

1 **TOWN OF LANSING PLANNING BOARD**
2 **MEETING March 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 Christine Hass
10 Laurie Hemmings
11 John Licitra
12 Larry Sharpsteen
13 Dean Shea
14

Excused:

Deborah Trumbull

15 **Also Present:**

16 John Zepko, Director of Planning Heather Dries, Planning Clerk
17 Joe Wetmore, Councilmember

18
19 **Public Present:**

20 James Gensel,	Duane Phillips,	Sheri Munson,	Dennis Griffin,
21 Jesse Young,	Kenneth Gordon,	Kate Riley,	Wayne Larson,
22 Marty Larsen,	Lynne Sheldon,	Max Heitner,	Cindy Lion,
23 Dave Dies,	Deanne Poitras,	Albert Lacko,	Lisa Shultz,
24 Carrie Koplinka-Loehr,	Shelly Uhl-Stark,	Bert Stark Jr.	

25
26
27 Chair Al Fiorille opened the meeting at 6:31pm.

28
29 Chair Al Fiorille enacted Alternate Christine Hass as a voting member in the absence of the
30 regular voting member.

31
32 Chair Al Fiorille enacted Alternate Laurie Hemmings as a voting member for the Dandy Mini-
33 Mart project due to the recusal of a regular voting member.

34
35 **Action Items:**

36
37 **Project: Sketch Plan - Minor Subdivision**

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

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

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

42 **SEQR:** This is an Unlisted action under SEQR 617.4 environmental review.
43

44 **Summary of Discussion:**

- 45 • Kenneth Gordon was present to discuss this project.
- 46 • The Planning Board would like to see an updated map with a tie-line for lots A & D.
- 47 • The Planning Board reviewed the SEAF Part II.

48
49 **Motion to Open a Public Hearing for 204 Lansing Station Rd at 6:38pm.**

50 Moved by: Dean Shea Seconded by: Sandra Dennis Conlon (Motion Carried)
51

52 **Motion to Close a Public Hearing for 204 Lansing Station Rd at 6:39pm.**

53 Moved by: Dean Shea Seconded by: Sandra Dennis Conlon (Motion Carried)
54

55 **RESOLUTION PB 23-03**

56
57 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
58 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE**
59 **DECLARATION AND MINOR SUBDIVISION APPROVAL**
60 **204 LANSING STATION ROAD**
61 **TAX PARCEL NO. 15.-1-**
62 **23.2**
63

64 **WHEREAS**, an Application was submitted for Minor Subdivision review by Kenneth
65 and Susan Gorton, owner, for the proposed subdivision of the existing ~30 acre lot, Tax
66 parcel number 15.-1-23.2, into two (2) parcels, ‘A’ 12.462 acres, and ‘B’ 17.256 acres.
67 The property is in the L1- Lakeshore Zone.; and
68

69 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6
70 Minor Subdivision, for which the respective completed applications were received
71 January 6,2023; and
72

73 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA")
74 requires that a Lead Agency be established for conducting environmental review of
75 projects in accordance with state environmental law and the Lead Agency shall be that
76 local agency which has primary responsibility for approving and funding or carrying
77 out the action; and
78

79 **WHEREAS**, the Planning Board, being the local agency which has primary responsibility
80 for approving the action declares itself the Lead Agency for the review of this action
81 under SEQRA; and
82

83 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements
84 of the Town's local laws relative to subdivisions and the unique needs of the Town due
85 to the topography, the soil types and distributions, and other natural and man-made
86 features upon and surrounding the area of the proposed subdivision, and the Planning
87 Board has also considered the Town's Comprehensive Plan and compliance therewith;
88 and

89 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as
90 adequate: "Survey Map No 204 Lansing Station Road," prepared by TG Miller and
91 dated 12/13/2022; a Short Environmental Assessment Form (SEAF), Part 1, submitted
92 by the Applicant, and Part 2, prepared by the Planning Staff; and other application
93 materials;

94 **WHEREAS**, this action is exempt from the General Municipal Law County Planning
95 referral requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-
96 n through an Inter-Governmental Agreement between the Tompkins County Planning
97 Department and the Town of Lansing dated 24 November 2003, as "residential
98 subdivisions of fewer than 5 lots all of which comply with local zoning standards and
99 Tompkins County Sanitary Code requirements, and do not involve new local roads or
100 streets directly accessing a State or county road" are excluded from GML referral
101 requirements: and

102 **WHEREAS**, on 27 March 2023, the Planning Board reviewed and considered the
103 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road,
104 Lansing, New York 14882 and duly held a public hearing on the Minor subdivision
105 application, and all evidence and comments were considered, along and together with
106 the requirements of the Town's subdivision regulations, existing development in the
107 surrounding area, the public facilities and services available, the Town's
108 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and
109 any potential on- and off-site environmental impacts; and

110
111 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing
112 Planning Board;

113 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of
114 Lansing determines the proposed project will result in no significant impact on the
115 environment and that a Negative Declaration for purposes of Article 8 of the
116 Environmental Conservation Law be filed in accordance with the provisions of Part
117 617 of the State Environmental Quality Review Act for the action of Minor Subdivision
118 approval for Town of Lansing Tax Parcel Number 15.-1-23.2 by Kenneth and Susan
119 Gorton, Owner; and be it further

120
121 **RESOLVED**, that the Town of Lansing Planning Board grants Final Approval of the
122 Application for a Minor Subdivision of certain land at 204 Lansing Station Road,
123 Lansing, New York, subject to the following conditions:

124
125 1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning
126 Board Chair, thereafter presenting and obtaining the signing of the plat by
127 Tompkins County Assessment Department stamp followed by filing in the
128 Tompkins County Clerk's Office, followed by provision of proof of such filing
129 within the time limit requirements of 62 days with the Town of Lansing Code
130 Enforcement Office.

131
132 Dated: 27 March 2023

133
134 Motion by: Dean Shea
135 Seconded by: Sandra Dennis Conlon

136
137 **VOTE AS FOLLOWS:**

138 Tom Butler – Aye
139 Sandra Dennis Conlon – Aye
140 Christine Hass – Aye
141 John Licitra – Aye
142 Larry Sharpsteen – Aye
143 Dean Shea – Aye
144 Al Fiorille – Aye

145
146 **Project: Sketch Plan – Maumar Minor Subdivision**

147 **Applicant:** Finger Lakes Land Trust

148 **Location:** 125 Cedar View Rd, Tax Parcel Number 1.-1-15.3

149 **Project Description:** The applicant proposes to subdivide a ~110 acre lot in the AR Zone, into
150 two lots: Parcel A – 59.4acres; Parcel B – 50.9 acres

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

152
153 **Summary of Discussion:**

- 154
- Kate Riley and Max Heitner were present to discuss this project.
 - Two members of the public expressed their support for the Land Trust to protect the land.
 - The Planning Board reviewed the SEAF Part II.
- 156

157
158 **Motion to Open a Public Hearing for 125 Cedar View Rd at 6:43pm.**

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

160
161 **Motion to Close a Public Hearing for 125 Cedar View Rd at 6:44pm.**

162 Moved by: Dean Shea Seconded by: Tom Butler (Motion Carried)

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164 **RESOLUTION PB 23-04**

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**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE
DECLARATION AND MINOR SUBDIVISION APPROVAL
125 CEDAR VIEW ROAD
TAX PARCEL NO. 1.-1-15.3**

172 **WHEREAS**, an Application was submitted for Minor Subdivision review by the Finger
173 Lakes Land Trust, representing Martina Larson, owner, for the proposed subdivision of
174 the existing ~110 acre lot, Tax parcel number 1.-1-15.3, into two (2) parcels, lot A 50.9
175 and lot B 59.4 acres. The property is in the RA- Rural Agricultural Zone.; and
176

177 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6
178 Minor Subdivision, for which the respective completed applications were received
179 January 24,2023; and
180

181 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act
182 ("SEQRA") requires that a Lead Agency be established for conducting environmental
183 review of projects in accordance with state environmental law and the Lead Agency
184 shall be that local agency which has primary responsibility for approving and funding
185 or carrying out the action; and
186

187 **WHEREAS**, the Planning Board, being the local agency which has primary responsibility
188 for approving the action declares itself the Lead Agency for the review of this action
189 under SEQRA; and
190

191 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements
192 of the Town's local laws relative to subdivisions and the unique needs of the Town
193 due to the topography, the soil types and distributions, and other natural and man-
194 made features upon and surrounding the area of the proposed subdivision, and the
195 Planning Board has also considered the Town's Comprehensive Plan and compliance
196 therewith; and

197 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as
198 adequate: "Survey for Finger Lakes Land Trust," prepared by Williams & Edsal Land
199 Surveyors and dated 12/02/2022; a Short Environmental Assessment Form (SEAF),
200 Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Staff; and
201 other application materials;

202 **WHEREAS**, this action is exempt from the General Municipal Law County Planning
203 referral requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-
204 n through an Inter-Governmental Agreement between the Tompkins County Planning
205 Department and the Town of Lansing dated 24 November 2003, as "residential

206 subdivisions of fewer than 5 lots all of which comply with local zoning standards and
207 Tompkins County Sanitary Code requirements, and do not involve new local roads or
208 streets directly accessing a State or county road" are excluded from GML referral
209 requirements: and

210 **WHEREAS**, on 27 March 2023, the Planning Board reviewed and considered the
211 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road,
212 Lansing, New York 14882 and duly held a public hearing on the Minor subdivision
213 application, and all evidence and comments were considered, along and together with
214 the requirements of the Town's subdivision regulations, existing development in the
215 surrounding area, the public facilities and services available, the Town's
216 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and
217 any potential on- and off-site environmental impacts; and

218
219 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing
220 Planning Board;

221 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of
222 Lansing determines the proposed project will result in no significant impact on the
223 environment and that a Negative Declaration for purposes of Article 8 of the
224 Environmental Conservation Law be filed in accordance with the provisions of Part
225 617 of the State Environmental Quality Review Act for the action of Minor
226 Subdivision approval for Town of Lansing Tax Parcel Number 15.-1-23.; and be it
227 further

228
229 **RESOLVED**, that the Town of Lansing Planning Board grants Final Approval of the
230 Application for a Minor Subdivision of certain land at 124 Cedar View Road,
231 Lansing, New York, Tax Parcel Number 1.-1-15.3 subject to the following
232 conditions:

- 233
234 1. The sealing and endorsement of such Minor Subdivision Final Plat by the
235 Planning Board Chair, thereafter presenting and obtaining the signing of the
236 plat by Tompkins County Assessment Department stamp followed by filing in
237 the Tompkins County Clerk's Office, followed by provision of proof of such
238 filing within the time limit requirements of 62 days with the Town of Lansing
239 Code Enforcement Office.

240
241 Dated: 27 March 2023

242
243 Motion by: Larry Sharpsteen

244 Seconded by: Dean Shea

245
246 **VOTE AS FOLLOWS:**

247 Tom Butler – Aye
248 Sandra Dennis Conlon – Aye
249 Christine Hass – Aye
250 John Licitra – Aye
251 Larry Sharpsteen – Aye
252 Dean Shea – Aye
253 Al Fiorille – Aye

254

255 **Project: Sketch Plan – Thomson Minor Subdivision**

256 **Applicant:** Finger Lakes Land Trust

257 **Location:** Ridge Rd, Tax Parcel Number 22.-1-24.1

258 **Project Description:** The applicant proposes to subdivide a ~47.35 acre lot in the AR Zone, into
259 two lots: Parcel A – 20.6 acres; Parcel B – 25.8 acres

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

261

262 **Summary of Discussion:**

- 263 • Kate Riley and Matt were present to discuss this project.
- 264 • One member of the public expressed their support for the Land Trust to protect the land.
- 265 • The Planning Board reviewed the SEAF Part II.

266

267 **Motion to Open a Public Hearing for Thompson, Ridge Rd at 6:51pm.**

268 Moved by: Tom Butler Seconded by: Dean Shea (Motion Carried)

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270 **Motion to Close a Public Hearing for Thompson, Ridge Rd at 6:52pm.**

271 Moved by: Tom Butler Seconded by: Christine Hass (Motion Carried)

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273 **RESOLUTION PB 23-05**

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**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE
DECLARATION AND MINOR SUBDIVISION APPROVAL OF
TAX PARCEL NO. 22.-1-
24.1**

WHEREAS, an Application was submitted for Minor Subdivision review by the Finger Lakes Land Trust, representing Tamara Thompson, owner, for the proposed subdivision of a 21.3 acre lot from, Tax parcel number 22.-1-24.1. The property is in the RA- Rural Agricultural Zone; and

286 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6
287 Minor Subdivision, for which the respective completed applications were received
288 January 24,2023; and
289

290 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act
291 ("SEQRA") requires that a Lead Agency be established for conducting environmental
292 review of projects in accordance with state environmental law and the Lead Agency
293 shall be that local agency which has primary responsibility for approving and funding
294 or carrying outthe action; and
295

296 **WHEREAS**, the Planning Board, being the local agency which has primary responsibility
297 for approving the action declares itself the Lead Agency for the review of this action
298 under SEQRA; and
299

300 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements
301 of the Town's local laws relative to subdivisions and the unique needs of the Town
302 due to the topography, the soil types and distributions, and other natural and man-
303 made features upon and surrounding the area of the proposed subdivision, and the
304 Planning Board has also considered the Town's Comprehensive Plan and compliance
305 therewith; and

306 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as
307 adequate: "Subdivision Plat Showing Lands of Tamara J. Thompson," prepared by
308 Williams & Edsal Land Surveyors and dated 01/07/2023; a Short Environmental
309 Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by
310 the Planning Staff; and other application materials;

311 **WHEREAS**, this action is exempt from the General Municipal Law County Planning
312 referral requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-
313 n through an Inter-Governmental Agreement between the Tompkins County Planning
314 Department and the Town of Lansing dated 24 November 2003, as "residential
315 subdivisions of fewer than 5 lots all of which comply with local zoning standards and
316 Tompkins County Sanitary Code requirements, and do not involve new local roads or
317 streets directly accessing a State or county road" are excluded from GML referral
318 requirements; and

319 **WHEREAS**, on 27 March 2023, the Planning Board reviewed and considered the
320 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road,
321 Lansing, New York 14882 and duly held a public hearing on the Minor subdivision
322 application, and all evidence and comments were considered, along and together with
323 the requirements of the Town's subdivision regulations, existing development in the
324 surrounding area, the public facilities and services available, the Town's
325 ComprehensivePlan and the Land Use Ordinance, site characteristics and issues, and
326 any potential on- and off-site environmental impacts; and

327
328 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing
329 Planning Board;
330 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of
331 Lansing determines the proposed project will result in no significant impact on the
332 environment and that a Negative Declaration for purposes of Article 8 of the
333 Environmental Conservation Law be filed in accordance with the provisions of Part
334 617 of the State Environmental Quality Review Act for the action of Minor
335 Subdivision approval for Town of Lansing Tax Parcel Number 22.-1-24.1.; and be it
336 further

337
338 **RESOLVED**, that the Town of Lansing Planning Board grants Final Approval of the
339 Application for a Minor Subdivision of certain land on Ridge Road, Lansing, New
340 York, Tax Parcel Number 22.-1-24.1, subject to the following conditions:

- 341
342 1. The sealing and endorsement of such Minor Subdivision Final Plat by the
343 Planning Board Chair, thereafter presenting and obtaining the signing of the
344 plat by Tompkins County Assessment Department stamp followed by filing in
345 the Tompkins County Clerk's Office, followed by provision of proof of such
346 filing within the time limit requirements of 62 days with the Town of Lansing
347 Code Enforcement Office.

348
349 Dated: 27 March 2023

350
351 Motion by: Dean Shea

352 Seconded by: Christine Hass

353
354 **VOTE AS FOLLOWS:**

355 Tom Butler – Aye

356 Sandra Dennis Conlon – Aye

357 Christine Hass – Aye

358 John Licitra – Aye

359 Larry Sharpsteen – Aye

360 Dean Shea – Aye

361 Al Fiorille – Aye

362
363 **Project: Site Plan – Barksville Inn**

364 **Applicant:** Kevin Kirby, owner

365 **Location:** 89 Goodman Rd, Tax Parcel Number 20.-1-8.22

366 **Project Description:** The applicant proposes to operate a kennel from their single-family home,
367 located in the RA Zone.

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

369

370 **Summary of Discussion:**

- 371 • The Applicant was unable to attend this meeting. The Public Hearing will be rescheduled
- 372 for April 24, 2023.
- 373 • The Planning Board would like to see updated survey maps and receive copies of the
- 374 Local Laws pertaining to dogs.

375

376 **Project: Major Subdivision – Phase I East Shore Circle**

377 **Applicant:** Jesse Young, owner

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

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

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

382

383 **Motion to Open the Public Hearing for 106 East Shore Cr. Subdivision at 7:05pm.**

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

385

386 **Summary of Discussion:**

- 387 • Jesse Young was present to discuss this project.
- 388 • The Applicant discussed the easement for the Emilie Jonas Trail.
- 389 • The Applicant will present the Trail easement to the Town Board in April.
- 390 • The Planning Board would like to receive a letter of support from the Parks, Rec, and
- 391 Trails Committee.

392

393 **Motion to Close the Public Hearing for 106 East Shore Cr. Subdivision at 7:10pm.**

394 Moved by: Tom Butler Seconded by: Larry Sharpsteen (Motion Carried)

395

396 **RESOLUTION PB 23-06**

397

398 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
399 **SUBDIVISION PRELIMINARY PLAT APPROVAL**
400 **106 EAST SHORE CIRCLE**
401 **TAX PARCEL NO. 37.1-7-12.2**

402

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

406

407 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code§ 235
408 Subdivision, for which the respective completed applications were received October

409 25, 2022; and the Town reviewed and accepts as adequate: "East Shore Circle Major
410 Subdivision Phase I," sheets G-001, C101-C110 prepared by Andrew J. Sciarabba, PE
411 dated 01/25/2023, a Short Environmental Assessment Form (SEAF), Part 1 submitted
412 by the Applicant, and Part 2 prepared by the Planning Staff, and other application
413 materials; and

414

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

420

421 **WHEREAS**, the Planning Board, being the local agency which has primary
422 responsibility for approving the action, did on February 27, 2023 classify the project
423 as an Unlisted Action and declare itself the Lead Agency for the environmental
424 review; and

425

426 **WHEREAS**, the Planning Board has considered and carefully reviewed the
427 requirements of the Town's local laws relative to subdivisions and the unique needs of
428 the Town due to the topography, soil types and distributions, and other natural and
429 man-made features upon and surrounding the area of the proposed subdivision, and
430 the Planning Board has also considered the Town's Comprehensive Plan and
431 compliance therewith and on 27 Feb 2023 issued a Negative Declaration of
432 Significance in accordance with the provisions of Part 617 of the State Environmental
433 Quality Review Act; and

434 **WHEREAS**, on 27 Feb 2023, the Planning Board reviewed and considered the
435 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road,
436 Lansing, New York 14882 and duly held a public hearing on the Major subdivision
437 application, and all evidence and comments were considered, along and together with
438 the requirements of the Town's subdivision regulations, existing development in the
439 surrounding area, the public facilities and services available, the Town's
440 Comprehensive Plan and Land Use Ordinance, site characteristics and issues, and any
441 potential on- and off-site environmental impacts; and

442

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

445 **NOW THEREFORE BE IT RESOLVED**, that the Town of Lansing Planning Board
446 grants Preliminary Subdivision Approval of the Application for a Major Subdivision of
447 certain land at 106 East Shore Drive, Lansing, New York, subject to the following
448 conditions:

449

450 1. The sealing and endorsement of such Major Subdivision Final Plat by the
451 PlanningBoard Chair, thereafter presenting and obtaining the signing of the
452 Plat by Tompkins County Assessment Department stamp followed by filing in
453 the Tompkins County Clerk's Office, followed by provision of proof of such
454 filing within the time limit requirements of 62 days with the Town of Lansing
455 Code Enforcement Office.
456

457 Dated: 27 March 2023

458
459 Motion by: Larry Sharpsteen

460 Seconded by: Dean Shea

461

462 **VOTE AS FOLLOWS:**

463 Tom Butler – Aye

464 Sandra Dennis Conlon – Aye

465 Christine Hass – Aye

466 John Licitra – Aye

467 Larry Sharpsteen – Aye

468 Dean Shea – Aye

469 Al Fiorille – Aye

470

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

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

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

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

480 **SEQR:** This is a Type I Action, under 6 NYCRR 617.4 (b)(6)(i) and 617.4 (b)(9) for the
481 purposes of conducting a coordinated environmental review pursuant to the State Environmental
482 Quality Review Act ("SEQRA")
483

484 **Summary of Discussion:**

- 485 • Duane Phillips and James Gensel were present to discuss this project.
- 486 • Tom Butler has recused himself from this project.
- 487 • The Applicant has received approval from the Zoning Board of Appeals for their sign
488 package.
- 489 • The Applicant supplied updated plans.
- 490 • The Planning Board discussed the DOT comments.

- The Planning Board discussed the lighting concerns.

RESOLUTION PB 23-07

**TOWN OF LANSING PLANNING BOARD RESOLUTION
SITE PLAN APPROVAL AND LOT LINE ADJUSTMENT APPROVAL
DANDY MINI MART, SITE PLAN REVIEW EAST SHORE DRIVE &, RIDGE RD,
TAX PARCEL NO. 31.-6-9.1, 10,11,13,14 &, 37.1-1-2**

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

WHEREAS; this is a proposed action reviewed under Town of Lansing Code § 270-27 Site Plan Review and § 235 Subdivision, for which the respective completed applications were received March 22, 2022; 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 the Planning Board, being the local agency which has primary responsibility for approving the action, did on May 26, 2022 classify the project as a Type I Action and declared itself the Lead Agency for the coordinated environmental review with the Zoning Board of Appeals; and

WHEREAS; legal notice was published on June 7, 2022 and adjacent property owners within 600 feet were notified by mail on June 6, 2022, and pursuant to Town Code § 270-27(F); and

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

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

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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 letter dated June 24 2022, from Katherine Borgella, Tompkins County Commissioner of Planning, pursuant to §239 -l, -m, and -n of the New York State General Municipal Law made the following recommendations:

- **We recommend the Town require the applicant to document that they have considered the four energy elements for new construction projects outlined in the attached Tompkins County Energy Recommendations for New Construction (2018). By addressing these elements, new construction projects or major renovation projects can be designed to help meet our County’s goals of reducing greenhouse gas emissions. Should the applicant need assistance in evaluating energy options we suggest they contact our department for information on the Business Energy Advisors program.**
- **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 the site. The intersection of Routes 34 and 34B is in the top 10 highest crash rate intersections in the Town of Lansing from 2015-20191 which warrants careful review and design to ensure the safety of the intersection.**
- **We recommend the Town require the applicant to work with New York State Department of Transportation to consider how best to incorporate sidewalks into the site design. Sidewalks at this crucial intersection in South Lansing would pave the way for a long-term integrated pedestrian/bicycle network and creation of a more walkable town center.**

WHEREAS; the project has documented its consideration of the four energy elements for new construction projects outlined in the Tompkins County Energy Recommendations for New Construction (2018);and

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

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

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

572 **WHEREAS;** the project has incorporated a landscaping plan that includes the planting of a treed
573 buffer which sufficiently mitigates the concerns of light and noise pollution to neighboring
574 properties; and

575
576 **WHEREAS;** the project includes a lighting plan which is Dark Sky compliant, containing cut off
577 lighting fixtures protect the character of the neighborhood from light pollution; and

578
579 **WHEREAS;** the project has reduced the number of parking of spaces to further lessen its impact
580 on the character of the neighborhood decrease the amount of impervious surface to reduce
581 stormwater runoff and has provided for electric vehicle charging stations, and

582
583 **WHEREAS;** The Planning Board, on February 27, 2023 issued a Negative Declaration of
584 Significance, pursuant to SEQR; and

585
586 **WHEREAS,** the Planning Board has considered and carefully reviewed the requirements of the
587 Town code relative to site plan review and subdivision, the unique needs of the Town due to the
588 topography, the soil types and distribution, and other natural and man-made features upon and
589 surrounding the area of the proposed site plan, and the Planning Board has also considered the
590 zoning in the area and the project in light of the Town’s Comprehensive Plan and compliance
591 therewith, and as the underlying use is a permitted use in the zone in which located; and

592
593 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

- 594 1. The Planning Board of the Town of Lansing does hereby grant Lot Line Adjustment
595 approval for Town of Lansing Tax Parcel Numbers 31.-6-9,1, 31.-6-10, 31.-6-11, 31.-6-
596 13, 31.-6-14 & 37.1-1-2 as depicted in “Boundary Survey Map of the Lands to Be
597 Conveyed to Just Dandy LLC.” prepared by Fagan Engineers and Land Surveyors, revised
598 3-15-22 subject to the following condition:
599
- 600 2. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board
601 Chair or Vice Chairperson, thereafter presenting and obtaining the signing of the plat by
602 Tompkins County Assessment Department stamp followed by filing in the Tompkins
603 County Clerk’s Office, followed by provision of proof of such filing within the time limit
604 requirements of 62 days with the Town of Lansing Planning & Code Enforcement Office.
605

606 **AND BE IT FURTHER RESOLVED:**

607
608 That the Planning Board of the Town of Lansing does hereby grant Site Plan approval for Town
609 of Lansing Tax Parcel Numbers 31.-6-9,1, 31.-6-10, 31.-6-11, 31.-6-13, 31.-6-14 & 37.1-1-2 for
610 Dandy Mini Mart, Owners, which includes all parking layouts, screening, dark sky lighting,
611 renderings, sign details, and other site conditions listed in the plan set titled “Site Plan Drawings

612 for Dandy Mini-Mart” prepared by Fagan Engineers and Landsurveyors, revised March 27, 2023
613 subject to the following conditions:

- 614
615 1. A Final Site Plan, incorporating all recommended changes from the Planning Board and
616 the Town Engineer, shall be submitted for the signature of the Chair of the Planning Board
617 prior to the issuance of a building permit.
- 618 2. Compliance with all current and future recommendations of the Town’s Engineer.
- 619 3. Compliance with the recommendations of the Town’s Engineer and SMO for any final
620 stormwater plans and the terms of the approved final Stormwater Pollution Prevention Plan
621 (SWPPP) for the developed site, and proper completion of all stormwater reports, permits,
622 and facilities in a form and manner as approved by the Town and NYSDEC, including
623 execution and filing of Stormwater Operating, Management, and Reporting Agreement
624 (“SOMRA”) in the form as set forth pursuant to Town Code § 225-8(D), which executed
625 and filed SOMRA (and any supporting easements) is required to be submitted to the SMO
626 prior to the issuance of any certificate of occupancy or compliance for the Project.
- 627 4. The applicant will be required to obtain i) a Bolton Point water permit for a new water
628 service and meter to connect to the existing Consolidated Water District Mains, and ii) a
629 Tompkins County Health Department Onsite Wastewater Treatment System (OWTS)
630 permit. Both permits shall be obtained prior to obtaining any building permit or Certificate
631 of Occupancy (“CO”).
- 632 5. Prior to the issuance of a building permit, the applicant will address all current and
633 subsequent concerns and comments of the NYS Department of Transportation and will
634 obtain a Commercial Access Highway Work Permit (a.k.a. Perm 33).
- 635 6. The applicant must obtain a petroleum bulk storage permit from the NYS Department of
636 Environmental Conservation prior to the issuance of a certificate of occupancy.
- 637 7. All plantings (including as shown on the plans described above) shall be maintained as
638 healthy and natural non-invasive vegetation designed to provide both visual and sound
639 buffering. Existing and any new vegetation shall be properly maintained and any dead,
640 diseased, or dying trees or plants shall be promptly replaced, and any tree or plants that,
641 whether singularly or in combination, due to lack of growth, death, recession, disease or
642 other cause, cease to function as buffers shall be replaced in a manner as promotes the goal
643 of such buffer as stated in this site plan approval. This condition shall be deemed to
644 augment and further define prior site plan approval conditions and site plan features hereby
645 or heretofore approved by the Town.
- 646 8. All lighting fixtures will be “dark sky compliant” glare-free, downward directed, and
647 shielded lighting as promotes the dark-sky standards of the International Dark-Sky
648 Association (IDA) and lamps will be not higher than 4000K CCT to minimize adverse
649 human and ecological impacts.
- 650 9. In accordance with Town Code § 270-27(K), this site plan approval is valid for only 36
651 months from the date hereof, and the applicant/owner is required to commence and
652 substantially complete the construction or other activities for which the site plan is

- 653 applicable within said 36 months or this approval shall, unless extended upon application
654 timely made, expire, lapse, and be of no further validity, force or effect.
655 10. There shall be no outdoor music and pump speakers shall be regulated so no sound leaves
656 the site.
657 11. The applicant shall provide a plan that depicts the lights that shall remain on after business
658 hours.
659 12. Construction times shall be limited to Monday through Friday, 7am to 6pm. The neighbors
660 expressed understanding that occasional Saturday construction may be necessary.
661

662 Dated: March 27, 2023

663 Motioned by: Larry Sharpsteen

664 Seconded by: Dean Shea

665

666 **VOTE AS FOLLOWS:**

667 Tom Butler – Recused

668 Sandra Dennis Conlon – Aye

669 Christine Hass – Aye

670 Laurie Hemmings – Aye

671 John Licitra – Abstained

672 Larry Sharpsteen – Aye

673 Dean Shea – Aye

674 Al Fiorille – Aye

675

676 **Other Business**

- 677
- 678 • The Planning Board would like to reconsider having a working meeting, however there
679 are not currently any projects they would need to consider during a working meeting.
 - 680 • The Planning Clerk will only provide new documents. The Planning Board members will
681 need to retain documents until the project is approved.
- 682

683 **Adjourned Meeting**

684 Meeting adjourned at the call of the Planning Board Chair at 8:37pm.

685

686 Minutes Taken and Executed by Heather Dries.

687

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

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

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