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**TOWN OF LANSING PLANNING BOARD
MEETING August 23, 2021
At Town Hall – Live on YouTube**

Board members Present:

Excused:

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

Also Present:

John Zepko, Planner Heather Dries, Planning Clerk
Doug Dake, Town Councilman Joe Wetmore, Town Councilman

Public Present in Person:

Elizabeth Hujar	George Breuhaus	Scott Morgan	John & Bill Wagner
Victoria Poelvoorde	Carl Schimmelfing	Wayne Matteson	Matthew Meehan
Peter Paragon	Frank White		

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

Motion to approve the minutes from July 26, 2021 Planning Board Meeting as amended.

Moved by: Larry Sharpsteen Seconded by: Sandra Dennis-Conlon (Motion Carried)

Privilege of the Floor

- Elizabeth Hujar, 14 Farm Pond Circle, read the following statement:
 - o I'm here as a follow-up to a correspondence with the Lansing Town Hall about what transpired on August 14. I experienced the clubhouse across the street at 320 Peruville Road playing extremely loud music, to the point that I could understand the words and feel the bass vibrating in my house, from the early evening until 11:40 p.m. This occurred despite several calls to the sheriff. The sheriff I spoke to said he prefers not to shut down parties unless it's like 3 a.m., but said they'd investigate it. I suspect they did not return to shut down the party, since the music was still playing hours after I called.

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39 Following all this, I researched the property and discovered that it was recently
40 approved for a special use permit to have a turf soccer field built even closer to my
41 home than the clubhouse, with 18-foot lights overhead. As a Tompkins County
42 government employee, I believe in the importance of notifying citizens in advance of
43 anything that could affect quality of life. It's my understanding that homes within 600
44 feet are to be notified about special use permit applications. I did not receive a letter in
45 the mail about this. Although my home is 826 feet from the clubhouse, it is about 350
46 feet from the proposed turf location. It would have been helpful to be notified based on
47 the distance from house to project, rather than from house to clubhouse.

48
49 I am very concerned about the potential for music blasting outdoors even closer to my
50 home, the likelihood that there will be more frequent noise late at night (due to the
51 lights keeping people after dark), and the turf chemicals seeping into my well water (this
52 is very important, as I already have needed surgeries to remove complex cysts, which
53 are prone to returning in response to environmental contaminants).

54
55 As a new parent juggling work and early bedtime schedules and everything in between,
56 these issues would be extremely disruptive if this turf were to be installed. I closed at 14
57 Farm Pond Circle on February 25, with the understanding that this was a quiet family
58 neighborhood in what was originally planned to be a reforestation community. As such,
59 it was a reasonable expectation that neighbors would not harm my property
60 environmentally or create excessive noise.

61
62 I understand that the special use permit requires that vibration, glare, odor, heat, and
63 noise anticipated from the proposed use are mitigated. I have already experienced
64 excessive vibration and noise from this property, and a turf field with overhead lights
65 will likely involve increased glare, odor, and heat. This property is looking likely to
66 become a burden on the quality of life of local property owners, and I ask that the issues
67 I have described be prevented and eliminated. Thank you.

68 Thank you again for the opportunity to speak with the Planning Board about this; I
69 greatly appreciate it.

70
71 Best regards,

72
73 Elizabeth Hujar at 14 Farm Pond Circle
74 Coordinator of Volunteer Services

75

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Town Board Liaison Doug Dake gave an update from the August 18, 2021 Town Board

Meeting

- Privilege of the Floor: Elizabeth Hujar read her letter regarding noise concerns at the Waza Club House & the Turf Field; Mike Sigler requested that the Town vote no to CS Energy proposal.
- Presentation – Cayuga Lake Watershed Intermunicipal Organization – Liz Thomas, Chairperson
- Department Reports
- Consent Agenda
 - o Resolution Accepting 2020 Year End Independent Outside Financial Report and Audit
 - o Resolution to Relevy Yearly Water and Sewer Charges on 2022 Town and County Tax Bills
 - o Resolution to Honor Robert (Bob) C. Baker
 - o Resolution Updating Employee Eric Wilczek’s Position and Job Classification Due to Fulfilling Obligations and Obtaining CDL
 - o Resolution Urging Limited Suspension by Executive Order of the New York Open Meetings Law
 - o Resolution Approving Audit and Budget Modifications and Supervisor’s Report
- Motion to Authorize Town Supervisor to Execute Letter of Support for CS Energy’s Yellow Barn Solar Energy Facility
- Resolution Approving Village Solars Trails/Pathways Master Plan of the Town of Lansing Land Use Ordinance Planned Development Area No. 1 (Village Circle - Village Solars)
- Resolution Approving and Authorizing the Acceptance and Filing of Encroachment Agreement for Historical Wellhead Partly Encroaching Highway Boundary of Hillcrest Road
- Resolution Adopting Updated COVID-19 Guidelines and Rules for Town Buildings
- Board Member Reports
- Work Session

Action Items:

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

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110 **Anticipated Board action(s) this month:** Determination of Significance for SEQR; Site Plan
111 Review

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

119 **Project submittals are located at:** [https://lfweb.tompkins-](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51071&dbid=7&repo=Lansing)
120 [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)

121

122 **Summary of Discussion:**

- 123 - Scott Morgan and George Breuhaus were present to discuss this project.
- 124 - George reviewed the Site Plans.
- 125 - The applicant plans to install a chain link fence with privacy slats around the dumpster.
- 126 - The dumpster will be accessible through the maintenance driveway.
- 127 - The applicant does not see the accumulation of garbage becoming an issue as trash
128 removal is included in his leases.
- 129 - The applicant has addressed the concerns from the PRC meeting.
- 130 - There are a few items that Dondi has requested that will be sent over later this week for
131 final review.
- 132 - The Planning Board reviewed the SEAF Part 2.

133

134 **RESOLUTION PB 21-23**

135

136 **TOWN OF LANSING PLANNING BOARD RESOLUTION – STATE** 137 **ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND SITE PLAN** 138 **APPROVAL – CAYUGA VISTA APARTMENTS, CAYUGA VISTA DRIVE TAX PARCEL NO. 37.1-2-** 139 **53.59**

140

141 **WHEREAS**, an application was made by Scott Morgan for Site Plan approval for the construction
142 of sixteen (16) apartments and site improvements on the existing vacant 3.06-acre parcel,
143 Lansing, New York, Tax Map # 37.1-2-53.59, located in the Commercial Mixed Use (B1) Zoning
144 District; and

145

146 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act (“SEQRA”) requires that
147 a Lead Agency be established for conducting environmental review of projects in accordance with

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148 state environmental law and the Lead Agency shall be that local agency which has primary
149 responsibility for approving and funding or carrying out the action; and

150

151 **WHEREAS**, the Planning Board, being the agency which has primary responsibility for approving
152 the action, did on April 26, 2021 declare itself the Lead Agency for the environmental review of
153 this Unlisted Action; and

154

155 **WHEREAS**, the Tompkins County Department of Planning and Sustainability, Tompkins County
156 Highway Department, and Town of Lansing Highway Department were given the opportunity to
157 comment on the proposed action; and

158

159 **WHEREAS**, Project plans, and related information, were duly delivered to the Tompkins County
160 Planning and Sustainability Department per General Municipal Law § 239; *et seq.*, and such
161 **Department responded** in an August 23, 2021 letter from Katherine Borgella, Tompkins County
162 Commissioner of Planning, pursuant to §239 -l, -m, and -n of the New York State General
163 Municipal Law recommended the following modification of the proposal:

164

- 165 • **We recommend the Town require the applicant to document that they have considered**
166 **the four energy elements for new construction projects outlined in the attached**
167 **Tompkins County Energy Recommendations for New Construction (2018). By**
168 **addressing these elements, new construction projects can be designed to help meet our**
169 **County’s goals of reducing greenhouse gas emissions.**

170

171 **WHEREAS**, on April 21, 2021, in resolution 21-76, the Town of Lansing Town Board endorsed the
172 project’s inclusion in the Tompkins County Industrial Development Agency Lansing Town Center
173 Incentive Zone Program; and

174

175 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the
176 Town code relative to site plan review, the unique needs of the Town due to the topography, the
177 soil types and distribution, and other natural and man-made features upon and surrounding the
178 area of the proposed site plan, and the Planning Board has also considered the zoning in the area
179 and the project in light of the Town’s Comprehensive Plan and compliance therewith, and as the
180 underlying use is a permitted use in the zone in which located; and

181

182 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board,
183 now therefore be it RESOLVED as follows:

184

- 185 1. That the Planning Board of the Town of Lansing determines the proposed project will

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186 result in no significant impact on the environment and that a Negative Declaration for
187 purposes of Article 8 of the Environmental Conservation Law be filed in accordance with
188 the provisions of Part 617 of the State Environmental Quality Review Act; and
189

190 2. That the Planning Board of the Town of Lansing does hereby grant Site Plan approval for
191 the construction of sixteen (16) apartments and site improvements on the existing vacant
192 3.06-acre parcel, Tax Map # 37.1-2-53.59, in the Town of Lansing, which includes all
193 parking layouts, screening, dark sky lighting, and other site conditions listed here in Site
194 Plan as shown in and upon the Drawing Sheets titled: "Cayuga Vista Apartments" Site Plan
195 (S-1), Septic Details (S-2), Water & Site Details (S-3), Detention Pond Details (S-4), Erosion
196 & Sediment Control Plan (S-5), and Erosion & Sediment Control Details (S-6) dated July
197 2021 prepared by Wayne Matteson Jr., PE, Site Plan- Site-1a (S-1) Proposed Townhouse
198 Units dated April 2021, prepared by Wayne Matteson Jr., PE, revised on July 20, 2021 by
199 George Breuhaus, Architect, Planting Plan- Site-1 dated April 2021, prepared by Wayne
200 Matteson Jr., PE, revised on July 20, 2021 by George Breuhaus, Architect, Unit Planting
201 Plan (L-1) dated July 20, 2021, prepared by George Breuhaus, Architect, Site Section (L-2)
202 dated July 20, 2021, prepared by George Breuhaus, Architect, First Floor Plan (A-1) dated
203 August 18, 2021, prepared by George Breuhaus, Architect, Second Floor Plan (A-2) dated
204 August 18, 2021, prepared by George Breuhaus, Architect, Elevations (A-3) dated August
205 18, 2021, prepared by George Breuhaus, Architect, Mailbox/Water Building Plan &
206 Elevations (A-5) dated July 20, 2021, prepared by George Breuhaus, Architect.

- 207
208
- 209 a. Compliance with the recommendations of the Town's Engineer and SMO for any
210 final stormwater plans and the terms of the approved final Stormwater Pollution
211 Prevention Plan (SWPPP) for the developed site, and proper completion of all
212 stormwater reports, permits, and facilities in a form and manner as approved by
213 the Town and NYSDEC, including execution and filing of Stormwater Operating,
214 Management, and Reporting Agreement ("SOMRA") in the form as set forth
215 pursuant to Town Code § 225-8(D), which executed and filed SOMRA (and any
216 supporting easements) is required to be submitted to the SMO prior to the
217 issuance of any certificate of occupancy or compliance for the Project.
 - 218 b. The applicant will be required to obtain i) a Bolton Point water permit for a new
219 water service and meter to connect to the existing Consolidated Water District
220 Mains, and ii) a Tompkins County Health Department Onsite Wastewater
221 Treatment System (OWTS) permit. Both permits shall be obtained prior to
222 obtaining any building permit or Certificate of Occupancy ("CO").
 - 223 c. In accordance with Town Code § 270-27(K), this site plan approval is valid for only

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224 36 months from the date hereof, and the applicant/owner is required to
225 commence and substantially complete the construction or other activities for
226 which the site plan is applicable within said 36 months or this approval shall,
227 unless extended upon application timely made, expire, lapse, and be of no further
228 validity, force or effect.

- 229 d. All plantings (including as shown on the plans described above) shall be maintained as
230 healthy and natural non-invasive vegetation designed to provide both visual and sound
231 buffering. Existing and any new vegetation shall be properly maintained and any dead,
232 diseased, or dying trees or plants shall be promptly replaced, and any tree or plants that,
233 whether singularly or in combination, due to lack of growth, death, recession, disease or
234 other cause, cease to function as buffers shall be replaced in a manner as promotes the
235 goal of such buffer as stated in this site plan approval. This condition shall be deemed to
236 augment and further define prior site plan approval conditions and site plan features
237 hereby or heretofore approved by the Town.
- 238 e. All lighting fixtures will be “dark sky compliant” glare-free, downward directed, and
239 shielded lighting as promotes the dark-sky standards of the International Dark-Sky
240 Association (IDA) and lamps will be not higher than 3000K CCT to minimize adverse
241 human and ecological impacts.
- 242 f. Documentation from Applicant demonstrating consideration of the four energy
243 elements for new construction projects outlined in the Tompkins County Energy
244 Recommendations for New Construction (2018).

245
246 Dated: August 23, 2021

247
248 Motioned by: Larry Sharpsteen

249 Secoded by: Dean Shea

250
251 **VOTE AS FOLLOWS:**

252 **Sandra Dennis- Conlon – Aye**

253 **Norman Lin Davidson – Aye**

254 **Al Fiorille – Aye**

255 **Larry Sharpsteen – Aye**

256 **Dean Shea – Aye**

257 **Deborah Trumbull – Aye**

258 **Jerry Caward – Aye**

259
260 **Project: East Shore Drive Minor Subdivision**

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

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

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263 **Anticipated Board action(s) this month:** Public Hearing; SEQR Determination; Subdivision
264 Review

265 **Project Description:** Applicant is requesting to subdivide the existing undeveloped 15.06 -acre
266 parcel into four parcels: Parcel C1 measuring 1.03 acres; Parcel C2 measuring 4.03 acres, to be
267 merged with adjacent parcel 37.1-1-1.7; Parcel C3, measuring 4.16 acres; and Parcel C4, a 5.84-
268 acre flag lot. The property is in the General Commercial (B2) Zoning District. This is an Unlisted
269 Action under the State Environmental Quality Review Act and is subject to environmental
270 review.

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

273
274 **Motion to Open the Public Hearing for 2042 East Shore Drive- Minor Subdivision at 7:03pm.**

275 Moved by: Norman Lin Davidson Seconded by: Sandra Dennis-Conlon (Motion Carried)

276
277 **Summary of Discussion:**

- 278 - John Wagner was present to speak about this project.
- 279 - The applicant made corrections to the application, as requested at the last meeting.
- 280 - This property falls within 500ft of Rogue’s Harbor, so question 12b auto filled yes.
- 281 - This property falls within 600ft of the Dry Cleaners, so question 20 auto filled yes.
- 282 - The Planning Board reviewed the SEAF Part 2

283 **Motion to Close the Public Hearing for 2042 East Shore Drive- Minor Subdivision at 7:06pm.**

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

285
286 **RESOLUTION PB 21-24**

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288 **TOWN OF LANSING PLANNING BOARD RESOLUTION – STATE**
289 **ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND FINAL MINOR**
290 **SUBDIVISION APPROVAL,**
291 **2042 EAST SHORE DRIVE SUBDIVISION,**
292 **TAX PARCEL NO. 37.1-1-3, TOWN OF LANSING, NEW YORK**

293
294 **WHEREAS**, an Application was submitted for Subdivision review by Anna Wagner, for the
295 proposed subdivision of the existing 15.06 -acre parcel into four parcels: Parcel C1 measuring
296 1.03 acres; Parcel C2 measuring 4.03 acres, Parcel C3, measuring 4.16 acres; and Parcel C4, a
297 5.84-acre flag lot, in Lansing, New York, also known as Tax Parcel Number 37.1-1-3 in the
298 General Commercial (B2) Zoning District; and

299
300 **WHEREAS**, this action was determined to be an Unlisted Action for which the Town of Lansing

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301 Planning Board is the sole involved agency for the purposes of a State Environmental Quality
302 Review Act (“SEQRA”) review as the Village of Lansing Planning Board determined this action to
303 be Type II on July 26, 2021; and
304

305 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the
306 Town’s local laws relative to subdivisions and the unique needs of the Town due to the
307 topography, the soil types and distributions, and other natural and man-made features upon and
308 surrounding the area of the proposed subdivision, and the Planning Board has also considered
309 the Town’s Comprehensive Plan and compliance therewith; and
310

311 **WHEREAS**, this Board, acting as Lead Agency in environmental review, did on August 23, 2021
312 review and accept as adequate: “Preliminary Subdivision Map Showing Lands of Anna J.
313 Wagner,” prepared Sheive Land Surveying. and dated 6/1/2021; a Short Environmental
314 Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the
315 Planning Staff; and other application materials;
316

317 **WHEREAS**, this action is exempt from the General Municipal Law County Planning referral
318 requirements of General Municipal Law (“GML”) §§ 239-l, 239-m, and 239-n through an Inter-
319 Governmental Agreement between the Tompkins County Planning Department and the Town of
320 Lansing dated December 17, 2003, as “residential subdivisions of fewer than 5 lots all of which
321 comply with local zoning standards and Tompkins County Sanitary Code requirements, and do
322 not involve new local roads or streets directly accessing a State or county road” are excluded
323 from GML referral requirements; **and**
324

325 **WHEREAS**, on August 23, 2021, the Planning Board reviewed and considered the aforementioned
326 subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and
327 duly held a public hearing on the Minor subdivision application, and all evidence and comments
328 were considered, along and together with the requirements of the Town’s subdivision
329 regulations, existing development in the surrounding area, the public facilities and services
330 available, the Town’s Comprehensive Plan and the Land Use Ordinance, site characteristics and
331 issues, and any potential on- and off-site environmental impacts; and
332

333 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board;
334

335 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing determines
336 the proposed project will result in no significant impact on the environment and that a Negative
337 Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in
338 accordance with the provisions of Part 617 of the State Environmental Quality Review Act for the
339 action of Minor Subdivision approval for Town of Lansing Tax Parcel Number 37.1-1-3 by Anna J.
340 Wagner, Owner; and be it further

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341
342 **RESOLVED**, that the Town of Lansing Planning Board grants Final Plat Approval of the Application
343 for a Minor Subdivision of certain land at 2042 East Shore Drive, Lansing, New York, subject to
344 the following conditions:
345

- 346 1. New Parcel C2 must be consolidated with adjacent parcel 37.1-1-1.7; and
347 2. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board
348 Chair, thereafter presenting and obtaining the signing of the plat by Tompkins County
349 Assessment Department stamp followed by filing in the Tompkins County Clerk's Office,
350 followed by provision of proof of such filing within the time limit requirements of 62 days
351 with the Town of Lansing Code Enforcement Office.
352

353 Dated: August 23, 2021
354

355 Motion by: Norman Lin Davidson

356 Seconded by: Larry Sharpsteen
357

358 **VOTE AS FOLLOWS:**

359 **Sandra Dennis Conlon – Aye**

360 **Norman Lin Davidson – Aye**

361 **Al Fiorille – Aye**

362 **Dean Shea – Aye**

363 **Deborah Trumbull – Aye**

364 **Larry Sharpsteen – Aye**

365 **Jerry Caward – Aye**
366

367 **Project: 144 Locke Rd – Major Subdivision**

368 **Applicant:** Carl Schimmelfing

369 **Location:** 144 Locke Rd – Tax Parcel No. 6.-1-24.1

370 **Anticipated this month:** Classification of SEQR action, Declaration of Lead Agency; Review of
371 Preliminary Subdivision Plat

372 **Project Description:** Applicant is requesting to subdivide the existing ~5.62 -acre parcel into
373 four parcels: Lot A measuring 1.64 acres; Lot B measuring 1.63 acres; Lot C, a 1.4 acre flag lot;
374 and Lot D a 1.26 acre lot with an existing one-family dwelling. The property is in the Rural
375 Agricultural (RA) Zoning District. This is an Unlisted Action under the State Environmental
376 Quality Review Act and is subject to environmental review.

377 **Project submittals are located at:** [https://lfweb.tompkins-](https://lfweb.tompkins-co.org/laserfiche/browse.aspx?repo=Lansing#?id=53579)
378 [co.org/laserfiche/browse.aspx?repo=Lansing#?id=53579](https://lfweb.tompkins-co.org/laserfiche/browse.aspx?repo=Lansing#?id=53579)
379

380 **Summary of Discussion:**

- 381 - Carl Schimmelfing was present to discuss this project.
- 382 - The applicant described the project.
- 383 - This property was subdivided in 2019, causing it to be classified as a major subdivision.
- 384 - The Planning Board would like the applicant to complete a Stormwater Tally sheet.
- 385 - The Planning Board is comfortable with the configuration of the lots.

386 **RESOLUTION PB 21-25**

387

388

**STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION –
DECLARATION OF LEAD AGENCY – 144 LOCKE RD MAJOR SUBDIVISION,
TAX PARCEL NO. 6.-1-24.1**

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WHEREAS, an Application was submitted for Major Subdivision review by Carl Schimmelfing, for the proposed subdivision of the existing 5.62 -acre parcel into four parcels: Lot A measuring 1.64 acres; Lot B measuring 1.63 acres; Lot C, a 1.4 acre flag lot; and Lot D a 1.26 acre lot with an existing one-family dwelling, in Lansing, New York, also known as Tax Parcel Number 6.-1-24.1 in the Rural Agricultural (RA) Zoning District; and

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399

400

WHEREAS, this is a proposed action reviewed under the Town of Lansing Subdivision Rules and Regulations, for which the application was received August 23, 2021; and

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

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WHEREAS, The Planning Board of the Town of Lansing is believed best suited to review the impacts of this proposed Subdivision as (i) the Planning Board is the only body with jurisdiction to classify the Subdivision and issue the final Subdivision approval, (ii) the Planning Board is best situated to understand and evaluate the potential unique impacts of such Subdivision upon the Town based upon the developmental patterns, topography, and unique natural and non-natural features of the Town of Lansing, including known streams, wetlands, UNAs, agricultural resources of value, and archeologically sensitive sites within or near the Major Subdivision area, (iii) the Planning Board has the broadest governmental powers for investigating the potential or actual impacts of the Subdivision and implementing conditions or mitigating controls, and accordingly (iv) the Planning Board has the greatest capacity for providing the most thorough environmental assessment of the proposed Subdivision; and

418

WHEREAS, this proposed action is an Unlisted Action for which the Town of Lansing Planning

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419 Board is the sole involved agency for the purposes of a State Environmental Quality Review Act
420 (“SEQRA”) review;
421

422 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**
423

424 That the Town of Lansing Planning Board does hereby declare itself Lead Agency for the
425 environmental review for the action of Subdivision review for Town of Lansing Tax Parcel Number
426 6.-1-24.1 for Carl Schimmelfing, Owner.
427

428 Dated: August 23, 2021
429

430 Motioned by: Norman Lin Davidson

431 Seconded by: Al Fiorille
432

433 **VOTE AS FOLLOWS:**

434 **Sandra Dennis-Conlon – Aye**

435 **Norman L. Davidson – Aye**

436 **Al Fiorille – Aye**

437 **Dean Shea - Aye**

438 **Deborah Trumbull – Aye**

439 **Larry Sharpsteen – Aye**

440 **Jerry Caward – Aye**
441
442

443 **Discussion Items:**
444

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

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

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

448 **Anticipated Board action(s) this month:** Project Discussion

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

450 30,000-gallon petroleum bulk storage tanks alongside the existing 30,000-gallon propane

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

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

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

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

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

456 **Project submittals are located at:** <https://lfweb.tompkins->

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

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459 **Summary of Discussion:**

- 460 - Wayne Matteson, Matt Meehan, and Peter Paragon were present to discuss this project.
- 461 - The Town Planner reviewed his email detailing the outstanding information that has been
- 462 requested.
- 463 - The outstanding items the applicant will address are as follows:
 - 464 ○ Updated site plan with a second row of trees on the south property line, notes regarding
 - 465 fencing, and traffic flow.
 - 466 ○ Peter Paragon will reach out to Dondi regarding the Multi-Sector Permit.
- 467 - The Planning Board will make a SEQR determination at the next meeting.

468

469 **Discussion:**

- 470 - The Planning Board will discuss Short Term Rentals at the next working meeting.
- 471 - The Planning Board would like more information on other Municipalities in the County
- 472 that are opting in/out of cannabis retail.

473

474 **Adjourned Meeting**

475 Meeting adjourned at the call of the Planning Board Chair at 8:03 pm.

476

477 Minutes Taken and Executed by Heather Dries.

478

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

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

481

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

483

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