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1 **TOWN OF LANSING PLANNING BOARD**
2 **MEETING November 22, 2021**
3 **Via Zoom – Live on YouTube**
4

5 **Board members Present:**

Excused:

6 Jerry Caward, Chair
7 Al Fiorille, Vice-Chair
8 Sandy Dennis-Conlon
9 Lin Davidson
10 Larry Sharpsteen
11 Dean Shea
12 Deborah Trumbull
13 Dale Baker, Alternate
14 Thomas Butler, Alternate
15

16 **Also Present:**

17 John Zepko, Planner Heather Dries, Planning Clerk Doug Dake, Councilman
18 Joe Wetmore, Town Councilman
19

20 **Public Present:**

21 Steve Vukas Kris Kaplan Ethan Bodnaruk Nicole & Jimmie Eschler Justin Woods
22 Kim Hardy-Edwards Alexander Bugbee Ken Dean Tim Buhl Rocco Lucente
23

24 Chair Jerry Caward opened the meeting at 6:30pm.
25

26 **Motion to approve the minutes from October 25, 2021, Planning Board Meeting as written.**

27 Moved by: Deborah Trumbull Seconded by: Sandy Dennis-Conlon (Motion Carried)
28

29 **Privilege of the Floor**

- 30 - No Public Comments
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32 **Town Board Liaison Doug Dake gave an update from the November 17, 2021, Town Board Meeting**
33

34 **Items of Note:**

- 35 - A public hearing has been scheduled for adult use cannabis consumption.

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- 36 - The Town Board is considering mask mandates for when the legislation allowing virtual
37 meetings runs out.
38

39 **Action Items:**

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

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

44 **Location:** East Side of Route 34B North of Lansing Station Rd; Tax Parcel No. 16.-40.225;
45 16.-40.223; 16.-40.222

46 **Project Description:** The Applicant is proposing Site Plan approval for construction of a 10,640
47 sq. ft. retail store with parking and other site improvements and consolidation/lot line
48 adjustment between three existing parcels. The property is located in the Rural Agricultural
49 (RA) Zoning District. This is an Unlisted Action under the State Environmental Quality Review
50 Act and is subject to environmental review.

51 **Project submittals are located at:** [https://lfweb.tompkins-](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=59757&dbid=7&repo=Lansing)
52 [co.org/WebLink/Browse.aspx?id=59757&dbid=7&repo=Lansing](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=59757&dbid=7&repo=Lansing)
53

54 **Summary of Discussion:**

- 55 - Project representative Steve Vukas was present to discuss this project.
56 - Steve described adjustments made after the comments he received after the last
57 meeting.
58 - There are concerns with lighting and drainage at the Auburn Road location. The
59 Planning Board would like to see those factors considered more in depth for the Ridge
60 Road location.
61 - The Planning Board expressed concerns with the amount of time between when the
62 application comes in and when the public is noticed.
63 - The Planning Board has decided to no longer read statements into the record. The
64 statements are forwarded to the Board members and are included in the record.
65 - The Planning Board discussed stormwater.
66 - The Planning Board discussed the petition that has been signed by over 500 people.
67

68 **Motion to open the Public Hearing for Dollar General Retail Store Ridge Road at 7:32pm**

69 Moved by: Larry Sharpsteen Seconded by: Al Fiorille (Motion Carried)
70

71 **Public Comment:**

- 72 - Kris Kaplan- 1148 Ridge Road

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73 ○ Like many of my neighbors, I chose to live here. As a single mother with 2
74 daughters, I moved here from Ithaca in 2008. I chose Lansing to have a safe and
75 quiet community in which to raise my children and live. I am opposed to the
76 Dollar General for many reasons. With only 3 minutes to speak, it is impossible
77 to convey the lifetime of disruption and negative impacts the Dollar General will
78 have on my quality of life. I submitted a written statement with photos and
79 details of some of the negative impacts. Please refer to those written
80 statements, and I welcome any comments or questions you have about those.
81 But I am going to highlight a few of those. Flooding. Those pictures you were
82 speaking about earlier were taken from my back yard. The flooding is real. Any
83 time something is built around this field, the water flow changes. Additional
84 studies are needed to determine how to manage that water. I cannot afford to
85 have my house flooded. Safety. I fear for my safety as traffic and foot traffic is
86 increased in the area. Dollar Generals are known to bring crime into the areas. I
87 want Dollar General to install security system on my house and my neighbor's
88 homes. Our safety is important. Pollution, noise, and light, all of these are
89 intrusive on the quality of life. The Dollar General needs to plant more trees,
90 reduce hours so lights can be turned off earlier, install higher fences. Those are
91 just a few of the things I can think of to mitigate the negative impacts. Additional
92 studies are needed and recommendations made to limit those negative impacts
93 on our lives. And traffic, this is a straightaway portion of the road and vehicles
94 move at excessive speeds. The speed limit is 55 but often people are doing 70,
95 80, & 90 miles per hour past my house. This section has also been identified as
96 having a higher than average number of accidents. I included some of those
97 photos of accidents that have happened in front of my house in my written
98 statement. Additional studies are needed to determine ways to control traffic so
99 vehicles entering and exiting that store do not cause accidents. The value of my
100 home is going to decrease. No one wants to live next to a Dollar General in a
101 residential community. I have invested and built equity in my home. I cannot
102 afford such a large financial hit. I want Dollar General to make capital
103 improvements in my home, in the homes of my neighbors to offset that amount
104 of depreciation. I urge the board to review the verbal and written statements
105 you receive. Hear the concerns of the community. Please consider the quality of
106 my life and that of my neighbors as you review this project. Just because it is
107 permissible does not make it right. I thank the board for your service to our
108 community, time, and consideration.

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- 109 - Ethan Bodnaruk- 24 Emmons Road
- 110 ○ My name is Ethan Bodnaruk and I live at 24 Emmons Road, just a couple houses
- 111 east of The Ridge. My wife and I took a wonderful trip to Letchworth this past
- 112 weekend. With this pending Dollar General on our minds, we couldn't help but
- 113 notice the several, or even perhaps dozens, of Dollar Generals we saw on the
- 114 way and around the various areas we visited. What stood out besides lets say
- 115 the lack of aesthetic qualities, was that each of these Dollar Generals were in a
- 116 very clearly commercial district with other stores around it. This proposed Dollar
- 117 General is in a very residential, rural area. We are just starting to learn about the
- 118 Town's Comprehensive Plan and understand that the proposed Dollar General
- 119 does not fit either the letter or spirit of that plan. We moved here just over a
- 120 year ago because it is a beautiful rural residential area. Now we are learning of
- 121 all things, there might be a Dollar General just a short distance from us, and
- 122 highly visible from our own back yard and back porch. We are upset about this
- 123 proposal and urge the Planning Board and the Town to prevent it. Thank you.
- 124 - Justin Woods, on behalf of Nicole and Jimmie Eschler, 1122 Ridge Road
- 125 ○ Good evening everybody, my name is Justin Woods. I am an attorney and an
- 126 urban/municipal planner. I represent, in this case, Nicole and Jimmie Eschler,
- 127 who are direct abutters living adjacent to the proposed project site. I did note
- 128 that there are new documents submitted on the November 11th agenda,
- 129 although we did have some difficulty downloading some of those, so some of our
- 130 comments in our analysis may have been updated since the submission last
- 131 month. In which case, if the public hearing is continued, we will revise those
- 132 accordingly based on the revised plans the developer submitted. I would like to
- 133 highlight what appears to be the incompatibility of the project both with the
- 134 Comprehensive Plan and the Agricultural Protective Plan in the community, as
- 135 well as the necessity for Site Plan Review to mitigate negative impacts from
- 136 sensitive areas, including those that are flooded or prone to flooding.
- 137 Additionally, the Site Plan Review requirements charge the Planning Board with
- 138 ensuring compatibility between any new development and the existing uses of
- 139 adjacent lands and mitigating those impacts. In this case, the scale of this
- 140 proposed development, both to the rural character of the neighborhood, as well
- 141 as directly adjacent to residential landscape, residential uses, provides significant
- 142 challenge to mitigate those impacts. As well as being part of being part of a
- 143 designated scenic viewshed, the Cayuga Lake Scenic Byway. For these reasons, it
- 144 seems that a short form Environmental Review isn't sufficient for this project

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145 and we would encourage you to require the long form environmental
146 assessment so that the Board can thoroughly and completely review the
147 environmental impact, the compatibility on these sensitive resources, both
148 scenic and agricultural, and the challenges that flooding poses for this site. We
149 have provided a number of comments in writing and I won't repeat them all to
150 you, I'll give you a chance to review them and I know you haven't had a chance
151 to review what I submitted since I was only retained recently and didn't get
152 them in in advance for you to look at before this evening. So if it is ok with the
153 Board, I would like to reserve any time I have for the continued hearing next
154 month so we can properly assess the revised submission in conjunction with our
155 initial review and make sure that we have any further comments and revised
156 comments to you in advance of the next meeting.

157 - Alexander Bugbee, 1210 Ridge Road

158 ○ Good evening everybody, my name is Alexander Bugbee and I live at 1210 Ridge
159 Road, just about $\frac{1}{4}$ to $\frac{1}{2}$ a mile North of the proposed project site. I'm here
160 tonight so that I can express my opposition to the project. Like several of the
161 other speakers, I am someone who moved to Lansing specifically because
162 I like the rural nature of the community. I like that it is quiet. I like that I don't
163 have to look at stores like the Dollar General down the road from my house.
164 When we were researching places to live and looking around, what we found
165 was that Lansing prides itself on being an agricultural community, maintaining
166 open spaces, maintaining that heritage. I think that we ought to be doing that
167 going forward. My specific concerns, not to be repeating ourselves, but very
168 similar to the speakers before me, I don't want the light pollution, worried about
169 the traffic, worried about the fact that the entrance is off of a very high speed
170 portion of the road. And lastly, we already have enough Dollar Generals. There is
171 a Dollar General 10 minutes in either direction from the current site. I'm not
172 someone who is opposed to development wholesale, but when we consider
173 these projects we ought to be looking at things that aren't detrimental to the
174 people who lives next to them and that we are doing them in the right place and
175 in a manor that fits with the character of the community.

176 - Kim Edwards, Lansing Station Road

177 ○ I don't want to echo all the people's comments that prior to me. I live on Lansing
178 Station Road, and we've only been in town for 13 years, but a lot of change has
179 occurred in the last couple of years. One of my biggest things that I do want to
180 point out, the people that are calling in are new and old residents with

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181 opposition. I'm not really hearing anybody except the developer on the pro side
182 of this Dollar General. The way the Town's Comprehensive Plan not aligning, and
183 what the Dollar General is perceived to bring to our community with three
184 stores. And for locally owned business that support our local farms that sell local
185 produce, local dairy, and local eggs, it will affect them for the other products
186 they sell because they do sell the non-perishables at the Dollar General. So again,
187 I don't want to repeat the other things that people have said, but there is new
188 and old resident opposition and I think that having three Dollar Generals in this
189 area, which the population doesn't really serve that many. If you live in a place
190 like this, you are going to expect to drive 7 miles to a market or 8 miles for me to
191 Lansing Market, and I am perfectly happy to do that. I would never support the
192 Dollar General. I don't go to the one that is on East Shore Drive. I would rather
193 go to Tops in that market, or Target, than to the Dollar General because I want to
194 support the Lansing Market. So, in conclusion, just my neighbors and people that
195 don't even live in this area are not in favor of this. There has been a petition out,
196 but I don't think the link is accessible. The materials that I just saw on the
197 website, you can't actually access the link, and I do want to point out that we
198 just got wind of it and I walk by that site. I tried to take a picture of the sign and
199 it was blown over. I used my camera standing on the edge of the road, almost
200 trying to get into the ditch to get a picture of the information on that sign. So,
201 the signs are useless and notification of this happening in this process already, it
202 feels very useless to me. It seems that the process is so far along that we don't
203 have a chance.

204 - Ken Dean, Lansing Station Road

205 ○ My wife and I live near Kim, who just spoke, and we would just like to reiterate
206 our agreement with the previous folks who have spoken. I would just like to
207 comment that this process to be involved in this meeting has been very
208 disorganized and confusing for the public. We are with multiple people who are
209 communicating about this and all of us have been quite frustrated that it hasn't
210 been clear on how we get to speak, when we get to speak. You have to have a
211 YouTube video open, you have to be watching your email and you have to be
212 logged into a zoom account. I know that there are barriers to us all being simply
213 together in a public form and I know you want to protect this space so there is
214 actually productive work done, but I do see room for improvement. So, as a
215 member of the community, I would like to point that out. We moved here two
216 years ago. We moved to what we certainly thought was a residential, rural area

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217 and I think that it is a false proposition to state that this is a commercial area
218 simply because there is a storage unit in the region and a bar and restaurant on
219 the corner that looks similar to a house. That having been said, our concerns are
220 that I don't feel that the Dollar General represents anything in this community
221 that we really value. Dollar Generals bring over priced goods with an under
222 priced name to a community and those good tend to be goods that don't nourish
223 the health of the community. They tend to be highly refined and processed
224 goods. Additionally, I would like to point out, I've learned recently that there is
225 going to be a Christmas Tree lighting, for example in the Downtown of Lansing,
226 or a Holiday gathering in a few weeks. You see a list of local business that are
227 supporting that, local businesses that are contributing to that. You don't see
228 Dollar General's name on that, and you are never going to see Dollar General's
229 name on that. When I think of Dollar General, I think of my drive home from the
230 hospital and from my office over the past few years, and I think about how I
231 drive past the Dollar General that is on my way along East Shore Drive on the
232 right. It's had a busted out light that's been flickering endlessly for months that
233 was recently fixed, but it was like that for months. I can't imagine the houses
234 that are right adjacent to that dealing with that and being annoyed by that and
235 feeling like they have no one to call, no way to get that fixed, and they didn't
236 want it there in the first place. So, I think that I reflect the opinion of a lot of
237 people who live adjacent to or in close proximity to this that feel not heard and
238 unfortunately having challenges to being represented by you, some of you are
239 elected officials, some of whom I just voted for recently, on this issue in terms of
240 how it will affect our daily lives, how it will impact when I walk out in my back
241 yard and look up at the sky and want to see the stars and see light pollution from
242 the Dollar General. I don't have much else to say and I know I'm not bringing
243 forth a well constructed argument but I have strong emotions about it and
244 strong feelings about it and I think a lot of other people do too and I think they
245 need to be heard. I'll second that I walked by the site and I had to literally climb
246 into the ditch with my camera to take a picture and it was still fuzzy and it's a
247 pretty good phone. So, I think those signs were not helpful and they were a little
248 bit of a false, 'we are trying to do something'. I yield my time, I just wanted to go
249 on the record of having some concerns.

- 250 - The Planning Clerk read the following statements into record.
- 251 ○ Thank you for taking the time to hear my concerns regarding the proposed
 - 252 Dollar General on Ridge Road. This store is an unnecessary and unwanted

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253 addition to our community. We are once again coming to the planning board in
254 hopes you will protect our peaceful location we have chosen to live in. To give
255 some perspective, my front view of our property was a quiet farmhouse with
256 some horses. The front of the property has turned into a very large event venue
257 and the opposite side of our property will be this retail store in an existing
258 cornfield, set very close to many residential homes. I will now be faced with
259 looking at the rear of an unsightly building, stacks of cardboard and 24 hours of
260 fluorescent lighting. Not to mention the noise of increased vehicles and people.
261 This will drastically reduce the property value of our home that we have worked
262 so hard to maintain. With a business like Dollar General, we will also be seeing
263 increased traffic; vehicle and pedestrian. The pedestrian traffic is already evident
264 when driving between the town hall area and the existing Dollar General on East
265 Shore Drive. I am very concerned that a pedestrian will be struck by a car due to
266 the lack of proper sidewalks for people to safely navigate their way to the store
267 on, which I think we can all acknowledge was a miss with recent development in
268 the “town center.” Furthermore, this is just another setback already struggling
269 locally owned small businesses will face. Remember when the COVID 19
270 pandemic first began and we were urged by local leaders to “Ramp it up” and
271 support local businesses? Where is that spirit now? The money generated by this
272 store will NOT return to our local economy, it will go overseas. Stores like
273 Lansing Market and our neighboring King Ferry Corner Store will be hugely
274 impacted. Attached to this letter is a link to a petition showing your residents
275 DON'T WANT THIS! This is your residents actively participating in the
276 government of the town they live in and pay taxes in. We had come to you with
277 concerns regarding development in our rural community before, and were
278 largely unheard and unsupported. We are once again speaking up for ourselves,
279 and our neighbors. The time is now to listen and support your residents that
280 continue to trust and elect you to represent us! Do not allow this project to
281 move forward. Emily Kerry

- 282
- 283 ○ November 21, 2021
- 284

285 Lansing Town Board and Lansing Planning Board
286 Lansing Town Hall
287 29 Auburn Road
288 Lansing, NY 14882

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Dear Board Members:

We write to express our concern with the third proposed dollar store to be built in the Town of Lansing. There are three major issues with this: (1) Lansing Market is a critical shop for local residents, and a third Dollar General will surely negatively impact their customer base; (2) dollar stores are known to negatively impact the consumption of fresh food, especially in rural areas; and (3) we need to be very careful about the businesses we allow to build in RA zoning districts. People who live there do so intentionally—to get away from exactly the kind of sprawl being considered.

As Lansing residents, we rely on having Lansing Market as a full-service grocery in our neighborhood. We appreciate the convenience, the high-quality food selection, and more than anything, the fact that it is locally owned. Research has shown that dollar stores regularly drive nearby food markets out of business (<https://ilsr.org/dollar-stores-target-cities-towns-one-fights-back/>). Dollar General already has a store south of Lansing Market and a second store to the north. Allowing this Tennessee-based company to build a third store in our town to sell even more items that directly compete with those of our town’s farms is shortsighted and will send a clear message: Our town planners do not care. We did not want a second Dollar General store, and we certainly do not want a third.

In eliminating local grocers, dollar stores have also been found to reduce fresh food options for local residents, especially those who are financially disadvantaged. Several nutrition scientists at Cornell have studied this effect (<https://doi.org/10.1017/S1368980019000843>), though similar results have been found elsewhere (<https://doi.org/10.1002/agr.21552>). The second page of this letter contains the abstracts for both papers. We can summarize the relevant findings: “The presence of most nontraditional store formats such as convenience stores and dollar stores is associated with decreased produce purchases.”

We fell in love with Lansing when we moved here a few years ago. We love the people, the sense of community, and the beautiful setting. We previously called Waldorf, MD, home for 12 years. Waldorf looked a lot like Lansing about 100 years ago, but poor planning and unregulated growth destroyed the community.

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325 Lansing is far from becoming the suburban sprawl-town that is now Waldorf, but
326 we must be very careful and intentional if we hope to avoid starting down that
327 road.

328
329 Sincerely,
330 Cori and Dean Meloney
331 1057 Auburn Road
332

333 Associations between frequency of food shopping at different food sources and
334 fruit and vegetable intake among rural residents in upstate New York, USA (Lo,
335 Megiel, Liu, Folta, Graham, and Seguin)

336 Objective:

337 To examine the frequency of shopping at different food sources and the
338 associations between shopping at different food sources and fruit and vegetable
339 (FV) intake among upstate New York rural residents.

340 Design:

341 Cross-sectional study. Descriptive statistics and linear mixed models were used.

342 Setting:

343 Eighty-two rural communities in upstate New York, USA.

344 Participants:

345 Adults (n 465; 82.3 % female, mean age 51.5 years, mean BMI 31.7 kg/m²).

346 Results:

347 Within one's community, the majority of participants reported often going to
348 supermarkets (73.1 %).

349 Many participants sometimes or occasionally shopped at superstores (48.0 %),
350 convenience stores (57.9%), small grocery stores or local markets (57.2 %),
351 farmers' markets or FV stores (66.6 %), dollar stores (51.5 %), pharmacies (46.0
352 %), or farm stands or community-supported agriculture (56.8 %). Most
353 participants had never utilized food banks or food pantries (94.0 %), community
354 gardens (92.7 %) or home food delivery (91.9 %). While frequent visits to
355 farmers' markets or farm stands were associated with higher fruit intake (P <
356 0.001), frequent visits to food co-ops or food hubs were associated with lower
357 fruit intake (P = 0.004). Frequent visits to convenience stores (P = 0.002) and
358 dollar stores (P = 0.004) were associated with lower vegetable intake. When FV
359 intakes were combined, frequent visits to farmers' markets or farm stands (P <

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360 0.001) were associated with higher FV intake, and frequent visits to convenience
361 stores (P = 0.005) were associated with lower FV intake.

362 Conclusions:

363 Findings from the present study provide important insight for informing future
364 food environment interventions related to helping rural residents consume
365 adequate FV.

366

367 Food retail market structure and produce purchases in the United States (Cai,
368 Volpe, Schroeter, and Mancino)

369

370 Market concentration is associated with food prices, but little is known about the
371 other potential economic consequences of market structure in food retailing. We
372 create a novel dataset by merging IRI household-level purchase records with
373 Nielsen TDLinx data on store location and USDA Food Environment Atlas data to
374 study the food market structure and produce purchases. Treating zip codes as
375 markets, we find that increased market concentration is associated with
376 decreased produce expenditures. This impact is larger in rural markets than in
377 urban areas. In addition, the presence of most nontraditional store formats such
378 as convenience stores and dollar stores is associated with decreased produce
379 purchases. However, the opposite is true for club stores and natural/gourmet
380 supermarkets. The estimated effects of market entry are small, supporting the
381 literature on supermarket intervention studies.

382

383 ○ To: Jerry Caward, chair, and members of Lansing Planning Board

384 From Glenn and Diane Withiam, 1196 Ridge Road

385 Re: Dollar General proposal

386 Note: Please read this aloud at the hearing. We apologize for its length, but there
387 are several issues to address.

388

389 We write in regard to the application for a Dollar General on the 1100 block of
390 Ridge Road. We have three substantial concerns on this application: (1) the
391 intrusive nature of the development, (2) water runoff and potential flooding of
392 Ridge Road, and (3) light pollution.

393

394 Regarding the intrusive nature of the development, this application proposes a
395 busy commercial operation in a quiet residential area. Cover letter misrepresents

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396 the site usage as being already commercial, which it is not. In that regard, other
397 businesses, namely, the Ridge and JAM, are about ¼ mile from the proposed site.
398 Although JAM is clearly a commercial building, the Ridge looks just like the
399 houses that surround it. That cannot be said of the proposed development,
400 which in no way will fit in with this residential neighborhood.

401
402 Additionally, with their relatively light traffic, JAM and the Ridge (and for that
403 matter the Level Green barn) are in no way comparable to a store with over 40
404 parking spaces. The proposed store with its lights and berms would be built in
405 the midst of four residences, and not in a commercial zone. One of these
406 residences is barely 30 paces away and would essentially have this development
407 in its front yard. The neighbor on the other side would have the development in
408 their side yard.

409 Potential flooding. Concerns about runoff have been highlighted by this year's
410 rainy spell. Ridge Road has flooded in numerous places (including the proposed
411 construction site), and this is not the first time this has happened. We don't need
412 to create any further flood-prone spots.

413
414 Cover letter indicates no wetlands on site, and further indicates no steep slopes.
415 To the contrary, this site does have a steady drop in elevation from east to west,
416 and a substantial wetland and pond exists immediately across the road from the
417 site. Any outflow from the site (which, again, has a substantial pitch from east to
418 west) would add to the water issues that plague Ridge Road.

419
420 Moreover, the tax map shows this location as having poor drainage and highly
421 erodible soil. Applicant acknowledges the high water table in this location (in the
422 construction documents regarding septic system). In short, the last thing this site
423 needs is a 40-car parking lot.

424
425 With regard to the parking lot, cover letter suggests that the amount of
426 impervious surface would be minimized. Given the water-related issues facing
427 Ridge Road in this location, the poor drainage, and the wetland across the road,
428 if construction goes forward the parking lot should instead have no impervious
429 surface, together with holding ponds sufficient to hold runoff, eliminating water
430 flowing to the ditch. The goal should be to prevent additional water flowing east

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431 to Ridge Road or to the wetland across the road. Thus, storm water management
432 is essential.

433
434 One final point regarding water and runoff. Construction documents note
435 existing tiles in the portion of the cornfield to be removed. It appears that the
436 flow of these tiles will be rerouted away from ditches to storm water retention
437 pond. If not, that should be accomplished.

438 Lighting. While applicant will adhere to Dark Skies regulations, those guidelines
439 mostly address upward lighting. This does not fix the inevitable and
440 inappropriate blaze of light surrounding a store, including its signs. The normal
441 darkness of this rural location will be permanently disturbed if this project goes
442 forward.

443
444 In sum, contrary to the assertions in the cover letter, this project is a poor match
445 for the site.

446 **Motion to Leave the Public Hearing Open until the December 20, 2021, Meeting.**

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

448

449 **Project: Village Circle – Village Solars**

450 **Applicant:** Timothy Buhl, P.E., on behalf of Village Solars, LLC

451 **Project submittals are located at:** [https://lfweb.tompkins-](https://lfweb.tompkins-co.org/WebLink/DocView.aspx?id=64128&dbid=7&repo=Lansing)
452 [co.org/WebLink/DocView.aspx?id=64128&dbid=7&repo=Lansing](https://lfweb.tompkins-co.org/WebLink/DocView.aspx?id=64128&dbid=7&repo=Lansing)

453

454 **Summary of Discussion:**

- 455 - Project Engineer Tim Buhl and Developer Rocco Lucente were present to discuss the
456 project.
- 457 - Tim Buhl described the proposed phase.
- 458 - The Planning Board discussed the availability of sewer units.
- 459 - The Planning Board would like to see the original plan and compare to the current plan.

460

461 **Adjourned Meeting**

462 Meeting adjourned at the call of the Planning Board Chair at 8:23pm.

463

464 Minutes Taken and Executed by Heather Dries.

465

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

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- 467 **Planning Board Email** tolcodes@lansingtown.com
- 468
- 469 **Town Website** <https://www.lansingtown.com>
- 470
- 471 **Planning Board agendas, minutes & submittals** <https://www.lansingtown.com/town-docs>