

1 **TOWN OF LANSING PLANNING BOARD**
2 **MEETING February 27, 2023**
3 **Lansing Town Hall, 29 Auburn Road**
4

5 **Board members Present:**

6 Al Fiorille, Chair
7 Sandy Dennis-Conlon, Vice-Chair
8 Thomas Butler
9 Larry Sharpsteen
10 Dean Shea

Excused:

Lin Davidson
Deborah Trumbull
Dale Baker, Alternate

11
12 **Present Via Zoom:**

13 Erin Worsell, Alternate
14

15 **Also Present:**

16 Heather Dries, Planning Clerk Joe Wetmore, Councilmember
17

18 **Public Present:**

19 James Gensel, Duane Phillips, Sheri Munson, Dennis Griffin,
20 Eileen Stout, Jesse Young, Scott Gibson, Andy Sciarabba,
21 Kevin Kirby, Kenneth Gordon, Kate Riley, Amy Olney,
22 Lisa Shultz, Helene Croft, Albert Lacko.
23

24 Chair Al Fiorille opened the meeting at 6:30pm.
25

26 Chair Al Fiorille enacted alternate Erin Worsell as a voting member in the absence of a regular
27 voting member.
28

29 Joe Wetmore gave a liaison report for the December and January Town Board meetings.
30

31 **Action Items:**
32

33 **Project: Sketch Plan - Minor Subdivision**

34 **Applicant:** Kenneth and Susan Gorton, owners

35 **Location:** 204 Lansing Station Rd, Tax Parcel Number 15.-1-23.2

36 **Project Description:** The applicant proposes to subdivide a ~30.45 acre lot , in the L1 Zone,
37 into XX lots: Parcel B - XX acres; Parcel C – XX acres

38 **SEQR:** This is an Unlisted action under SEQR 617.4 environmental review.
39

40 **Summary of Discussion:**

- 41 • Kenneth Gordon was present to discuss this project.

- 42 • Mr. Gordon provided an updated EAF.
43 **Motion to Schedule a Public Hearing for March 27, 2023.**
44 Moved by: Dean Shea Seconded by: Tom Butler (Motion Carried)

45
46 **Project: Sketch Plan – Maumar Minor Subdivision**

47 **Applicant:** Finger Lakes Land Trust
48 **Location:** 125 Cedar View Rd, Tax Parcel Number 1.-1-15.3
49 **Project Description:** The applicant proposes to subdivide a ~110 acre lot in the AR Zone, into
50 two lots: Parcel A – 59.4acres; Parcel B – 50.9 acres
51 **SEQR:** This is an Unlisted action under SEQR 617.4 environmental review.

52
53 **Summary of Discussion:**

- 54 • Kate Riley and Amy Olney were present to discuss this project.
55 • The Planning Board discussed the benefit of classifying the land as a State Forest.
56 • The Planning Board requested several changes to the SEAF.

57 **Motion to Schedule a Public Hearing for March 27, 2023.**

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

59
60 **Project: Sketch Plan – Thomson Minor Subdivision**

61 **Applicant:** Finger Lakes Land Trust
62 **Location:** Ridge Rd, Tax Parcel Number 22.-1-24.1
63 **Project Description:** The applicant proposes to subdivide a ~47.35 acre lot in the AR Zone, into
64 two lots: Parcel A – 20.6 acres; Parcel B – 25.8 acres
65 **SEQR:** This is an Unlisted action under SEQR 617.4 environmental review.

66
67 **Summary of Discussion:**

- 68 • Kate Riley and Amy Olney were present to discuss this project.

69 **Motion to Schedule a Public Hearing for March 27, 2023.**

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

71
72 **Project: Site Plan – Barksville Inn**

73 **Applicant:** Kevin Kirby, owner
74 **Location:** 89 Goodman Rd, Tax Parcel Number 20.-1-8.22
75 **Project Description:** The applicant proposes to operate a kennel from their single-family home,
76 located in the RA Zone.
77 **SEQR:** This is an Unlisted action under SEQR 617.4 environmental review.

78
79 **Summary of Discussion:**

- 80 • Kevin Kirby was present to discuss this project.
81 • The Planning Board addressed the Fire Apparatus Access driveway.

- 82 • The applicant will update the application to include the Ag Data Statement and a
83 hammerhead driveway.

84 **Motion to Schedule a Public Hearing for March 27, 2023.**

85 Moved by: Sandra Dennis-Conlon Seconded by: Tom Butler (Motion Carried)

86

87 **Project: Public Hearing Preliminary Plat Major Subdivision – Phase I East Shore Circle**

88 **Applicant:** Jesse Young, owner

89 **Location:** 106 East Shore Rd, Tax Parcel Number 37.1-7-12.2

90 **Project Description:** The applicant proposes to subdivide a ~23 acre lot (TPN 37.1-7-12.2), in
91 the R2 Zone, into 6 lots.

92 **SEQR:** This is an Unlisted action under SEQR 617.4 environmental review.

93

94 **Motion to Open the Public Hearing for East Shore Cr. Subdivision at 7:12pm.**

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

96

97 **Summary of Discussion:**

- 98 • Jesse Young, Scott Gibson, and Andy Sciarabba were present to discuss this project.
99 • The Planning Board discussed easements, shared driveways, and future public roads.
100 • The Planning Board discussed the Emilie Jonas trail and rededication or an easement
101 with the Town.
102 • Scott Gibson described the Stormwater plan.
103 • The Planning Board discussed the drainage district and public water.
104 • The Planning Board reviewed the SEAF Part II.

105 **Motion to Close the Public Hearing for East Shore Cr. Subdivision at 7:12pm.**

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

107

108 **RESOLUTION PB 23-01**

109

110 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
111 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE**
112 **DECLARATION**
113 **FOR THE MAJOR SUBDIVISION REVIEW**
114 **OF 106 EAST SHORE DRIVE**
115 **TAX PARCEL NO. 37.1-7-12.2**
116

117 **WHEREAS**, an application was made by Jesse Young for a major subdivision to divide an
118 approximately 23 acre lot (TPN 37.1-7-12.2), located at 106 East Shore Drive into six (6) lots. The
119 parcel is in the R2 zone; and
120

121 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code§ 235 Subdivision, for
122 which the respective completed applications were received October 25, 2022; and

123
124 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act (“SEQRA”) requires
125 that a Lead Agency be established for conducting environmental review of projects in accordance with
126 state environmental law and the Lead Agency shall be that local agency which has primary
127 responsibility for approving and funding or carrying out the action; and
128

129 **WHEREAS**, the Planning Board, being the local agency which has primary responsibility for
130 approving the action, declares itself the Lead Agency for the environmental review; and
131

132 **WHEREAS**, legal notice was published on February 13, 2023 and adjacent property owners within
133 600 feet were notified by mail on February 10, 2023 pursuant to Town Code § 270-27(F); and
134

135 **WHEREAS**, a public hearing was duly held before the Planning Board upon February 27, 2023,
136 and the public was duly allowed to speak upon and address the proposed Subdivision, including the
137 SEQR environmental review thereof, whereafter the Planning Board considered the Subdivision and
138 SWPPP including and in accordance with the provisions of the Town Code § 270-27(D); *et seq.*,
139 including concerns addressing site drainage, lighting, nearby residences, landscaping, and
140 buffering/screening, driveway, and any potential on and off site environmental impacts; and
141

142 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the
143 zoning code relative to subdivision review, the unique needs of the Town due to the topography, soil
144 types and distribution, and other natural and man-made features upon and surrounding the area of
145 the proposed site plan, and the Planning Board has also considered the zoning in the area of the
146 project in light of the Town’s Comprehensive Plan and compliance therewith, and as the underlying
147 use is a permitted use in the zone in which located; and
148

149 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board;
150

151 **NOW THEREFORE LET IT BE RESOLVED**, that the Planning Board of the Town of
152 Lansing determines the proposed project will result in no significant impact on the environment and
153 that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be
154 filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act
155 for the Major Subdivision Review for 106 East Shore Drive, TPN 37.1-7-12.2.
156

157 Dated: February 27, 2023
158

159 Motioned by: Dean Shea
160 Seconded by: Tom Butler
161

162 **VOTE AS FOLLOWS:**
163 Tom Butler- Aye
164 Sandra Dennis Conlon- Aye

165 Larry Sharpsteen- Aye
166 Dean Shea- Aye
167 Erin Worsell- Aye
168 Al Fiorille- Aye

169

170 **Project: Site Plan – Dandy Mini Mart – Convenience (Mini) Mart**

171 **Applicant:** Brian Grose, Fagan Engineers, representing Dandy Mini Mart

172 **Location:** 7 Ridge Rd, Tax Parcel No’s 31.-6-9.1, 31.-6-10, 31.-6-11, 31.-6-13, & 31.-6-14

173 **Project Description:** The applicant proposes the consolidation of several lots to form an
174 approximately 4.7 acre parcel. The site plan proposal consists of a 6,100 sf convenient store with
175 a 128’x24’ gasoline fueling island, a 48’x22’ diesel fuel island, fuel tank storage, and a drive
176 through window. 36 vehicle parking spaces (including 4 tractor trailer parking stalls and up to 4
177 EV parking stalls) are proposed. The project is located in the B1 – Commercial Mixed Use
178 Zoning District.

179 **SEQR:** This is a Type I Action, under 6 NYCRR 617.4 (b)(6)(i) and 617.4 (b)(9) for the
180 purposes of conducting a coordinated environmental review pursuant to the State Environmental
181 Quality Review Act ("SEQRA")

182 Anticipated Action: SEQR Review

183

184 **Summary of Discussion:**

- 185 • Duane Phillips and James Gensel were present to discuss this project.
- 186 • The applicant described the status of the Zoning Appeal.
- 187 • The Zoning Board did not have comments regarding SEQR.
- 188 • The Planning Board discussed the lighting plan.
- 189 • The Planning Board discussed the agreement between the Applicant and Ms. Munson.

190

191 **RESOLUTION PB 23-02**

192

193 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
194 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE**
195 **DECLARATION AND SITE PLAN APPROVAL AND LOT LINE ADJUSTMENT**
196 **APPROVAL**

197 **DANDY MINI MART, SITE PLAN REVIEW EAST SHORE DRIVE &, RIDGE RD,**
198 **TAX PARCEL NO. 31.-6-9.1, 10,11,13,14 & , 37.1-1-2**

199

200 **WHEREAS;** an application was made by Brian Grose, EIT, for Dany Mini Mart, Owner, for site
201 plan approval for a 6,100 sf convenient store with two gasoline fueling islands, a diesel fueling
202 island, and a drive-through window, fuel tank storage area, and parking (36 spaces including 4 truck
203 spaces and up to 4 EV spaces) on lands situated at the approximate corner of Ridge Road and East
204 Shore Drive in the Town of Lansing, New York, otherwise known as Tax Parcel numbers 31.-6-
205 9,1, 31.-6-10, 31.-6-11, 31.-6-13, 31.-6-14 & 37.1-1-2. The properties consist of approximately
206 4.07± acres in the B1 – Commercial Mixed-Use Zone. The proposal includes the merging of

207 adjacent parcels to be reconfigured into a single parcel; and

208
209 **WHEREAS;** this is a proposed action reviewed under Town of Lansing Code § 270-27 Site Plan
210 Review and § 235 Subdivision, for which the respective completed applications were received 27
211 August 2021; and

212
213 **WHEREAS;** 6 NYCRR § 617 of the State Environmental Quality Review Act (“SEQRA”) requires
214 that a Lead Agency be established for conducting environmental review of projects in accordance with
215 state environmental law and the Lead Agency shall be that local agency which has primary
216 responsibility for approving and funding or carrying out the action; and

217
218 **WHEREAS;** the Planning Board, being the local agency which has primary responsibility for
219 approving the action, did on May 26, 2022 classify the project as a Type I Action and declared itself
220 the Lead Agency for the coordinated environmental review with the Zoning Board of Appeals; and

221
222 **WHEREAS;** legal notice was published on June 7, 2022 and adjacent property owners within 600
223 feet were notified by mail on June 4, 2022, and pursuant to Town Code § 270-27(F); and

224
225 **WHEREAS;** a public hearing was duly held before the Planning Board upon June 27, 2022, , and
226 the public was duly allowed to speak upon and address the proposed Lot Line Adjustment and Site
227 Plan, including the SEQR environmental review thereof,

228
229 **WHEREAS;** the Tompkins County Department of Planning and Sustainability, Tompkins County
230 Highway Department, NYS Department of Transportation, Cayuga Lake Scenic Byway, Town of
231 Lansing Highway Department, and Town of Lansing Volunteer Fire Department were given the
232 opportunity to comment on the proposed action; and

233
234 **WHEREAS;** Project plans, and related information, were duly delivered to the Tompkins County
235 Planning and Sustainability Department per General Municipal Law § 239; *et seq.*, and such
236 **Department responded** in a letter dated June 24 2022, from Katherine Borgella, Tompkins
237 County Commissioner of Planning, pursuant to §239 -l, -m, and -n of the New York State General
238 Municipal Law made the following recommendations

- 239
- 240 • **We recommend the Town require the applicant to document that they have**
 - 241 **considered the four energy elements for new construction projects outlined in the**
 - 242 **attached Tompkins County Energy Recommendations for New Construction**
 - 243 **(2018). By addressing these elements, new construction projects or major**
 - 244 **renovation projects can be designed to help meet our County’s goals of reducing**
 - 245 **greenhouse gas emissions. Should the applicant need assistance in evaluating**
 - 246 **energy options we suggest they contact our department for information on the**
 - 247 **Business Energy Advisors program.**
 - 248 • **We recommend the Town require the applicant to conduct a traffic impact analysis**
 - to ensure safe access for vehicles, pedestrians, and bicycles entering and leaving

249 the site. The intersection of Routes 34 and 34B is in the top 10 highest crash rate
250 intersections in the Town of Lansing from 2015-20191 which warrants careful
251 review and design to ensure the safety of the intersection.

- 252 • We recommend the Town require the applicant to work with New York State
253 Department of Transportation to consider how best to incorporate sidewalks into
254 the site design. Sidewalks at this crucial intersection in South Lansing would pave
255 the way for a long-term integrated pedestrian/bicycle network and creation of a
256 more walkable town center.

257
258 **WHEREAS;** the project has incorporated architectural design features such as a peaked front façade
259 and architectural shingles, and has selected a color palette all of which the Planning Board finds will
260 be harmonious with the character of the neighborhood; and

261
262 **WHEREAS;** the project has incorporated a landscaping plan that includes the planting of a treed
263 buffer which sufficiently mitigates the concerns of light and noise pollution to neighboring properties;
264 and

265
266 **WHEREAS;** the project has included sidewalks to provide for the safe travel of pedestrians around
267 the site perimeter

268
269 **WHEREAS;** the project includes a lighting plan which is Dark Sky compliant, containing cut off
270 lighting fixtures and limiting the CCT of external lighting to no more than 3,00K CCT to protect the
271 character of the neighborhood from light pollution; and

272
273 **WHEREAS;** the project has reduced the number of parking of spaces to further lessen its impact on
274 the character of the neighborhood decrease the amount of impervious surface to reduce stormwater
275 runoff and has provided for electric vehicle charging stations, and

276
277 **WHEREAS;** the project has submitted a stormwater pollution prevention plan which complies with
278 the NYS General SPDES Permit for Stormwater Discharges from Construction and sufficiently
279 attenuates any increase in stormwater that project may create; and

280
281 **WHEREAS;** the project has completed a Traffic Impact Study which was accepted by the Planning
282 Board; and

283
284 **WHEREAS;** each of the identified impacts were analyzed and duly considered by the Planning Board,
285 as Lead Agency, in relation to the question of whether such impacts were so probable of occurring or
286 so significant as to require a positive declaration of environmental impacts, and after weighing the
287 potential impacts arising from or in connection with this site plan approval, and after also considering:
288 (i) the probability of each potential impact occurring, including weighing the highly speculative nature
289 of some potential future contingencies and the potential non-highly speculative nature of others; (ii)
290 the duration of each potential impact; (iii) the irreversibility of each potential impact, including a

291 consideration of permanently lost resources of value; (iv) whether each potential impact can or will be
292 controlled or mitigated by permitting, reviews, or other regulatory processes; (v) the regional
293 consequence of the potential impacts; (vi) the potential for each impact to be or become inconsistent
294 with the Town’s Master Plan or Comprehensive Plan and local needs and goals; and (vii) whether any
295 known objections to the Project relate to any of the identified potential impacts; the Planning Board
296 found that these factors did not cause any
297 potential negative environmental or related social or resource impact to be or be likely to become a
298 moderate or significant negative impact; and
299

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

301 The Town of Lansing Planning Board, based upon (i) its thorough review of the EAF, Part 1, a
302 subdivision plat entitled and any and all other documents prepared and submitted with respect to this
303 proposed action and its environmental review, (ii) its thorough review of the potential relevant areas
304 of environmental concern of the proposed project to determine if the proposed action may have a
305 significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section
306 617.7(c), and (iii) its completion of the FEAF, Part 2 and its determination at Part 3, including any
307 findings noted therein (which findings are incorporated herein as if set forth at length), hereby makes
308 a negative determination of environmental significance (“NEGATIVE DECLARATION”) in
309 accordance with SEQRA for the above referenced proposed action, and determines that an
310 Environmental Impact Statement will not be required; and it is
311

FURTHER RESOLVED; that a responsible Officer of the Town of Lansing is hereby authorized
312 and directed to complete and sign, as required, the determination of significance, confirming the
313 foregoing Negative Declaration, which the fully completed and signed EAF and determination of
314 significance shall be incorporated by reference in these resolutions
315

316 Dated: February 27, 2023
317

318 Motioned by: Erin Worsell

319 Seconded by: Larry Sharpsteen
320

VOTE AS FOLLOWS:

321 **Tom Butler – RECUSED**

322 **Sandra Dennis-Conlon – Aye**

323 **Norman Lin Davidson – Absent**

324 **Larry Sharpsteen – Aye**

325 **Dean Shea – Aye**

326 **Deborah Trumbull – Absent**

327 **Dale Baker – Absent**

328 **Erin Worsell – Aye**

329 **Al Fiorille – Aye**
330

331 **Adjourned Meeting**

332 Meeting adjourned at the call of the Planning Board Chair at 8:10pm.
333

334

335 Minutes Taken and Executed by Heather Dries.

336

337 Access to public documents are available online at:

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

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