

**TOWN OF LANSING PLANNING BOARD  
MEETING JULY 25, 2022  
Lansing Town Hall, 29 Auburn Road**

**Board members Present:**

**Excused:**

Al Fiorille, Chair  
Sandy Dennis-Conlon, Vice-Chair  
Thomas Butler  
Lin Davidson  
Larry Sharpsteen  
Dean Shea  
Deborah Trumbull  
Dale Baker, Alternate  
Erin Worsell, Alternate

**Also Present:**

John Zepko, Planner                      Heather Dries, Planning Clerk  
Edward LaVigne, Town Supervisor      Joe Wetmore, Councilmember  
Guy Krogh, Town Attorney      Mike Moseley, Highway Superintendent

**Public Present:**

|                     |                   |                      |                |
|---------------------|-------------------|----------------------|----------------|
| James Gensel,       | Duane Phillips,   | Tim Buhl,            | Rocco Lucente, |
| Sheri Munson,       | Albert Lacko,     | Cliff Babson,        | Eileen Stout,  |
| Diane Nangeroni,    | Judy Hinderliter, | Bill Hinderliter,    | Ruth Hopkins,  |
| Mary Helen Cathles, | Diane Booth,      | Kristin Bartholomew, | and others     |

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

Joe Wetmore gave a Liaison Report for the June and July Town Board meetings, with Town Supervisor Edward LaVigne providing additional details.

**Action Items:**

**Project: Public Hearing Minor Subdivision - Moseley**

**Applicant:** Mark and Margaret Moseley, owners

**Location:** 460 & 470 Scofield Road Tax Parcel numbers 39.-1-28.11 & 39.-1-28.12

**Project Description:** The applicant proposes to subdivide a single 4.58 acre lot from the ~36.95 acre parcel (TPN 39.-1-28.12) and to reconfigure lot boundaries between TPNs 39.-1-28.11 & 39.-1-28.12.

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

**Motion to Open the Public Hearing for the 460 & 470 Scofield Rd Minor Subdivision at 6:44pm.**

**Summary of Discussion:**

- Mike Moseley was present to discuss this project on behalf of his parents.
- The Planning Board reviewed the SEAF Part II.

- The applicant will need to provide a corrected survey.

**Motion to Close the Public Hearing for the 460 & 470 Scofield Rd Minor Subdivision at 6:45pm.**

**RESOLUTION PB 22-12**

**TOWN OF LANSING PLANNING BOARD RESOLUTION  
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND  
MINOR SUBDIVISION APPROVAL  
460 & 470 SCOFIELD RD  
TAX PARCEL NO. 39.-1-28.12**

**WHEREAS**, an Application was submitted for Minor Subdivision review by Mark and Margaret Moseley, owners, for the proposed subdivision of the existing ~36.95 acre lot, Tax parcel number 39.-1-28.12, into two (2) parcels (Parcel A - 32.11 acres; Parcel B - 4.58 acres), and boundary line adjustments between tax map numbers 39.-1-28.11 & 39.-1-28.12. The property is in the RA-Rural Agricultural Zone.; and

**WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor Subdivision; 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, being the local agency which has primary responsibility for approving the action declares itself the Lead Agency for the review of SEQR; 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**, this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate: "Survey Map No. 460 & No. 470 Scofield Road" prepared by TG Miller and dated 4/28/2021; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Staff; and other application materials;

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

subdivisions of fewer than 5 lots all of which comply with local zoning standards and Tompkins County Sanitary Code requirements, and do not involve new local roads or streets directly accessing a State or county road" are excluded from GML referral requirements: and **WHEREAS**, on 25 July 2022, the Planning Board reviewed and considered the aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and duly held a public hearing on the Minor subdivision application, and all evidence and comments were considered, along and together with the requirements of the Town's subdivision regulations, existing development in the surrounding area, the public facilities and services available, the Town's Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on- and off-site environmental impacts; and

**WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board; **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing determines the proposed project will result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor Subdivision approval for Town of Lansing Tax Parcel Number 39.-1-28.12 by Mark and Margaret Moseley, Owners; and be it further

**RESOLVED**, that the Town of Lansing Planning Board grants Final Approval of the Application for a Minor Subdivision and boundary line adjustments of certain land at 460 & 470 Scofield Road, Lansing, New York, subject to the following conditions:

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

Dated: 25 July 2022

Motion by: Deborah Trumbull

Seconded by: Norman L. Davidson

**VOTE AS FOLLOWS:**

**Tom Butler – Aye**  
**Sandra Dennis-Conlon – Aye**  
**Norman L. Davidson – Aye**  
**Larry Sharpsteen – Aye**

Dean Shea – Aye  
Deborah Trumbull – Aye  
Al Fiorille – Aye

**Village Solars Phase VII**

**Applicant:** Rocco Lucente, owner; Timothy C. Buhl, engineer

**Location:** Village Solar, Tax Parcel numbers 39.-1-38.8, 39.-1-38.11, 39.-1-38.13, 39.-1-38.16

**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 a Type I action under SEQR 617.4 (b) (9) and is subject to environmental review.

**Anticipated Action:** Discussion of Site Plan and SEQR

**Summary of Discussion:**

- Rocco Lucente and Project Engineer Tim Buhl were present to discuss this project.
- Town Planner reviewed the County 239 letter. The County had no recommendations.
- The Planning Board has requested the applicant to show the conveyance of the access roads to the north and south.
- The Planning Board reviewed the SEAF Part II but is waiting for comments from the Town Engineer before the make a SEQR determination.
- The Planning Board has requested an updated trail map.
- The Planning Board has requested the planting schedule be updated with heights of plantings and a legend.

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

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

**Location:** 7 Ridge Rd, Tax Parcel No's 31.-6-9,1, 31.-6-10, 31.-6-11, 31.-6-13, & 31.-6-14

**Project Description:** The applicant proposes the consolidation of several lots to form an approximately 4.7 acre parcel. The site plan proposal consists of a 5,685 sf convenient store with a 128'x24' gasoline fueling island, a 48'x22' diesel fuel island, and a drive through window. 25 passenger vehicle parking spaces and six (6) tractor trailer parking stalls are proposed. The project is located in the B1 – Commercial Mixed Use Zoning District.

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

**Summary of Discussion:**

- Project representatives Duane Phillips and James Gensel were present to discuss this project.
- The applicant stated that this project is similar to their Troy, PA location. They stated they are using information from that site to create traffic projections.
- The Planning Board reviewed the Full Environmental Assessment Form Part I.
- The Planning Board discussed the orientation of the building.
- The applicant will provide the following information prior to the August 22<sup>nd</sup> meeting:
  - Traffic Impact Study analyzing the safety of driveway locations and impacts to LOS at the intersection of E. Shore and Ridge Rd
  - Compilation of comments from the 6/27 public hearing
  - Response addressing Tompkins County Planning's 239 recommendations dated 24 June 2022
  - Response to Town Engineer's comment letter dated 2 June 2022
  - Correspondence from NYS DOT regarding status or approval of PERM 33 Commercial Access Highway Work Permit application.
  - Updated Full Environmental Assessment Form (FEAF) Part 1
  - Sign package w/all dimensions of all proposed signage (please locate all proposed signs on the site plans as well)
  - Updated site plans showing:
    - Location of all signs
    - Locate/Reserve space for signalized crosswalk (including space for conduit, crossing foundations, concrete ramp, etc.)
    - Locations and dimensions of sidewalks/pathway
    - Location of propane storage
    - Locations of all proposed signs
    - Ensure that planting schedule shows dimensions/size (shown on C7 of May submission)
  - A spec or detail sheet for proposed 6' vinyl fence shown on C3

### Adjourned Meeting

Meeting adjourned at the call of the Planning Board Chair at 8:41pm.

Minutes Taken and Executed by Heather Dries.

### Access to public documents are available online at:

Planning Board Email [tolcodes@lansingtown.com](mailto:tolcodes@lansingtown.com)

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

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