

1 **TOWN OF LANSING PLANNING BOARD**
2 **MEETING SEPTEMBER 12, 2022**
3 **Lansing Town Hall, 29 Auburn Road**
4

5 **Board members Present:**

Excused:

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

16 **Also Present:**

17 John Zepko, Planner Joe Wetmore, Councilmember
18

19 **Public Present:**

20 Tim Buhl Rocco Lucente
21

22 Chair Al Fiorille opened the meeting at 6:31pm.
23

24 Joe Wetmore gave a Liaison Report for the August 17, 2022 Town Board meeting.
25

26 **Action Items:**

27
28 **Village Solars Phase VII**

29 **Applicant:** Rocco Lucente, owner ; Tim Buhl, engineer

30 **Location:** Village Solar, Tax Parcel numbers 39.-1-38.8, 39.-1-38.11, 39.-1-38.13, 39.-1-38.16

31 **Project Description:** The applicant proposes the demolition of four (4) existing apartment
32 buildings, #21, #88, #96, & #28. The applicant proposes the construction of 138 multifamily
33 units within six (6) apartment buildings. The project is located in PDA 1 – Village Circle//Village
34 Solar.

35 **SEQR:** This is a Type I action under SEQR 617.4 (b) (9) and is subject to environmental review.

36 **Anticipated Action:** SEQR EAF Part 2 & Findings, Decision on Site Plan
37

38 **Summary of Discussion:**

- 39 • Developer Rocco Lucente and Project Engineer Tim Buhl were present to discuss this project.

- The Planning Board discussed concerns with dumpsters, the dog park, open space, lighting,

RESOLUTION PB 22-13

**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND SITE PLAN
APPROVAL
VILLAGE SOLAR PHASE VII**

WHEREAS, an Application was submitted for Site Plan review by Rocco Lucente, for the proposed site plan of Village Solar Phase VII, which proposes the demolition of four (4) existing apartment buildings, #21, #88, #96, & #28, and the construction of 138 multifamily units within six (6) apartment buildings; and

WHEREAS, the project is located in Planned Development Area No. 1 – The Village Circle-Village Solars PDA, Tax Parcel numbers 39.-1-38.8, 39.-1-38.11, 39.-1-38.13, 39.-1-38.16; and

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 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

WHEREAS, the Planning Board, being the local agency which has primary responsibility for approving the action, did on 28 March 2022 classify the project as a Type I Action and declare itself the Lead Agency for the environmental review; and

WHEREAS, Project plans, and related information, were duly delivered to the Tompkins County Planning and Sustainability Department per General Municipal Law § 239; *et seq.*, and such Department responded in a 21 July 2022 letter from Katherine Borgella, Tompkins County Commissioner of Planning, pursuant to §239 -l, -m, and -n of the New York State General Municipal Law with no recommendations or comments on the proposal; and

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

79 **WHEREAS**, the project, which proposes to demolish 40 dwelling units and construct 138 dwelling
80 units (98 new dwelling units) falls within the maximum of 572 dwelling units as permitted by the
81 Village Solars – Village Circle PDA; and

82
83 **WHEREAS**, the project has incorporated a landscaping plan that includes the planting of various
84 tree and shrubs as scheduled upon said plan, and which sufficiently mitigates the concerns of
85 light and noise pollution to neighboring properties; and

86
87 **WHEREAS**, the project includes a lighting plan which is Dark Sky compliant, containing cut off
88 lighting fixtures and limiting the CCT of external lighting to no more than 3000K CCT to protect
89 the character of the neighborhood from light pollution; and

90
91 **WHEREAS**, the project has submitted a stormwater pollution prevention plan which complies
92 with the NYS General SPDES Permit for Stormwater Discharges from Construction and sufficiently
93 attenuates any increase in stormwater that project may create; and

94
95 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board,
96 now therefore be it RESOLVED as follows:

97
98 1. That the Planning Board of the Town of Lansing determines the proposed project
99 will result in no significant impact on the environment and that a Negative Declaration
100 for purposes of Article 8 of the Environmental Conservation Law be filed in accordance
101 with the provisions of Part 617 of the State Environmental Quality Review Act for the
102 Site Plan Review for Town of Lansing Tax Parcel Numbers 39.-1-38.8, 39.-1-38.11, 39.-
103 1-38.13, 39.-1-38.16.

104
105 2. That the Planning Board of the Town of Lansing does hereby grant Site Plan
106 Approval for Town of Lansing Tax Parcel Numbers 39.-1-38.8, 39.-1-38.11, 39.-1-
107 38.13, 39.-1-38.16 for Rocco Lucente, which includes all building and parking layouts,
108 screening, dark sky lighting, and other site conditions listed in the plan set titled
109 “Village Circle-Village Solars PDA – Phase 7, Lucente Homes/Village Solars, Lansing (T),
110 Tompkins CO. N.Y.” prepared by Timothy C. Buhl, Professional Engineer, respectively,
111 revised Sept 6, 2022, and subject to the following:

112
113 The following conditions must be satisfied before issuance of any Building Permit:

114
115 a. A Final Site Plan, incorporating all recommended changes from the
116 Planning Board and the Town Engineer, shall be submitted for the signature of
117 the Chair of the Planning Board within 180 days of this approval. No building

- 118 permits will be issued prior to the signing of the Final Site Plan. The applicant
119 may extend this deadline by requesting an extension from the Planning Board
120 prior to the expiration of this conditional approval.
121 b. Compliance with all current and future recommendations of the Town's
122 Engineer.
123 c. Bioretention area 1 (Lot 41) and Bioretention area 2 (Lot 39) shall be
124 constructed within 180 days of this approval and inspected by the Town's
125 Engineer.
126 d. Acceptance of the final Stormwater Pollution Prevention Plan (SWPPP) by
127 the Town's Engineer and Town Stormwater Management Officer.
128 e. Building Permits are required to construct the approved building and site
129 facilities. Plans must meet all code requirements, including the sealing of plans
130 by a licensed engineer or architect. All improvements shall be constructed in
131 compliance with all state and local building code requirements.
132 f. The applicant will be required to obtain both: i) a Bolton Point water permit
133 for a new water service and meter to connect to the existing Consolidated
134 Water District Mains in accordance with Lansing Town Board Resolution 15-
135 40; and ii) Town of Lansing Sewer Permit.

136
137 The following conditions must be satisfied within six months of approval or the start of
138 construction, whichever comes first:

- 139
140 a. Submission to Planning staff for review and approval of placement, design,
141 and photometrics of site lighting fixtures in accordance with the Final Site
142 Plan.
143 b. Submission to Planning staff for review and approval of all site details
144 including but not limited to landscaping details, exterior furnishings, walls,
145 railings, bollards, paving, signage, lighting, etc. in accordance with the Final
146 Site Plan.

147
148 The following conditions must be satisfied before issuance of a Certificate of
149 Occupancy:

- 150
151 a. Any changes to the approved Final Site Plan must be submitted to
152 Planning staff for review and may require Board approval.
153 b. Proper completion of all stormwater reports, permits, and facilities in a
154 form and manner as approved by the Town and NYSDEC, including execution
155 and filing of Stormwater Operating, Management, and Reporting Agreement
156 ("SOMRA") in the form as set forth pursuant to Town Code § 225-8(D), which

- 157 executed and filed SOMRA (and any supporting easements) is required to be
158 submitted to the SMO.
- 159 g. The final locations of all crosswalks, signage and stop signs, dumpsters,
160 and mailboxes shall be approved by the Code Enforcement Officer and
161 Highway Superintendent.
- 162 h. All site plan elements shall be present at the locations represented on the
163 approved site plan prior to the issuance of the last certificate of occupancy.
- 164 i. The dog park shall be relocated and completed prior to the issuance of
165 the last certificate of occupancy.
- 166 j. Submission of any required executed easement, licenses or other legal
167 agreements involving Town property.
- 168 k. Repair, replacement or reconstruction of any Town property damaged or
169 removed during construction including, but not limited to paving, signage,
170 drainage structures, etc.
- 171 l. All plantings (including as shown on the plans described above) shall be
172 maintained as healthy and natural non-invasive vegetation designed to
173 provide both visual and sound buffering. Existing and any new vegetation
174 shall be properly maintained and any dead, diseased, or dying trees or plants
175 shall be promptly replaced, and any tree or plants that, whether singularly or
176 in combination, due to lack of growth, death, recession, disease or other
177 cause, cease to function as buffers shall be replaced in a manner as promotes
178 the goal of such buffer as stated in this site plan approval. This condition shall
179 be deemed to augment and further define prior site plan approval conditions
180 and site plan features hereby or heretofore approved by the Town.
- 181 m. All lighting fixtures will be “dark sky compliant” glare-free, downward
182 directed, and shielded lighting as promotes the dark-sky standards of the
183 International Dark-Sky Association (IDA) and lamps will be not higher than
184 3000K CCT to minimize adverse human and ecological impacts.

185
186 3. In accordance with Town Code § 270-27(K), this site plan approval is valid for
187 only 36 months from the date hereof, and the applicant/owner is required to
188 commence and substantially complete the construction or other activities for which
189 the site plan is applicable within said 36 months or this approval shall, unless
190 extended upon application timely made, expire, lapse, and be of no further validity,
191 force or effect.

192
193
194 Dated: 12 September 2022
195

196 Motioned by: Norman 'Lin' Davidson

197 Seconded by: Deborah Trumbull

198

199 **VOTE AS FOLLOWS:**

200

201 Tom Butler – Aye

202 Norman 'Lin' Davidson – Aye

203 Sandra Dennis Conlon – Aye

204 Al Fiorille – Aye

205 Larry Sharpsteen – Aye

206 Dean Shea – Aye

207 Deborah Trumbull – Aye

208

209 **Discussion:**

210 • Training will be held at the September 26th meeting.

211 • A representative from SRF Associates will be at the September 26th meeting.

212 • The Planning Board would like information on trainings required by the Town.

213

214 **Adjourned Meeting**

215 Meeting adjourned at the call of the Planning Board Chair at 7:10pm.

216

217 Minutes Executed by Heather Dries.

218

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

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

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

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