

1 **TOWN OF LANSING PLANNING BOARD**
2 **MEETING SEPTEMBER 25, 2023**
3 **Lansing Town Hall, 29 Auburn Road**
4

5 **Board members Present:**

6 Al Fiorille, Chair
7 Thomas Butler
8 Sandy Dennis-Conlon, Vice-Chair
9 Christine Hass
10 Laurie Hemmings
11 John Licitra
12 Larry Sharpsteen
13 Dean Shea
14

Excused:

Deborah Trumbull

15 **Also Present:**

16 Kelly Geiger, Planning Clerk, John Zepko, Director of Planning
17 Joe Wetmore, Councilmember.
18

19 **Public Present:**

20 George Breuhaus, Bill Duthie, John Duthie, Andy Sciarabba.
21

22 Chair Al Fiorille opened the meeting at 6:29pm.
23

24 Chair Al Fiorille enacted Alternate Christine Hass as a voting member in the absence of a regular
25 voting members.
26

27 **Action Items:**

28 **Project:** Site Plan- Duthie/United Storage

29 **Applicant:** United Storage TBR, LLC, owner

30 **Location :** 8-18 Verizon Lane, Tax Parcel Number 30.-1-16.32

31 **Project Description:** The applicant proposes to construct an approximately 9,600 square foot
32 building on the existing ~9-acre lot. The property is in the IR – Industrial/Research Zone.

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

34 **Anticipated Action:** Public Hearing, Decision
35

36 **Motion to open the public hearing for Duthie/United Storage, 8-18 Verizon Lane. at 6:56**
37 **pm**

38 Moved by: Sandy Dennis-Conlon Seconded by: Laurie Hemmings (Motion Carried)

39

40 **Summary of Discussion:**

- 41 • George Breuhaus, Bill Duthie, John Duthie and Andy Sciarabba were present to discuss
- 42 this project.
- 43 • The Planning Board reviewed SEAF Part 1 and Part 2
- 44 • The Planning Board discussed concerns including landscaping, lighting, signage, tree
- 45 removal, dumpster enclosure and stormwater.

46

47 **Motion to close the public hearing for Duthie/United Storage, 8-18 Verizon Lane. at 7:00**

48 **pm**

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50 Moved by: Christine Hass Seconded by: Larry Sharpsteen (Motion Carried)

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52 **RESOLUTION PB 23-18**

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**STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION -
NEGATIVE DECLARATION & SITE PLAN APPROVAL
UNITED STORAGE/DUTHIE SITE PLAN**

56 **WHEREAS**, an application was made by George Breuhaus, Architect, for United Storage, Owner,
57 for site plan approval for a 9,600 SQFT warehouse at 8-18 Verizon Lane, on the approximately 9-
58 acre lot owned by United Storage TBR, LLC, in the Town of Lansing, New York, otherwise known
59 as Tax Parcel 30.-1-16.32. The property is in the IR – Industrial Research Zone; and

60

61 **WHEREAS**; this is a proposed action reviewed under Town of Lansing Code § 270-27 Site Plan
62 Review for which the completed application was received 31 July 2023; and

63

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

68

69 **WHEREAS**; the Planning Board, being the local agency, which has primary responsibility for
70 approving the action, did on 28 August 2023 classify the project as an Unlisted Action and declared
71 itself the Lead Agency; and

72

73 **WHEREAS;** legal notice was published on 14 September 2023 and adjacent property owners within
74 600 feet were notified by mail pursuant to Town Code § 270-27(F); and
75

76 **WHEREAS;** a public hearing was duly held before the Board upon 25 September 2023 and the public
77 was duly allowed to speak upon and address the proposed Site Plan, including the SEQR
78 environmental review thereof; and
79

80 **WHEREAS;** Project plans, and related information, were duly delivered to the Tompkins County
81 Planning and Sustainability Department per General Municipal Law § 239; *et seq.*, and such
82 **Department responded** in a letter dated 10 August 2023, from Katherine Borgella, Tompkins
83 County Commissioner of Planning, pursuant to §239 -l, -m, and -n of the New York State General
84 Municipal Law. The proposed action was determined to have no significant county wide for inter-
85 community impacts; and
86

87 **WHEREAS;** the project has submitted a stormwater pollution prevention plan which complies with
88 the NYS General SPDES Permit for Stormwater Discharges from Construction and sufficiently
89 attenuates any increase in erosions or stormwater runoff that project may create; and
90

91 **WHEREAS;** the project is not visible from an officially designated federal, state, or local scenic
92 resource and is consistent with the zoning for the area as well as the character of the area as a passive
93 land use; and
94

95 **WHEREAS;** each of the identified impacts were analyzed and duly considered by the Planning Board,
96 as Lead Agency, in relation to the question of whether such impacts were so probable of occurring or
97 so significant as to require a positive declaration of environmental impacts, and after weighing the
98 potential impacts arising from or in connection with this site plan approval, and after also considering:
99 (i) the probability of each potential impact occurring, including weighing the highly speculative nature
100 of some potential future contingencies and the potential non-highly speculative nature of others; (ii)
101 the duration of each potential impact; (iii) the irreversibility of each potential impact, including a
102 consideration of permanently lost resources of value; (iv) whether each potential impact can or will be
103 controlled or mitigated by permitting, reviews, or other regulatory processes; (v) the regional
104 consequence of the potential impacts; (vi) the potential for each impact to be or become inconsistent
105 with the Town's Master Plan or Comprehensive Plan and local needs and goals; and (vii) whether any
106 known objections to the Project relate to any of the identified potential impacts; the Planning Board
107 found that these factors did not cause any potential negative environmental or related social or
108 resource impact to be or be likely to become a moderate or significant negative impact; and
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111 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

112 The Town of Lansing Planning Board, based upon (i) its thorough review of the EAF, Parts 1 & 2, a
113 Site Plan application and any and all other documents prepared and submitted with respect to this
114 proposed action and its environmental review, (ii) its thorough review of the potential relevant areas
115 of environmental concern of the proposed project to determine if the proposed action may have a
116 significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section
117 617.7(c), and (iii) its completion of the FEAF, Part 2 and its determination at Part 3, including any
118 findings noted therein (which findings are incorporated herein as if set forth at length), hereby makes
119 a negative determination of environmental significance (“NEGATIVE DECLARATION”) in
120 accordance with SEQRA for the above referenced proposed action, and determines that an
121 Environmental Impact Statement will not be required and that a responsible Officer of the Town of
122 Lansing is hereby authorized and directed to complete and sign, as required, the determination of
123 significance, confirming the foregoing Negative Declaration, which the fully completed and signed
124 EAF and determination of significance shall be incorporated by reference in these resolutions; and it
125 is

126
127 **FURTHER RESOLVED;** That the Planning Board of the Town of Lansing does hereby grant Site
128 Plan approval for Town of Lansing Tax Parcel Number 30.-1-16.32, for a 9,600 sq ft warehouse,
129 which includes all site plan layouts, building elevations, landscaping plan, and other site conditions
130 listed in the plan set titled “New Building Verizon Lane 8-18 Verizon Lane” prepared by Sciarabba
131 Engineering and Design, George Breuhaus, Architect, and Timothy Buhl, Professional Engineer,
132 subject to the following conditions:

- 133
- 134 1. In accordance with Town Code § 270-27(K), this site plan approval is valid for only 36 months
135 from the date hereof, and the applicant/owner is required to commence and substantially
136 complete the construction or other activities for which the site plan is applicable within said
137 36 months or this approval shall, unless extended upon application timely made, expire, lapse,
138 and be of no further validity, force, or effect.
 - 139
140 2. Building Permits are required to construct the approved building and site facilities. Plans
141 must meet all code requirements, including the sealing of plans by a licensed engineer or
142 architect. All improvements shall be constructed in compliance with all state and local
143 building code requirements.
 - 144
145 3. Lockboxes: The Developer shall assure proper building labelling. Building labels shall be
146 no less than 12" in height and will be of a high contrast color to the building exterior. If
147 required under Chapter 137, Article I of the Town of Lansing Code, Rapid Access
148 Lockboxes, lockboxes are duly installed in accord with such local law, with input and

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approval from the applicable Lansing fire department(s).

4. The applicant will be required to obtain i) a Bolton Point water permit for a new water service and meter to connect to the existing Consolidated Water District Mains, and ii) a Tompkins County Health Department Onsite Wastewater Treatment System (OWTS) permit. Both permits shall be obtained prior to obtaining any building permit or Certificate of Occupancy (“CO”).
5. The applicant must be issued a Sign Permit in compliance with Town Code Chapter 210 to erect, install, build, place, emplace, site, or substantially rebuild or repair any signs.
6. All plantings (including as shown on the plans described above) shall be maintained as healthy and natural non-invasive vegetation designed to provide both visual and sound buffering. Existing and any new vegetation shall be properly maintained and any dead, diseased, or dying trees or plants shall be promptly replaced, and any tree or plants that, whether singularly or in combination, due to lack of growth, death, recession, disease or other cause, cease to function as buffers shall be replaced in a manner as promotes the goal of such buffer as stated in this site plan approval. This condition shall be deemed to augment and further define prior site plan approval conditions and site plan features hereby or heretofore approved by the Town.
7. All lighting fixtures will be “dark sky compliant” glare-free, downward directed, and shielded lighting as promotes the dark-sky standards of the International Dark-Sky Association (IDA) and lamps will be not higher than 3000K CCT to minimize adverse human and ecological impacts.
8. Compliance with the recommendations of the Town’s Engineer and SMO for any final stormwater plans and the terms of the approved final Stormwater Pollution Prevention Plan (SWPPP) for the developed site, and proper completion of all stormwater reports, permits, and facilities in a form and manner as approved by the Town and NYSDEC, including execution and filing of Stormwater Operating, Management, and Reporting Agreement (“SOMRA”) in the form as set forth pursuant to Town Code § 225-8(D), which executed and filed SOMRA (and any supporting easements) is required to be submitted to the SMO prior to the issuance of any certificate of occupancy or compliance for the Project.
9. Screened dumpster locations shall be located on the site plan along with a detail of typical fencing for enclosure.

187 Dated: 25 Sept 2023
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189 Motioned by: Christine Hass
190 Seconded by: Larry Sharpsteen

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194 **VOTE AS FOLLOWS:**

195 Tom Butler	Aye
196 Sandra Dennis Conlon	Aye
197 Christine Hass	Aye
198 Laurie Hemmings	Alternate-Not Voting
199 John Licitra	Aye
200 Larry Sharpsteen	Aye
201 Dean Shea	Aye
202 Deb Trumbull	Absent
203 Al Fiorille	Aye

204
205

206 **Other Business:**

- 207 • Joe Wetmore gave a liaison report from the September 20, 2023 Town Board meeting.
- 208 • The Planning Board discussed the potential tax base losses from Cargill.

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210 **Adjourned Meeting**

211 Meeting adjourned at the call of the Planning Board Chair at 7:23pm.

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213 Minutes Taken and Executed by Kelly Geiger

214

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

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

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