

# Town of Lansing PLANNING BOARD

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## NOTICE OF MEETING

The regular meeting of the Town of Lansing Planning Board will be held at **6:30 PM on Monday, October 25, 2021** at Town Hall Board Room, 29 Auburn Road, Lansing, NY

- Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, this regular meeting of the Town of Lansing Planning Board will be held electronically via conference call instead of a public meeting open for the public to attend in person.
- Members of the public may listen to or view the Planning Board meeting live or recorded on the Town's YouTube channel, located at:  
<https://www.youtube.com/channel/UCs2FqU2xFnDyGS8DwXgoJwA>
- To comment during a designated Public Hearing please join the meeting at [bit.ly/LansingNY](https://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](mailto: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**

September 27, 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](mailto:tolcodes@lansingtown.com); comments will be forwarded to the Planning Board for their consideration.

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

## Action Items:

6. **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:** Action on Site Plan  
**Project Description:** The Applicant is requesting Site Plan approval for construction of three (3) 30,000-gallon petroleum bulk storage tanks to be placed underground, and the existing 30,000-gallon propane storage tank (approved via Planning Board Resolution 16-09 on May 9, 2016, amended September 26, 2016) as well as 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 submittals are located at:** <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=48000&dbid=7&repo=Lansing>
7. **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:** Action on Site Plan  
**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>
8. **Applicant:** Carl Schimmelfing  
**Location:** 144 Locke Rd - Tax Parcel No. 6.-1-24.1  
**Anticipated this month:** Public Hearing; SEQR Determination; Review of Subdivision Plat  
**Project Description:** Applicant is requesting to subdivide the existing ~5.62 -acre parcel into three parcels: Lot A measuring 1.64 acres; Lot B measuring 1.63 acres; Lot C, a 2.66 acre lot with an existing one-family dwelling. The property is 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=53579&dbid=7&repo=Lansing>

9. **Project:** MoMo's Café addition

**Applicant:** Michelle Zirbel, owner

**Location:** 1173 Auburn Rd; Tax Parcel No. 6.-1-18

**Anticipated this month:** Classification of SEQR action, Declaration of Lead Agency

**Project Description:** The Applicant is requesting a site plan amendment to add a two story addition (640 sf footprint) to the existing 2,688 sf building (approved 5/10/2021; resolution 21-02). The property is in the Rural Agricultural (RA) Zoning District. The proposed addition will contain storage, an employee restroom, and office space. 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/laserfiche/Browse.aspx?repo=Lansing#?id=59776>

10. **Project:** Dollar General Retail Store – Site Plan and Consolidation/lot-line Adjustment

**Applicant:** Steve Vukas, Bohler Engineering MA, LLC on behalf of Franklin Land Associates, LLC, Owners

**Location:** East Side of Route 34B North of Lansing Station Rd; Tax Parcel No. 16.-40.225; 16.-40.223; 16.-40.222

**Anticipated this month:** Classification of SEQR action, Declaration of Lead Agency

**Project Description:** The Applicant is proposing Site Plan approval for construction of a 10,640 sq. ft. retail store with parking and other site improvements and consolidation/lot line adjustment between three existing parcels. 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/laserfiche/Browse.aspx?repo=Lansing#?id=59757>

11. **Adjournment**



## **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 other 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](mailto: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.