

APPROVED

**TOWN OF LANSING PLANNING BOARD
MEETING July 26, 2021
At Town Hall – Live on YouTube**

Board members Present:

Jerry Caward, Chair
Deborah Trumbull
Al Fiorille, Vice-Chair
Larry Sharpsteen
Dean Shea
Thomas Butler, Alternate
Sandy Dennis-Conlon

Excused:

Dale Baker, Alternate
Lin Davidson

Also Present:

C.J. Randall, Planning Director John Zepko, Planner Heather Dries, Planning Clerk
Joe Wetmore, Town Councilman

Public Present in Person:

George Breuhaus Scott Morgan Wayne Matteson John & Cindy Wagner
Victoria Poelvoorde Doreen Osterman Jeannine Kirby

Chair Jerry Caward opened the meeting at 6:33pm.

Chair Jerry Caward enacted Alternate Thomas Butler as a voting member due to the excused absence of a voting member.

Motion to approve the minutes from June 28, 2021 Planning Board Meeting as amended.

Moved by: Larry Sharpsteen Seconded by: Deborah Trumbull

Abstained: Sandra Dennis-Conlon (Motion Carried)

Privilege of the Floor

No Public was present for comments on items not on the agenda.

Town Board Liaison Alternate Joe Wetmore gave an update from the July 21, 2021 Town Board Meeting

- Presentation from Yellow Barn Solar
- Draft 2020 Audit Presentation- Insero & Co. CPA's
- Consent Agenda

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- 39 ○ Resolution Adopting Local Law No. 2 of 2021 to Override Tax Levy Limit
- 40 ○ Resolution Hiring Third Part-Time Constable for the Lansing Town Court
- 41 ○ Resolution Authorizing Payment of Verizon Utility Cable Claim
- 42 ○ Resolution Adopting the Town of Lansing Natural Resources Inventory and Scenic
- 43 Resources Inventory
- 44 ○ Resolution Making SEQRA Declaration of Lead Agency – Salmon Creek
- 45 Streambank Stabilization and Water Quality Improvement Project
- 46 ○ Resolution Approving Audit and Budget Modifications and Supervisor’s Report
- 47 - Resolution Authorizing Grant Application to Implement Myers Park Revitalization
- 48 Project
- 49 - Resolution Approving Application for Funding from New York State Office of Parks,
- 50 Recreation, and Historic Preservation, for the Purpose of Funding the Development of
- 51 the Town of Lansing Myers Park Revitalization Project
- 52

Action Items:

53 **Project: Waterwagon Road Tax Parcel No. 41.-1-1.129; Tax Parcel No. 41.-1-1.130 Lot Line**

54 **Adjustment Determination.**

55

Summary of Discussion:

- 58 - Approval will be contingent on the receipt of corrected plats.
- 59

Motion to allow Director of Planning to proceed as a Lot Line Adjustment.

60 Moved by: Dean Shea Seconded by: Deborah Trumbull (Motion Carried)

61

62

Project: Mirabito Lansing Propane / Petroleum Bulk Storage & Distribution Facility (Phase 2)

63 **Applicant:** Wayne C. Matteson, Jr., P.E., on behalf of Mirabito Holdings, Inc., Owner

64 **Location:** 15 Town Barn Rd; Tax Parcel No. 30.-1-16.25

65 **Anticipated Board action(s) this month:** Project updates

66 **Project Description:** The Applicant is proposing Site Plan approval for construction of three (3)

67 30,000-gallon petroleum bulk storage tanks alongside the existing 30,000-gallon propane

68 storage tank (approved via Planning Board Resolution 16-09 on May 9, 2016, amended

69 September 26, 2016) and a 4,000 SF garage structure, a 1,600 SF office building, 10-15 parking

70 spaces, and other site improvements on the existing 3.05-acre parcel. The property is located in

71 the General Commercial (B2) Zoning District. This an Unlisted Action under the State

72 Environmental Quality Review Act and is subject to environmental review.

73

74 **Project submittals are located at:** [https://ifweb.tompkins-](https://ifweb.tompkins-co.org/WebLink/Browse.aspx?id=48000&dbid=7&repo=Lansing)

75 [co.org/WebLink/Browse.aspx?id=48000&dbid=7&repo=Lansing](https://ifweb.tompkins-co.org/WebLink/Browse.aspx?id=48000&dbid=7&repo=Lansing)

76

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77 **Motion to Open Public Hearing for Mirabito Lansing Propane at 6:45PM**

78 Moved by: Dean Shea Seconded by: Sandra Dennis-Conlon (Motion Carried)

- 79 - One public comment was requested to be read.
- 80 ○ “I have concerns with the south elevation. The original plans showed the garage
- 81 buffering the existing tank. The current plans do not show the tanks being
- 82 buffered.” – Al Lacko, 59 Peruville Road
- 83

84 **Motion to Close Public Hearing for Mirabito Lansing Propane at 6:55PM**

85 Moved by: Dean Shea Seconded by: Larry Sharpsteen (Motion Carried)

- 86
- 87 **Summary of Discussion:**
- 88 - Wayne Matteson reviewed the changes that have been made since the last public
- 89 hearing.
- 90 - The suggested use of fireproofed siding is being considered by Mirabito.
- 91 - The applicant will need to submit the requested information.
- 92 - The applicant would like preliminary approval so they can get other parts of the project
- 93 moving.
- 94 - The Planning Board will be reviewing the Part 2 & Part 3 Environmental review and
- 95 making a determination of environmental significance at the August 23, 2021 meeting.
- 96 - The Planning Board could give preliminary approval with contingencies in the resolution
- 97 at the August 23, 2021 meeting if the applicant produces the updated plans by Monday
- 98 August 2, 2021.
- 99

100 **Project: East Shore Drive Minor Subdivision**

101 **Applicant:** Anna J. Wagner, Owner

102 **Location:** 2042 East Shore Drive- Tax Parcel No. 37.1-1-3

103 **Anticipated Board action(s) this month:** Classification of SEQR action, Declaration of Lead

104 Agency; Review of Preliminary Subdivision Plat

105 **Project Description:** Project Description: Applicant is requesting to subdivide the existing

106 undeveloped 15.06 -acre parcel into four parcels: Parcel C1 measuring 1.03 acres; Parcel C2

107 measuring 4.03 acres, to be merged with adjacent parcel 37.1-1-1.7; Parcel C3, measuring 4.16

108 acres; and Parcel C4, a 5.84- acre flag lot. The property is in the General Commercial (B2) Zoning

109 District. This is an Unlisted Action under the State Environmental Quality Review Act and is

110 subject to environmental review.

111 **Project submittals are located at:** [https://lfweb.tompkins-](https://lfweb.tompkins-co.org/laserfiche/Browse.aspx?db=Lansing#?id=530)

112 [co.org/laserfiche/Browse.aspx?db=Lansing#?id=530](https://lfweb.tompkins-co.org/laserfiche/Browse.aspx?db=Lansing#?id=530)

113

114 **Summary of Discussion:**

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- 115 - John and Cindy Wagner were present to discuss this project.
- 116 - The purpose of the subdivision is to split land between the property owner's children.
- 117 - Mr. Wagner stated that there are multiple errors on the SEAF.
- 118 - A neighbor does have access to their property through a right of way on the proposed
- 119 C4 property.
- 120 - Mr. Wagner stated that there are no current plans to build on any of the lots created.
- 121 - The Planning Board discussed the configurations of the lots.
- 122 - The proposed C2 property will be consolidated after approval.
- 123 - There are concerns over wetlands and historical sites appearing on the SEAF form.
- 124 - There are corrections that will need to be made. John will follow up.

RESOLUTION PB 21-22

STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION – DECLARATION OF LEAD AGENCY – 2042 EAST SHORE DRIVE SUBDIVISION, TAX PARCEL NO. 37.1-1-3

131 **WHEREAS**, an Application was submitted for Subdivision review by Anna Wagner, for the
132 proposed subdivision of the existing 15.06 -acre parcel into four parcels: Parcel C1 measuring
133 1.03 acres; Parcel C2 measuring 4.03 acres, Parcel C3, measuring 4.16 acres; and Parcel C4, a
134 5.84-acre flag lot, in Lansing, New York, also known as Tax Parcel Number 37.1-1-3 in the
135 General Commercial (B2) Zoning District; and
136

137 **WHEREAS**, this is a proposed action reviewed under the Town of Lansing Subdivision Rules and
138 Regulations, for which the application was received June 28, 2021; and
139

140 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act (“SEQRA”) requires that
141 a Lead Agency be established for conducting environmental review of projects in accordance with
142 local and state environmental law and the Lead Agency shall be that local agency which has
143 primary responsibility for approving and funding or carrying out the action; and
144

145 **WHEREAS**, The Planning Board of the Town of Lansing is believed best suited to review the
146 impacts of this proposed Subdivision as (i) the Planning Board is the only body with jurisdiction
147 to classify the Subdivision and issue the final Subdivision approval, (ii) the Planning Board is best
148 situate to understand and evaluate the potential unique impacts of such Subdivision upon the
149 Town based upon the developmental patterns, topography, and unique natural and non-
150 natural features of the Town of Lansing, including known streams, wetlands, UNAs, agricultural
151 resources of value, and archeosensitive sites within or near the Major Subdivision area, (iii) the
152 Planning Board has the broadest governmental powers for investigating the potential or actual

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153 impacts of the Subdivision and implementing conditions or mitigating controls, and accordingly
154 (iv) the Planning Board has the greatest capacity for providing the most thorough
155 environmental assessment of the proposed Subdivision; and
156

157 **WHEREAS**, this proposed action is an Unlisted Action for which the Town of Lansing Planning
158 Board is the sole involved agency for the purposes of a State Environmental Quality Review Act
159 (“SEQRA”) review;
160

161 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**
162

163 That the Town of Lansing Planning Board does hereby declare itself Lead Agency for the
164 environmental review for the action of Subdivision review for Town of Lansing Tax Parcel Number
165 37.1-1-3 for Anna Wagner, Owner.
166

167 Dated: July 26, 2021
168

169 Motioned by: Dean Shea

170 Seconded by: Larry Sharpsteen
171

172 **VOTE AS FOLLOWS:**

173 **Sandra Dennis-Conlon – Aye**

174 **Tom Butler – Aye**

175 **Al Fiorille –Aye**

176 **Dean Shea - Aye**

177 **Deborah Trumbull – Aye**

178 **Larry Sharpsteen– Aye**

179 **Jerry Caward – Aye**

180 **Discussion Items:**
181

182 **Project: Cayuga Vista Apartments**

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

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

185 **Anticipated Board action(s) this month:** Project updates

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

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193 Project submittals are located at: <https://lfweb.tompkins->
194 [co.org/WebLink/Browse.aspx?id=51071&dbid=7&repo=Lansing](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51071&dbid=7&repo=Lansing)
195

196 **Summary of Discussion:**

- 197 - Scott Morgan and George Breuhaus were present to discuss this project.
- 198 - The applicant has submitted updated stormwater plans to Dondi.
- 199 - The applicant has submitted updated landscaping plans.
- 200 - The applicant would like to use Norway Spruce despite that species being invasive.
- 201 - The Planning Board does not have an issue with the use of Norway Spruce. They will be
202 planted in a well maintained area, which will prevent them from becoming invasive.
- 203 - The Norway Spruce will create a continuation of the existing hedgerow from
204 Woodsedge.
- 205 - The applicant has included an area for a dumpster on the southwest corner of the
206 property.
- 207 - The Planning Board is no longer requiring renderings from East Shore Drive.
208

209 **Discussion:**

- 210 - The Planning Board discussed Industrial Scale Solar.
- 211 - The Planning Board will be reviewing Short Term Rentals at the working meeting,
212 followed by review of the RA zone and Site Plan amendments.
- 213 - There are concerns over Planning Board members being unaware of the status of
214 projects.
- 215 - Heather will create a spreadsheet similar to the whiteboard in the Planning Office and
216 make it available online for review by all parties.
- 217 - Sandy will review the Short Term Rental regulations from other municipalities
218

219 **Adjourned Meeting**

220 Meeting adjourned at the call of the Planning Board Chair at 8:08 pm.
221

222 Minutes Taken and Executed by Heather Dries.
223

224 **Access to public documents are available online at:**

225 **Planning Board Email** tolcodes@lansingtown.com
226

227 **Town Website** <https://www.lansingtown.com>
228

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