

Town of Lansing PLANNING BOARD

NOTICE OF MEETING

The regular meeting of the Town of Lansing Planning Board will be held at
6:30 PM on **Monday, May 24, 2021**

- Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, this regular meeting of the Town of Lansing Planning Board will be held electronically via conference call instead of a public meeting open for the public to attend in person.
- Members of the public may listen to or view the Planning Board meeting live or recorded on the Town's YouTube channel, located at:
<https://www.youtube.com/channel/UCs2FqU2xFnDyGS8DwXgoJwA>
- To comment during a designated Public Hearing please join the meeting at bit.ly/LansingNY or call 1-646-558-8656 and enter meeting ID 811 0893 3559 and Password: 738597. Pre-register by emailing TOLcodes@lansingtown.com or by calling 607-533-7054. Please mute your computer speakers before entering the meeting room or calling to reduce feedback.
- Minutes of the Planning Board meeting will transcribed and posted on the Town's website at <https://www.lansingtown.com/town-docs>

AGENDA:

1. **Call to Order**
2. **Agenda Review:** additions or deletions to agenda
3. **Approval of Minutes**

April 26, 2021 and May 10, 2021

4. **Privilege of the Floor**

Instructions for commenting to the Planning Board with general and project-specific comments:

- Submit comments in writing by mail (Town of Lansing, 29 Auburn Road, Lansing, NY 14882) or to tolcodes@lansingtown.com; comments will be forwarded to the Planning Board for their consideration.

5. **Town Board liaison report (verbal)**

Action Items:

6. **Project:** Waza turf field – Site Plan
Applicant: Steve Ruoff, on behalf of SKR Land LLC, Owner, in collaboration with TC Waza Academy and FC LIFA, Ltd.
Location: 320 Peruville Rd; Tax Parcel No. 30.-1-30.1
Anticipated this month: Project updates; Recommendation and Referral to Town Board
Project Description: Applicant is requesting site improvements for commercial recreation: outdoors on the existing 37.63-acre parcel. Applicants have concurrently applied for a Special Use Permit to be considered under Town of Lansing Code § 270-36 at the June 16, 2021 Town Board meeting. The property is located in the Rural Agricultural (RA) Zoning District. This is an Unlisted Action under the State Environmental Quality Review Act and is subject to environmental review.
Project submittals are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=50383&dbid=7&repo=Lansing>
7. **Project:** Community Recreation Center: The Rink & The Field – Addition
Applicant: George Breuhaus, Architect, on behalf of Community Rec Center, Inc, Owner
Location: 1767 East Shore Dr; Tax Parcel No. 37.1-6-9
Anticipated Board action(s) this month: Preliminary and Final Site Plan approval
Project Description: The Applicant is proposing Site Plan approval for construction of a 1,248 sq. ft. food pantry addition to the existing 94,840 s.f. rink / field house on the existing 13.89-acre parcel. The property is located in the Residential-Moderate Density (R2) Zoning District. This is classified as a Type II Action under the State Environmental Quality Review Act and is not subject to environmental review.
Project Submittals are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51823&dbid=7&repo=Lansing>
8. **Project:** Lansing Market – Addition
Applicant: George Breuhaus, Architect, on behalf of Lansing Market Realty, LLC, Owner
Location: 3125 N Tripphammer Rd; Tax Parcel No. 30.-1-16.24
Anticipated Board action(s) this month: Preliminary and Final Site Plan approval
Project Description: The Applicant is proposing Site Plan approval for construction of a 1,500 sq. ft. liquor retail addition to the existing 15,060 s.f. supermarket on the existing 3.93 acre parcel. The property is located in the General Commercial (B2) Zoning District. This is classified as a Type II Action under the State Environmental Quality Review Act and is not subject to environmental review.
Project Submittals are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51822&dbid=7&repo=Lansing>
9. **Project:** Cayuga Cliffs – Minor Subdivision
Applicant: Max Heitner of Finger Lakes Land Trust for William and Jean Lee Sims, Owners
Location: Tax Parcel Nos. 25.-1-5 & 25.-1-6; 735 Ridge Road
Anticipated Board action(s) this month: SEQRA Determination of Environmental Significance; Preliminary & Final Subdivision approval

Project Description: The Applicant is proposing subdivision approval for 735 Ridge Road located at Tax Parcel No. 25.-1-5, consisting of a total of approximately 235.09± acres, into two Parcels: Parcel A (199.46 ac) intended as publicly-accessible nature preserve, and Parcel B (44.54 ac) with existing residence; the action also includes the merging of adjacent parcel 25.-1-6 to be reconfigured into the overall subdivision plat. The property is split between the L1 (Lakeshore) Zoning District and the Rural Agricultural (RA) Zoning District. This is an Unlisted Action under the State Environmental Quality Review Act and is subject to environmental review.

Project submittals are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51465&dbid=7&repo=Lansing>

10. Project: Wilson Road – Minor Subdivision

Applicant: Charles A Janvrin, Owner

Location: north side of Wilson Rd between Buck and Conlon Rds; Tax Parcel No. 27.-1-36.22

Anticipated this month: Anticipated Board action(s) this month: SEQRA Determination of Environmental Significance; Preliminary and Final Subdivision approval

Project Description: Applicant is requesting to subdivide the existing undeveloped 14.83-acre parcel into three parcels: Parcel 1, measuring 2.11 acres; Parcel 2, 2.02 acres; and Parcel 3, measuring 10.9 acres. The property is located in the Mixed-Use Residential (R3) Zoning District. This is an Unlisted Action under the State Environmental Quality Review Act and is subject to environmental review. A previously proposed subdivision of this property was reviewed by the Planning Board on February 24, 2014.

Project submittals are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=43346&dbid=7&repo=Lansing>

11. Project: Asbury & Collins Rd – Minor Subdivision

Applicant: Jesse Young, on behalf of Young, J & J & J & Barnett, S, Owners

Location: Asbury Rd east of Collins Rd; Tax Parcel No. 38.-1-39.2

Anticipated this month: Anticipated Board action(s) this month: SEQRA Determination of Environmental Significance; Preliminary and Final Subdivision approval

Project Description: The Applicant is requesting to subdivide the existing undeveloped 74.54-acre parcel into three parcels: Lot 1, measuring 1.042 acres; Parcel 2, 1.046 acres; and Parcel A, measuring 72.456 acres. The property is located in the Mixed-Use Residential (R3) Zoning District. This is anticipated to be classified as an Unlisted Action by Planning Board as Lead Agency under the State Environmental Quality Review Act and is subject to environmental review. An Exempt Subdivision was approved for associated Tax Parcel Number 38.-1-39.1 on June 14, 2019.

Project submittals are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51074&dbid=7&repo=Lansing>

12. Project: Hillcrest Road – Minor Subdivision

Applicant: Ed Dormady on behalf of Helen Krizek Dormady (RO)

Location: Hillcrest Road/Forest Acres Drive; Tax Parcel No. 44.-1-4.2

Anticipated Board action(s) this month: SEQRA Determination of Environmental Significance; Preliminary and Final Subdivision approval

Project Description: Applicant is requesting to subdivide the existing undeveloped 25.20-acre parcel into two parcels: Parcel A, measuring 7.153 acres (6.943 acres combined with 0.21-ac gore of Forest Acres Drive); and Parcel B, measuring 18.140 acres. The property is located in the Residential Low Density (R1) Zoning District. On February 24, 2020, Planning Board directed the Planning Department to prepare a memorandum that considers options for this project's review in relation to the relevant policies in the 2018 Comprehensive Plan and the decision-making criteria and standards in the current Land Use Ordinance and Subdivision Rules and Regulations. Planning Board recommended sale of 0.21-ac gore of Forest Acres Drive to create flag lot on May 18, 2020; Town Board authorized sale of 0.21-ac gore of land via Resolution 20-118 on August 19, 2020. Order Discontinuing and Abandoning Terminus of Forest Acres Drive Under and Pursuant To New York Highway Law Section 2017 was filed by Town Highway Superintendent on November 3, 2020. This is an Unlisted Action under the State Environmental Quality Review Act and is subject to environmental review

Project materials are available here: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=42245&dbid=7&repo=Lansing>

Discussion Items:

13. Project: Mirabito Lansing Propane / Petroleum Bulk Storage & Distribution Facility (Phase 2)

Applicant: Wayne C. Matteson, Jr., P.E., on behalf of Mirabito Holdings, Inc., Owner

Location: 15 Town Barn Rd; Tax Parcel No. 30.-1-16.25

Anticipated Board action(s) this month: Project updates

Project Description: The Applicant is proposing Site Plan approval for construction of three (3) 30,000-gallon petroleum bulk storage tanks alongside the existing 30,000-gallon propane storage tank (approved via Planning Board Resolution 16-09 on May 9, 2016, amended September 26, 2016) and a 4,000 SF garage structure, a 1,600 SF office building, 10-15 parking spaces, and other site improvements on the existing 3.05-acre parcel. The property is located in the General Commercial (B2) Zoning District. This an Unlisted Action under the State Environmental Quality Review Act and is subject to environmental review.

Project submittals are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=48000&dbid=7&repo=Lansing>

14. Project: Lake Forest Circle Major Subdivision

Applicant: Timothy C. Buhl, P.E. for H. Floyd Davis, Owner

Location: Tax Parcel Nos. 32.-1-37.428 & 32.-1-37.440; Lake Forest Drive

Anticipated Board action(s) this month: Project updates

Project Description: The Applicant is proposing a phased subdivision approval for 16 residential building lots (and two stormwater retention basins) on certain land located at Tax Parcel #32.-1-37.428 (36.15 acres) and 32.-1-37.441 (0.327 acres) and 32.-1-57.1 (0.108 acres), 32.-1-37.439 (7.104 acres) and 32.-1-37.440 (4.888 acres), consisting of a total of approximately 48.577± acres in the L1 (Lakeshore) Zoning District, which also includes the merging of adjacent parcels to be reconfigured into an overall major subdivision plat. The proposed subdivision plat includes easements for 30' access to the existing lot at 50 Lake Forest Circle (Tax Parcel No. 32.-1-37.439) and two 20' drainage easements to be dedicated to the Town. This

is an Unlisted Action under the State Environmental Quality Review Act and is subject to environmental review. The property is in the Lakeshore (L1) Zoning District.

Project submittals are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=29819&dbid=7&repo=Lansing>

15. Project: Meadow Brook Apartments and SDM Landscaping Site Improvements

Applicant: Scott Morgan, on behalf of SDM Rentals, Inc., Owner

Location: 393-415 Peruville Rd; Tax Parcel No. 38.-1-4.15

Anticipated Board action(s) this month: Project updates

Project Description: The Applicant is requesting Site Plan approval for construction of a 768 s.f. (32' x 24') garbage building to serve the existing seven (7) two-family dwellings (Multi-family Dwelling); a 4,000 s.f. (50' x 80') pole barn storage building and a 2400 s.f. (40' x 60') pole barn storage building to serve the existing Landscaping Business on the 15.19-acre parcel. The property is located in the Rural Agricultural (RA) Zoning District. This is anticipated to be classified as an Unlisted Action by Planning Board as Lead Agency under the State Environmental Quality Review Act and is subject to environmental review.

Project submittals are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51069&dbid=7&repo=Lansing>

16. Project: Cayuga Vista Apartments

Applicant: Scott Morgan, on behalf of SDM Rentals, Inc., Owner

Location: Cayuga Vista Dr; Tax Parcel No. 37.1-2-53.59

Anticipated Board action(s) this month: Project updates

Project Description: The Applicant is requesting Site Plan approval for construction of sixteen (16) apartments on the existing vacant 3.06-acre parcel. Town Code defines a multi-family dwelling as a building or group of buildings on one lot containing three or more dwelling units and requires Site Plan Review. The property is located in the Commercial Mixed Use (B1) Zoning District. This is anticipated to be classified as an Unlisted Action by Planning Board as Lead Agency under the State Environmental Quality Review Act and is subject to environmental review.

Project submittals are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51071&dbid=7&repo=Lansing>

17. Planning Report

18. Adjournment

To contact the Planning Board by email: tolcodes@lansingtown.com

DEC info Locator: <https://gisservices.dec.ny.gov/gis/dil/>

What to expect at a Planning Board meeting

Please help the Planning Board and the Public by coming prepared with written comments, if possible. Please only speak if you “have the floor.” Always identify yourself by name and municipality. Please mute your computer speakers before calling or entering the meeting room if you are monitoring the meeting on YouTube to reduce feedback.

Please make the Planning Board aware of any disability you have that may require accommodation for you to participate fully in the meeting prior to the start of the meeting. If as a speaker, you run up against the 3-minute time limit, you may submit the remainder of your comments in writing or via email.

The Planning Board carefully considers information and comments provided by the public in regard to a proposed project or application, whether submitted in writing or given verbally during a public hearing, meeting, or privilege of the floor. Like any public meeting, come prepared to hear comments and opinions that may conflict with your own and engage in civil discourse. Treat others with dignity and respect through your comments and actions whether listening or speaking.

The Planning Board and its members may ask for clarification of comments from the public but the Planning Board will not engage in dialogue or question and answer session with the public. Likewise, Applicants are directed to answer questions from Board members and may address any response to public comments directly to the board.

Please familiarize yourself with local laws and land use ordinances as they directly affect your property rights. Please contact the Planning & Code Enforcement Department at 607-533-7054 or tolcodes@lansingtown.com with any questions or concerns. We welcome your engagement in the process as the Town updates and creates new laws and land use ordinances that impact property rights. Our goal is to include you in the process, gather facts, and gather public comment, to be taken into account and used in the decision-making process. While the Planning Board reviews and recommends changes to local land use laws, the Town Board is the only legislative body with the authority to create or amend local laws.

The Planning Board works within the strictures of state and local laws but is not a judicial or policing body and cannot address legal issues outside its purview (ex: trespassing issues, leases, etc.). Please keep in mind that any project approval is not a guarantee that a Building Permit will be issued or that a project will be built.