

1 **TOWN OF LANSING PLANNING BOARD**
2 **MEETING MARCH 28, 2022**
3 **Lansing Town Hall, 29 Auburn Road**
4

5 **Board members Present:**

6 Al Fiorille, Chair
7 Thomas Butler
8 Larry Sharpsteen
9 Dean Shea
10 Erin Worsell, Alternate
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Excused:

Sandy Dennis-Conlon, Vice-Chair
Lin Davidson
Deborah Trumbull
Dale Baker, Alternate

12 **Also Present:**

13 C.J. Randall, Director of Planning Heather Dries, Planning Clerk
14 Joe Wetmore, Councilmember Susan Brock, Town Counsel
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16 **Public Present:**

17 Charles Guttman, Jesse Young, Tim Buhl, James Drew,
18 David Hatfield, Marty Moses, Rocco Lucente,
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21 Chair Al Fiorille opened the meeting at 6:32pm.
22

23 **Privilege of the Floor**

- 24 - No Public Comments
25

26 **Town Board Liaison Report**

- 27 - Joe Wetmore gave a Liaison Report from the March 16, 2022 Town Board Meeting.
28

29 **Action Items:**
30

31 **Project: Lot Line Adjustment – Brickyard & Wilson Rds.**

32 **Applicant:** John Stevens, Attorney, for Margaret Conolly-Alano, Owner

33 **Location:** Brickyard Rd, Tax Parcel Nos. 32.-1-7.1; 32.-1-22.1; and 27.1-32.1

34 **Project Description:** The applicant is seeking a boundary line adjustment to convey
35 and consolidate the entirety of tax parcel number 27.1-32.1 (4.21 acres) and a 0.75
36 acre portion of tax parcel number 32.-1-7.1 immediately adjacent. The property is
37 in the RA – Rural Agricultural Zoning District.

38 **SEQR:** This is a Type II action under SEQR 617.5 (c) (16) *granting of individual*
39 *setback and lot line variances and adjustments*, and needs no further review.

40 **Project Submittals are located at:** [https://lfweb.tompkins-](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=67456&dbid=7&repo=Lansing)
41 [co.org/WebLink/Browse.aspx?id=67456&dbid=7&repo=Lansing](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=67456&dbid=7&repo=Lansing)

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43 **Summary of Discussion:**

44 - David Hatfield was present to discuss this project.

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46 **Motion to Allow the Planning Director to Execute the Lot Line Adjustment for Brickyard &**
47 **Wilson Rds.**

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

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50 **Project: Minor Subdivision – 428 Scofield Rd**

51 **Applicant:** Scott Pinney; Owner

52 **Location:** 428 Scofield Rd, Tax Parcel No 30.-1-28.212

53 **Project Description:** The applicant proposes to subdivide the existing ~37.32 acre
54 lot into three (3) parcels; Parcel A, 2.7 acres; Parcel B, 7.68 acres; Parcel C, 26.94
55 acres. The property is in the RA- Rural Agricultural Zone.

56 **SEQR:** This is an Unlisted action under SEQR and is subject to environmental review.

57 **Project submittals are located at:** [https://lfweb.tompkins-](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=65921&dbid=7&repo=Lansing)
58 [co.org/WebLink/Browse.aspx?id=65921&dbid=7&repo=Lansing](https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=65921&dbid=7&repo=Lansing)

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60 **Summary of Discussion**

- 61 - Attorney Charles Guttman was present to discuss this project.
- 62 - There are no plans for additional development on this property
- 63 - The Planning Board would like a trail system to be considered should a future owner
- 64 develop this property.
- 65 - The vegetative buffer shall be replaced once the weather permits it.
- 66 - The Planning Board reviewed the SEAF Part II.

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68 **RESOLUTION PB 22-06**

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70 **TOWN OF LANSING PLANNING BOARD RESOLUTION – NEGATIVE DECLARATION OF**
71 **ENVIRONMENTAL SIGNIFICANCE AND MINOR SUBDIVISION APPROVAL – 428**
72 **SCOFIELD RD, TAX PARCEL NO. 30.-1-28.212**

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74 **WHEREAS**, an Application was submitted for Minor Subdivision review by Pinney
75 Properties LLC, owner, for the proposed subdivision of the existing ~37.32 acre lot, Tax

76 parcel number 30.-1-28.212, into three (3) parcels; Parcel A, 2.7 acres; Parcel B, 7.68
77 acres; Parcel C, 26.94 acres. The property is in the Rural Agricultural (RA) Zoning
78 District; and
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80 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6
81 Minor Subdivision, for which the completed application was received 21 January
82 2022; and
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84 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA")
85 requires that a Lead Agency be established for conducting environmental review of
86 projects in accordance with state environmental law and the Lead Agency shall be
87 that local agency which has primary responsibility for approving and funding or
88 carrying out the action; and
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90 **WHEREAS**, the Planning Board, being the local agency which has primary responsibility
91 for approving the action declared itself the Lead Agency on 28 February 2022, Planning
92 Board Resolution 22-01; and
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94 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements
95 of the Town's local laws relative to subdivisions and the unique needs of the Town
96 due to the topography, the soil types and distributions, and other natural and man-
97 made features upon and surrounding the area of the proposed subdivision, and the
98 Planning Board has also considered the Town's Comprehensive Plan and compliance
99 therewith; and

100 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as
101 adequate: "Subdivision Plat showing lands of Pinney Properties LLC," prepared by
102 Sheive Land Surveying and dated 10/27/2021; a Short Environmental Assessment
103 Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning
104 Staff; and other application materials;
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106 **WHEREAS**, this action is exempt from the General Municipal Law County Planning
107 referral requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-n
108 through an Inter-Governmental Agreement between the Tompkins County Planning
109 Department and the Town of Lansing dated 24 November 2003, as "residential
110 subdivisions of fewer than 5 lots all of which comply with local zoning standards and
111 Tompkins County Sanitary Code requirements, and do not involve new local roads or
112 streets directly accessing a State or county road" are excluded from GML referral
113 requirements; and

114 **WHEREAS**, on 28 Feb 2022, the Planning Board reviewed and considered the
115 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road,
116 Lansing, New York 14882 and duly held a public hearing on the Minor subdivision
117 application, and all evidence and comments were considered, along and together
118 with the requirements of the Town's subdivision regulations, existing development
119 in the surrounding area, the public facilities and services available, the Town's
120 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and
121 any potential on- and off-site environmental impacts; and
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123 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing
124 Planning Board;

125 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing
126 determines the proposed project will result in no significant impact on the
127 environment and that a Negative Declaration for purposes of Article 8 of the
128 Environmental Conservation Law be filed in accordance with the provisions of Part
129 617 of the State Environmental Quality Review Act for the action of Minor
130 Subdivision approval for Town of Lansing Tax Parcel Number 30.-1-28.212 by Pinney
131 Properties, LLC, Owner; and be it further
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133 **RESOLVED**, that the Town of Lansing Planning Board grants Final Approval of the
134 Application for a Minor Subdivision of certain land at 428 Scofield Road, Lansing,
135 New York, subject to the following conditions:
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- 137 1. The sealing and endorsement of such Minor Subdivision Final Plat by the
138 Planning Board Chair, thereafter presenting and obtaining the signing of the plat
139 by Tompkins County Assessment Department stamp followed by filing in the
140 Tompkins County Clerk's Office, followed by provision of proof of such filing
141 within the time limit requirements of 62 days with the Town of Lansing Code
142 Enforcement Office.
- 143 2. Further subdivision of these lands should consider the 2021 Concept Plan trail
144 element.
- 145 3. The vegetative buffer shall be replaced.

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147 Dated: 28 March 2022

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149 Motion by: Larry Sharpsteen

150 Seconded by: Dean Shea

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VOTE AS FOLLOWS:

Tom Butler – Aye
Dean Shea – Aye
Larry Sharpsteen – Aye
Erin Worsell – Aye
Al Fiorille – Aye

Project: Major Subdivision - Asbury & Collins, lots 3-7

Applicant: Jesse Young; agent

Location: Asbury Rd, Tax Parcel No 38.-1-39.2

Project Description: Major Subdivision of five (5) residential lots on Asbury Rd (lots 3-5) and two (2) lots; on Collins Rd (lots 6 & 7). The application includes a lot line adjustment to combine ~1 acre with SBL # 38.-1-38. The property is approximately 72.4 acres in size and is the R3- Residential Mixed Use Zone.

SEQR: This is an Unlisted action under SEQR and is subject to environmental review.

Anticipated Action: Declaration of Lead Agency, scheduling of Public hearing

Project submittals are located at:<https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=65922&dbid=7&repo=Lansing>

Motion to Open a Public Hearing for Asbury/Collins Rd. at 6:57pm.

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

Summary of Discussion:

- Dean Shea recused himself from this project.
- Jesse Young and Engineer Tim Buhl were present to discuss this project.
- The applicant is working on a full SWPPP.
- The Planning Board reviewed the SEAF Part II

Motion to Close a Public Hearing for Asbury/Collins Rd. at 6:58pm.

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

RESOLUTION PB 22-08

**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND MINOR
SUBDIVISION APPROVAL**

**ASBURY RD MAJOR SUBDIVISION,
TAX PARCEL NO. 38.-1-39.2**

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WHEREAS, an Application was submitted for Major Subdivision review by Jesse Young, for the proposed subdivision of the existing 72.4 -acre parcel into five parcels: Lot 3 measuring 1.049 acres; Lot 4, 1.303 acres; Lot 5, 1.306 acres; Lot 6, 3.254 acres; Lot 7, 9.219 acres; and the remaining Parcel A measuring 55.314 acres, in Lansing, New York, also known as Tax Parcel Number 38.-1-39.2 in the R3 – Residential Mixed Use Zoning District; and

WHEREAS, this is a proposed action reviewed under Town of Lansing Code § 235-7 Major Subdivision, for which the completed application was received 8 November 2021; 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 has considered and carefully reviewed the requirements of the Town's local laws relative to subdivisions and the unique needs of the Town due to the topography, the soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed subdivision, and the Planning Board has also considered the Town's Comprehensive Plan and compliance therewith; and

WHEREAS, the Planning Board, being the local agency which has primary responsibility for approving the action declared itself the Lead Agency on 28 February 2022, Planning Board Resolution 22-04; and

WHEREAS, this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate: "Subdivision Plat for Lots 3-7 showing a portion of lands of James R. and Julie R. Young, John F. Young and Susan Barnett," prepared by T.G. Miller, P.C. and dated 1/4/2022; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Staff; and other application materials; 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 letter dated 24 February 2022 from Katherine Borgella, Tompkins

227 County Commissioner of Planning, pursuant to §239 -l, -m, and -n of the New York State General
228 Municipal Law with no recommendations; and

229 **WHEREAS**, on 28 March 2022, the Planning Board reviewed and considered the
230 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing,
231 New York 14882 and duly held a public hearing on the Major subdivision application, and all
232 evidence and comments were considered, along and together with the requirements of the
233 Town's subdivision regulations, existing development in the surrounding area, the public
234 facilities and services available, the Town's Comprehensive Plan and the Land Use Ordinance,
235 site characteristics and issues, and any potential on- and off-site environmental impacts; and
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237 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board;
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240 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing
241 determines the proposed project will result in no significant impact on the environment and
242 that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law
243 be filed in accordance with the provisions of Part 617 of the State Environmental Quality
244 Review Act for the action of Major Subdivision approval for Town of Lansing Tax Parcel No.
245 38.-1-39.2 by John Young, James Young, Julie Young, and Susan Barnett, Owners; and be it
246 further
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248 **RESOLVED**, that the Town of Lansing Planning Board grants Final Approval of the Application
249 for a Major Subdivision of certain land at Asbury Road, Tax Parcel No. 38.-1-39.2, Lansing, New
250 York, subject to the following conditions:
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- 252 1. Prior to the signing of the plat by the Planning Board Chairperson or Vice Chairperson:
253 a. As this Major Subdivision is considered a Realty Subdivision under Article 11,
254 Title II of the Public Health Law, the project must be approved by the Tompkins
255 County Health Department prior to the signing of the Major Subdivision Final
256 Plat.
257 b. A Full SWPPP shall be submitted for the entire subdivision (all phases and
258 improvements), and the same shall be approved by the Town Engineer and
259 reviewed and accepted by the Town's Stormwater Management Officer. Such
260 Full SWPPP shall also describe a specific system for ensuring the future reporting
261 upon, inspection of, maintenance of, replacement of, and improvement of all
262 common or individual lot-based stormwater practices, including the requirement
263 for formation of a drainage district for the subdivision prior to the issuance of
264 building permit for any buildings or improvements within the subdivision.

265 2. Submission for signing by the Chairperson or Vice Chairperson of the Planning Board of
266 four (4) raised-seal prints, signed by a land surveyor or engineer duly licensed in the
267 State of New York, of the approved final subdivision plat, reflecting the stated
268 conditions, thereafter presenting and obtaining the signing of the plat by Tompkins
269 County Assessment Department stamp followed by filing in the Tompkins County Clerk's
270 Office, followed by provision of proof of such filing within the time limit requirements of
271 62 days with the Town of Lansing Planning and Code Enforcement Department.
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273 Dated: 28 March 2022

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275 Motioned by: Tom Butler

276 Seconded by: Larry Sharpsteen

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278 **VOTE AS FOLLOWS:**

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Tom Butler – Aye

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Larry Sharpsteen – Aye

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Dean Shea – Aye

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Erin Worsell – Aye

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Al Fiorille – Aye

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285 **Project: Site Plan Amendment – 308 Peruville Rd, Hygear Motorsports – General**
286 **Processing, Light Manufacturing and Assembly.**

287 **Applicant:** Ross Benson

288 **Location:** 308 Peruville Rd, Tax Parcel No 1.-26.27

289 **Project Description:** Proposed 48' x 76' addition to the existing facility, originally
290 approved by Planning Board Resolution 13-15, on July 22, 2013. The addition will
291 extend to the north of the existing building to include paved access for shipping
292 and receiving. The property is approximately 3 acres and is located in the in the
293 RA- Rural Agricultural Zone.

294 **SEQR:** This is an Unlisted action under SEQR and is subject to environmental
295 review.

296 **Project submittals are located at:**[https://lfweb.tompkins-13-](https://lfweb.tompkins-13-15co.org/WebLink/Browse.aspx?id=65920&dbid=7&repo=Lansing)
297 [15co.org/WebLink/Browse.aspx?id=65920&dbid=7&repo=Lansing](https://lfweb.tompkins-13-15co.org/WebLink/Browse.aspx?id=65920&dbid=7&repo=Lansing)
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299 **Summary of Discussion:**

- 300 - James Drew and Ross Benson were present to discuss this project.
301 - The Applicant has considered the Four Energy Elements recommended by Tompkins
302 County Planning & Sustainability in the GML 239 review.

303 - The Applicant addressed the lighting.

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305 **RESOLUTION PB 22-07**

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307 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
308 **SITE PLAN APPROVAL**
309 **308 PERUVILLE ROAD, TAX PARCEL NO. 30.-1-26.27**

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311 **WHEREAS**, an application was made by Ross Benson, Applicant and Owner, for a 48' x 76'
312 addition to the existing facility on the existing 3-acre parcel, Lansing, New York, Tax
313 Map no. 30.-1-26.27, located in the RA – Rural Agricultural Zoning District; and

314

315 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 270-36 Site
316 Plan Review; and

317

318 **WHEREAS**, the Planning Board did on 28 February 2022 and 28 March 2022, review
319 and accept as adequate: "Proposed Site Development for Hygear Motor Sports, LLC,"
320 created by The Architects Drew, and other application materials; and

321

322 **WHEREAS**, the proposed action is a Type II Action, per 6 NYCRR Part 617.5.C (9), "construction or
323 expansion of a primary or accessory/appurtenant, non-residential structure or facility involving
324 less than 4,000 square feet of gross floor area and not involving a change in zoning or a use
325 variance and consistent with local land use controls, but not radio communication or microwave
326 transmission facilities" and requires no further review under the State Environmental Quality
327 Review Act; and

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329 **WHEREAS**, Project plans, and related information, were duly delivered to the Tompkins County
330 Planning and Sustainability Department per General Municipal Law § 239; *et seq.*, and such
331 Department responded in a letter dated 24 February 2022 from Katherine Borgella, Tompkins
332 County Commissioner of Planning, pursuant to §239 -l, -m, and -n of the New York State General
333 Municipal Law recommending that

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335 "...the Town require the applicant to document that they have considered the four energy
336 elements for new construction projects outlined in the attached Tompkins County Energy
337 Recommendations for New Construction (2018)."; and

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339 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the
340 Town code relative to site plan review, the unique needs of the Town due to the topography, the

341 soil types and distribution, and other natural and man-made features upon and surrounding the
342 area of the proposed site plan, and the Planning Board has also considered the zoning in the area
343 and the project in light of the Town’s Comprehensive Plan and compliance therewith, and as the
344 underlying use is a permitted use in the zone in which located; and
345

346 **WHEREAS**, the applicant submitted documentation showing compliance with the Tompkins
347 County Planning and Sustainability Department’s recommendations; and
348

349 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board,
350 now therefore be it RESOLVED as follows:
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- 352 1. That the Planning Board of the Town of Lansing does hereby grant Site Plan approval for
353 Town of Lansing Tax Parcel Number 30.-1-26.27, subject to the following specifications
354 and conditions, which includes all parking layouts, screening, dark sky lighting, and other
355 site conditions listed in Site Plan as shown in and upon the Drawing Sheets titled: C1:
356 Site Plan; and A6 and A7: Elevations, prepared by The Architects Drew:
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 - 358 a) In accordance with Town Code § 270-27(K), this site plan approval is valid for
359 only 36 months from the date hereof, and the applicant/ owner is required to
360 commence and substantially complete the construction or other activities for
361 which the site plan is applicable within said 36 months or this approval shall,
362 unless extended upon application timely made, expire, lapse, and be of no
363 further validity, force or effect.
 - 364 b) Building Permits are required to construct the approved building and site
365 facilities. Plans must meet all code requirements, including the sealing of plans
366 by a licensed engineer or architect. All improvements shall be constructed in
367 compliance with all state and local building code requirements.
 - 368 c) All lighting fixtures will be “dark sky compliant” glare-free, downward directed,
369 and shielded lighting as promotes the dark-sky standards of the International
370 Dark-Sky Association (IDA).

371
372 Dated: 28 March 2022
373 Motioned by: Larry
374 Sharpsteen
375 Seconded by: Tom Butler

376 **VOTE AS FOLLOWS:**
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378 **Tom Butler – Aye**

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Larry Sharpsteen – Aye
Dean Shea – Aye
Erin Worsell – Aye
Al Fiorille – Aye

Project: Site Plan Review – Village Solars Phase VII

Applicant: Rocco Lucente, owner; Tim Buhl, engineer

Location: Village Solar, Tax Parcel numbers 39.-1-38.8, 39.-1-11, 39.-1-13, 39.-1-16

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

SEQR: This is anticipated to be classified as a Type I action under SEQR 617.4 (b)(9) and is subject to environmental review.

Anticipated Action: Discussion of SEQR and Declaration of Lead Agency

Project submittals are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=66375&dbid=7&repo=Lansing>

Summary of Discussion:

- Rocco Lucente and Engineer Tim Buhl were present to discuss this project.
- The Planning Board has concerns over the ownership of some of the parcels. The Applicant will provide proof of ownership for the parcels in question.
- The Applicant described the site improvements and the timeline of the project.
- The Village of Cayuga Heights has concerns over the sewer capacity.
- The Planning Board intends to classify this project as a SEQR Type I action.

Adjourned Meeting

Meeting adjourned at the call of the Planning Board Chair at 9:26pm.

Minutes Taken and Executed by Heather Dries.

Access to public documents are available online at:

Planning Board Email tolcodes@lansingtown.com

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

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