- 57 - The Planning Board would like to see a map that is easier to read.

## 58 Discussion: Cayuga Lake Scenic Byway Overlay District- Geographic Extent

- 59 - The Director of Planning shared a map created by County Planning.
- 60 - The Overlay District could be applied from the Scenic Byway west to the lake regardless
- 61 of distance.
- 62 - The Overlay District could be applied 2500' ft to the east of the Scenic Byway.
- 63 - The Overlay District could restrict the appearance of allowed businesses if they are not a
- 64 tourist attraction.
- 65 - The Planning Board discussed design review as a part of Site Plan.

## 66 Discussion: Recommended Scope of Development Moratoria on Business Uses in Rural 67 Agriculture (RA) Zoning District

- 68 - The time limit on moratorium would be between 6 months to 1 year.
- 69 - As stated at a previous meeting, the Town Attorney does not recommend moratorium.
- 70 - Zoning law changes would take more than a year to complete.
- 71 - The Planning Board likes the idea of Hamlets.
- 72 - The Planning Board does not want to see a moratorium restricting all of the RA zone.
- 73 - The Planning Board would like to begin working on zoning changes in the RA zone.

## 74 **Discussion:**

- 75 - If you have any questions regarding the required Perma Trainings, please contact Jenna
- 76 Hoellerer.
- 77 - The Executive Order from the Governor may be expiring soon. We may need to return
- 78 to in person meetings.

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80 Chair Jerry Caward adjourned the meeting at 8:56 pm.

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82 Minutes executed by Heather Dries.

83

84 Access to public documents are available online at:

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

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

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