

Town of Lansing PLANNING BOARD

NOTICE OF MEETING

The regular meeting of the Town of Lansing Planning Board will be held at **6:30 PM on Monday, June 28, 2021** at Town Hall Board Room, 29 Auburn Road, Lansing, NY

- Members of the public may attend in person or view the Planning Board meeting live or recorded on the Town's YouTube channel, located at:
<https://www.youtube.com/channel/UCs2FqU2xFnDyGS8DwXgoJwA>
- Members of the public may attend in person to comment during a designated Public Hearing or may join the meeting at 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 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**

May 24, 2021 and June 14, 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; comments will be forwarded to the Planning Board for their consideration.

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

Action Items:

6. **Project:** Waza Turf Field
Applicant: Steve Ruoff, on behalf of SKR Land LLC, Owner, in collaboration with TC Waza Academy and FC LIFA, Ltd.

Location: 320 Peruville Rd; Tax Parcel No. 30.-1-30.1

Anticipated this month: Public Hearing

Project Description: The Applicant is requesting site improvements for commercial recreation: outdoors on the existing 37.63-acre parcel. Applicants were granted a Special Use Permit under Town of Lansing Code § 270-36 at the June 16, 2021 Town Board meeting. The property is located in the Rural Agricultural (RA) 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=50383&dbid=7&repo=Lansing>

7. **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: Preliminary and Final Approval

Project Description: The Applicant is requesting Site Plan approval for construction of a 768 s.f. (32' x 24') garbage building and a 4,000 s.f. (50' x 80') pole barn storage building to serve the existing seven (7) two-family dwellings (Multi-family Dwelling); 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 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>

Discussion Items:

8. **Project:** Mirabito Lansing Propane / Petroleum Bulk Storage & 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: Project updates

Project Description: The Applicant is requesting 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>

9. **Project:** Placement of 10' x 12' accessory building

Applicant: Amy Newman and Eric Clay on behalf of Newman-Clay Revocable Trust, Owner

Location: 281 Bill George Rd; Tax Parcel No. 24.-4-2

Anticipated Board action(s) this month: Sketch Plan

Project Description: The Applicant is requesting Site Plan approval of a 10' x 12' accessory building; Town of Lansing Land Use Ordinance Section 504, Schedule II requires structures less than 30' from shore line to be subject to Site Plan Review. On July 13, 2021, the Zoning Board of Appeals will hear an appeal for the following variance from Town of Lansing Land Use Ordinance Section 504, Schedule II: an Area Variance of 30' from the 30' Front Yard (from Cayuga Lake) Set Back. The structure is proposed to be located in the A3 Area of special flood hazard and is subject to the Flood Damage Prevention and Flood Plain Management and Construction Local Law. The property is located in the Lakeshore (L1 – with lake frontage) Zoning District. This is a Type II Action under the State Environmental Quality Review Act 6 NYCRR 617.5(c)(9) and 617.5(c)(12).

Project submittals located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=52144&dbid=7&repo=Lansing>

10. **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: Project updates

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 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=51071&dbid=7&repo=Lansing>

11. **Project:** Village Solars – Waiver from Planned Development Area (PDA) Town Code Section 270-67F(4)

Applicant: Larry Fabbro, P.E., on behalf of Village Solars, LLC

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

Anticipated Board action(s) this month: Review of request for Waiver; recommendation to Town Board

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

Project submittals are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=35227&dbid=7&repo=Lansing>

12. **Adjournment**

To contact the Planning Board by email: 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 others 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 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.