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TOWN OF LANSING PLANNING BOARD
MEETING April 22, 2024
Lansing Town Hall, 29 Auburn Road

Board members Present:

Al Fiorille, Chair
Sandy Dennis-Conlon, Vice-Chair
Christine Hass
John Licitra
Larry Sharpsteen

Excused: Thomas Butler
Dean Shea

Also Present:

Kelly Geiger, Planning Clerk, John Zepko, Director of Planning Mason Molesso, Planner,

Public Present:

Dennis Griffin, George Rushlow, Joe Cambridge, Kerry Moore, John Hatfield, Mike Koplinka-Loehr, Anto Parseghian, David Hatfield, Lisa Bonniwell, Rick Charla Hayes, Dan Topoleski, Dale Campbell, Gary Argetsinger, Scott Gibson, Steven Lehr, Tyler Parseghian

Chair Al Fiorille opened the meeting at 6:32 pm.

Action Items:

Project: Site Plan Review - DMF Mechanical new storage barn

Applicant: Dan Topoleski

Location: 390 Peruville Road, Tax Parcel Number 30.-1-28.213

Project Description: The applicant proposes to build/ install a new 30' x 56' pole barn to be used for dry storage. This property is in the AG zone

SEQR: This is a Type II action under SEQR 617.4 environmental review, no further review required

Anticipated Action: Public Hearing, final approval/conditions

Summary of Discussion:

- Dan Topoleski was present to discuss this project.
- Board Approved

39 **RESOLUTION PB 24-03**

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TOWN OF LANSING PLANNING BOARD RESOLUTION - STATE

**ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND
SITE PLAN APPROVAL - DMF MECHANICAL NEW 30 x 56' STORAGE BUILDING, 390
PERUVILLE ROAD TAX PARCEL NO. 30.-1-28.213**

WHEREAS, an application was made by Dan Topoleski for Site Plan approval for the construction of a new 30' x 56' dry storage building (pole barn), located in the AG Zoning district; 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 this action under SEQRA; and

WHEREAS, 6 NYCRR § 617.5 (C)(9) determines "construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities" to be a Type II action, which is not subject to further review under SEQRA; 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 March 5, 2024, letter from Katherine Borgella, Tompkins County Commissioner of Planning, pursuant to §239 -l, -m, and -n of the New York State General Municipal Law found no intermunicipal impacts; and

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

73 topography, the soil types and distribution, and other natural and man-made features upon
74 and surrounding the area of the proposed site plan, and the Planning Board has also
75 considered the zoning in the area and the project in light of the Town's Comprehensive Plan
76 and compliance therewith, and as the underlying use is a permitted use in the zone in which
77 located; and

78

79 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning
80 Board, now therefore be it RESOLVED as follows:

81

82 1. That the Planning Board of the Town of Lansing does hereby grant Site Plan approval
83 for the construction of a new 30 x 56' dry storage building (pole barn) located at 390
84 Peruville RD - DMF Mechanical.

85 2. Pending Special Conditions: Applicant must, within 60 days from issuance of
86 Certificate of Compliance for new storage building, remove the northern most
87 (furthest north from building) existing storage container from property in addition to
88 enclosing all outdoor equipment and materials under new dry storage structure.

89

90 Dated: April 22, 2024

91

92 Motioned by: Christine Hass

93 Seconded by: Sandy Conlon

94

95 **VOTE AS FOLLOWS:**

96

97 **Tom Butler -Absent**

98 **Sandy Conlon -Aye**

99 **Christine Hass -Aye**

100 **John Licitra -Aye**

101 **Larry Sharpsteen -Aye**

102 **Dean Shea -Absent**

103 **Al Fiorille - Aye**

104

105

106 **Project: Site Plan Review** - MPK- Wildlife Resolutions new storage barn

107 **Applicant:** Kerry Moore

108 **Location:** 35 Town Barn Road, Tax Parcel Number 30.-1-23

109 **Project Description:** The applicant proposes to build/ install a new 200' x 32' pole barn to be used for
110 dry storage. This property is in the IR zone

111 **SEQR:** This is an Unlisted action under SEQR 617.4 environmental review, requiring board to complete
112 SEAF pt. 2

113 **Anticipated Action:** Public Hearing, SEQR determination, final approval/conditions
114

115 **Summary of Discussion:**

- 116 • Kerry Moore was present to discuss this project.
 - 117 • Dry Storage, no utilities, no locked gate, improve driveway, 1open side, 3 closed
 - 118 • Neighbor concerned about lighting
 - 119 • Board Approved
- 120
121

122 **RESOLUTION PB 24-04**

123
124 **TOWN OF LANSING PLANNING BOARD RESOLUTION - STATE**
125 **ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND**
126 **SITE PLAN APPROVAL - WILDLIFE RESOLUTIONS NEW 200' x 32' STORAGE**
127 **BUILDING, 35 TOWN BARN ROAD TAX PARCEL NO. 30.-1-23**
128

129 **WHEREAS**, an application was made by Kerry More (owners agent) for Site Plan approval for
130 the construction of a new 200' x 32' dry storage building located in the IR Zoning district; and
131

132 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA")
133 requires that a Lead Agency be established for conducting environmental review of projects in
134 accordance with state environmental law, and the Lead Agency shall be that local agency
135 which has primary responsibility for approving and funding or carrying out the action; and
136

137 **WHEREAS**, the Planning Board, being the local agency, which has primary responsibility for
138 approving the action declares itself the Lead Agency for the review of this action under
139 SEQRA; and

140 **WHEREAS**, 6NYCRR § 617 classifies this project as an Unlisted action requiring further
141 review by the Planning Board, which upon further review found no significant
142 environmental impacts; and
143

144 **WHEREAS**, Project plans, and related information, were duly delivered to the Tompkins
145 County Planning and Sustainability Department per General Municipal Law § 239; *et seq.*, and
146 such Department responded in a March 19, 2024 letter from Katherine Borgella, Tompkins
147 County Commissioner of Planning, pursuant to §239 -l, -m, and -n of the New York State
148 General Municipal Law finding no significant county- wide impacts; and

149
150 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of
151 the Town code relative to site plan review, the unique needs of the Town due to the
152 topography, the soil types and distribution, and other natural and man-made features upon
153 and surrounding the area of the proposed site plan, and the Planning Board has also
154 considered the zoning in the area and the project in light of the Town’s Comprehensive Plan
155 and compliance therewith, and as the underlying use is a permitted use in the zone in which
156 located; and

157
158 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning
159 Board, now therefore be it **RESOLVED** as follows:

- 160
161 1. That the Planning Board of the Town of Lansing does hereby grant Site Plan approval
162 for the construction of a new 200’ x 32’ dry storage building located at 35 Town Barn
163 Road – Wildlife Resolutions

164
165 Dated: April 22, 2024

166
167 Motioned by: John Licitra
168 Seconded by: Sandy Conlon

169
170 **VOTE AS FOLLOWS:**

171
172 **Tom Butler -Absent**
173 **Sandy Conlon -Aye**
174 **Christine Hass -Aye**
175 **John Licitra -Aye**
176 **Larry Sharpsteen -Aye**
177 **Dean Shea -Absent**
178 **Al Fiorille-Aye**

179

180 **Project: Minor Subdivision**

181 **Applicant:** Michael & Carrie Koplinka – Loher

182 **Location:** 118 Ross Road, Tax Parcel Number 23.-1-20

183 **Project Description:** The applicants propose a subdivision of 118 Ross Road into three (3) smaller,
184 approximately 1.2-1.5 acre, labeled “Parcel A”, “Parcel B” and “Parcel C”. This property is in both L1
185 and RA zoning.

186

187 **SEQR:** This is an Unlisted action under SEQR 617.4 environmental review, requiring board to complete
188 SEAF pt. 2

189 **Anticipated Action:** Public Hearing, SEQR determination, final approval/conditions

190

191 **Summary of Discussion:**

- 192 • Michael Koplinka-Loher was present to discuss this project.
- 193 • Board approved

194

195 **RESOLUTION PB – 24-05**

196

197 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
 198 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION**
 199 **AND MINOR SUBDIVISION APPROVAL FOR**
 200 **118 ROSS ROAD TAX PARCEL NO. 23.-1-20**

201

202 **WHEREAS,** an application was submitted for Minor Subdivision review by Michael and
203 Carrie Koplinka - Loher, owners of 118 Ross Road, for the proposed subdivision of the
204 existing 47.2 acre lot, Tax parcel number 23.-1-20, into four parcels: “Parcel A” (1.13 acres),
205 “Parcel B” (1.25 acres), “Parcel C” (1.35 acres) and the remaining parent lot. This property is
206 located in both L1 and RA zoning; and

207

208 **WHEREAS,** this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor
209 Subdivision, for which the respective completed applications were received April 2, 2024;
210 and

211

212 **WHEREAS,** 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA")
213 requires that a Lead Agency be established for conducting environmental review of projects

214 in accordance with state environmental law and the Lead Agency shall be that local agency
215 which has primary responsibility for approving and funding or carrying out the action; and

216
217 **WHEREAS**, the Planning Board, being the local agency, which has primary responsibility for
218 approving the action declares itself the Lead Agency for the review of this action under
219 SEQRA; and

220
221 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the
222 Town's local laws relative to subdivisions and the unique needs of the Town due to the
223 topography, the soil types and distributions, and other natural and man-made features upon
224 and surrounding the area of the proposed subdivision, and the Planning Board has also
225 considered the Town's Comprehensive Plan and compliance therewith; and

226 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as
227 adequate: "Final Subdivision Plat" prepared by TG Miller and dated December 21 2024; a
228 Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part
229 2, prepared by the Planning Staff; and other application materials;

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

237 **WHEREAS**, on 22 April 2024, the Planning Board reviewed and considered the
238 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road,
239 Lansing, New York 14882 and duly held a public hearing on the Minor subdivision
240 application, and all evidence and comments were considered, along and together with the
241 requirements of the Town's subdivision regulations, existing development in the surrounding
242 area, the public facilities and services available, the Town's Comprehensive Plan and the
243 Land Use Ordinance, site characteristics and issues, and any potential on- and off-site
244 environmental impacts; and

245
246 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning

247 Board.

248 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing
249 determines the proposed project will result in no significant impact on the environment and
250 that a Negative Declaration for purposes of Article 8 of the Environmental Conservation
251 Law be filed in accordance with the provisions of Part 617 of the State Environmental
252 Quality Review Act for the action of Minor Subdivision approval for Town of Lansing Tax
253 Parcel Number 23.-1-20, Michael and Carrie Koplinka - Loher owner's; and be it further

254
255 **RESOLVED**, that the Town of Lansing Planning Board Grants Final Approval of the
256 Application for a Minor Subdivision of certain land at 118 Ross Road, Lansing, New York,
257 subject to the following conditions:

- 258
259 1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning
260 Board Chair, thereafter, presenting and obtaining the signing of the plat by Tompkins
261 County Assessment Department stamp followed by filing in the Tompkins County
262 Clerk's Office, followed by provision of proof of such filing within the time limit
263 requirements of 62 days with the Town of Lansing Code Enforcement Office.

264
265 Dated: 22 April 2024

266
267 Motion by: Sandy Conlon
268 Seconded by: Christine Hass

269
270 **VOTE AS FOLLOWS:**

271
272 **Tom Butler -Absent**
273 **Sandy Conlon -Aye**
274 **Christine Hass -Aye**
275 **John Licitra -Aye**
276 **Larry Sharpsteen -Aye**
277 **Dean Shea -Absent**
278 **Al Fiorille - Aye**

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280
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282 **Project: Sketch Plan Review-** East Lake Cottages

283 **Applicant:** Larry Fabbroni

284 **Location:** 1950 East Shore Drive, Tax Parcel Number 37.1-1-9.2

285 **Project Description:** The applicant wishes to receive some feedback regarding the development of
286 1950 East Shore Drive. The applicant proposes to create a 12-cottage rental community including
287 community center to host “farmers market and catered events”. Community pickleball courts are also
288 being proposed. This project is located in B2 zoning with a small portion (S.W corner of parcel) in R2
289 zoning.

290 **SEQR:** This is an Unlisted action under SEQR 617.4 environmental review, requiring further review
291 of project.

292 **Anticipated Action:** sketch plan review of project, initial SEQR discussion

293

294 **Summary of Discussion:**

- 295 • Lisa Bonniwell and Scott Gibson were present to discuss this project.
- 296 • Mix of short term (Airbnb) and long-term housing, oil & gravel road, parking for each house,
297 car charging station, public water, private sewer
- 298 • Community Center, Phase 2, after houses are built. Farmers Market, Tennis Court-Pickle Ball,
299 Open to public to rent. No heat, no bathroom, will have concrete floor. 40 spaces for
300 community center once built, 1 car charging station
- 301 • Concerns about drainage, lighting, buffers for neighbors and contact person for complaints
302

303 **Other Business:**

- 304 • The Planning Board discussed Planning & Zoning training being held May 13, 2024

305 **Adjourned Meeting**

306 Meeting adjourned at the call of the Planning Board Chair at 7:41pm.

307 Minutes Taken and Executed by Kelly Geiger

308

309 **Access to public documents available online at:**

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

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