3       Lansing Town Hall, 29 Auburn Road         4       4         5       Board Members Present:       Excused:         Al Fiorille, Chair       Larry Sharpsteen         8       Sandy Dennis-Conlon, Vice-Chair       Dean Shea         10       Denn Shea       Christine Hass         11       John Licitra       1         12       Thomas Butler       1         13       Danielle Hautaniemi       1         14       Kelly Geiger, Planning Clerk, Mason Molesso, Planner, Joe Wetmore, TB Liaison         17       Homas Butler       1         19       Don Duthic       1         20       Andy Sciarabba       1         21       In Dravidson       1         22       Lin Davidson       1         23       Kateb Geiger       1         24       Lin Davidson       1         25       Chair Al Fiorille opened the meeting at 6:30 pm.       1         26       Project: Site Plan Review of Minor Subdivision Plat of land at 172 Benson Road         30       Applicant: Steve Saggese       2         24       Location: 172 Benson Rod Tax Parcel # 381-2       1         26       Project Description: Minor subdivision of 172 Benson Road in	1 2	TOWN OF LANSING PLANNING BOARD MEETING October 28, 2024		
6       Board Members Present:       Excused:         7       Al Fiorille, Chair       Larry Sharpsteen         8       Sandy Dennis-Conlon, Vice-Chair       Dean Shea         0       Christine Hass       Image: Conlon, Vice-Chair         1       Dennis-Conlon, Vice-Chair       Dean Shea         0       Christine Hass       Image: Conlon, Vice-Chair         1       John Licitra       Thomas Butler         13       Danielle Hautaniemi       Image: Conlon, Vice-Chair         14       Thomas Butler       Image: Conlon, Vice-Chair         15       Also Present:       Image: Conlon, Vice-Chair         16       Kelly Geiger, Planning Clerk, Mason Molesso, Planner, Joe Wetmore, TB Liaison         17       Public Present:       Image: Conlon, Vice-Chair         16       Kelly Geiger, Planarobia       Image: Conlon, Vice-Chair         17       John Duthie       Andy Sciarabha         28       Eveen Saggese       Image: Chair Al Fiorille opened the meeting at 6:30 pm.         29       Project: Site Plan Review of Minor Subdivision Plat of land at 172 Benson Road         30       Applicant: Steve Saggese       Image: Proposed Parcel # 381-2         20       Project Description: Minor subdivision of 172 Benson Road into 3 parcels: "Proposed Parcel A"	3	Lansing Town Hall, 29 Auburn Road		
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13       Danielle Hautaniemi         14         15       Also Present:         16       Kelly Geiger, Planning Clerk,Mason Molesso, Planner, Joe Wetmore, TB Liaison         17       Public Present:         19       John Duthie         20       Andy Sciarabba         21       Lin Davidson         22       Lin Davidson         23       Kaleb Geiger         24       Chair Al Fiorille opened the meeting at 6:30 pm.         26       Action Items:         27       Project: Site Plan Review of Minor Subdivision Plat of land at 172 Benson Road         29       Project: Site Plan Review of Minor Subdivision of 172 Benson Road into 3 parcels: "Proposed Parcel A"         21       Itoration: 172 Benson Rd Tax Parcel # 381-2         22       Project Description: Minor subdivision of 172 Benson Road into 3 parcels: "Proposed Parcel A"         31       (123.56 acres), "Proposed Parcel B" (4.44 acres) and "Proposed Parcel C" (13.66 acres). This property is located in the R3 zoning district         35       SEQR: This is an Unlisted action under SEQR 617.4 and will require further review         36       Anticipated Action: Preliminary Plat review, schedule public hearing for next month's meeting         37       Steve Saggese was present to discuss this project.         38       Board set public hearing date	11			
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50 <b>SEQR:</b> This is a Type II action and does not require any further review		0	eview	

- 50 **SEQR:** This is a Type II action and does not require any further review
- 51 Anticipated Action: Review drawings and plans, recommending no public hearing not necessarily
- 52 needed in this circumstance, but ultimately at board discretion.

## 53 Summary of Discussion:

- Andy Sciarabba and John Duthie were present to discuss this project including, cold storage, no utilities, number of units, lighting, cameras, numbering on buildings, signage, and roadway.
- The Board agreed that a Public Hearing was not necessary and approved the project with conditions.
- 5859 RESOLUTION PB 24-13
- 60 61

62

## TOWN OF LANSING PLANNING BOARD RESOLUTION – SITE PLAN APPROVAL FOR UNITED STORAGE 4,000 SQ/FT DRY STORAGE BUILDING, 8-18 VERIZON LANE TAX PARCEL # 30.-1-16.32

63 64

WHEREAS, an application was made by John Duthie, owner, for Site Plan Review of a 4,000 sq/ft (40' x 100') dry storage building and accompanying site improvements. Accompanying site improvements include two bollards, a new planter, surrounding gravel parking, tie-in into the existing stormwater management system and all other details as shown on drawing "Modified Site Plan & Details" dated 10/2/2024. This modified drawing set accompanies the drawing set and project documents approved in Planning Board Resolution PB 23-18 (dated 9/25/2023) and further details the "future building" shown in those drawings. This project is located in the IR – Industrial/ Research zoning district; and

72

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

77

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

81

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, the action noted above is exempt from NYS General Municipal Law § 239 -l, -m, and -n,
 and will not require further review from the Tompkins County Planning and Sustainability Department;
 and

91

87

92 WHEREAS, the Planning Board has considered and carefully reviewed the requirements of the Town 93 code relative to site plan review, the unique needs of the Town due to the topography, the soil types and 94 distribution, and other natural and man-made features upon and surrounding the area of the proposed 95 site plan, and the Planning Board has also considered the zoning in the area and the project in light of 96 the Town's Comprehensive Plan and compliance therewith, and as the underlying use is a permitted use 97 in the zone in which located; and

- WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board, nowtherefore be it RESOLVED as follows:
- 101

98

That the Planning Board of the Town of Lansing does hereby grant Site Plan approval for a new 4000 sq/ft (40' x 100') dry storage building and accompanying site improvements as noted above.

104

105	2. Owner (John Duthie	) must match building numbering to what currently exists on site; size,	
106	color, lettering style	must all be consistent.	
107			
108	a. Issuance of a	Sign Permit from the Town of Lansing is required if any modifications are	
109	to be made to	the business sign located on Rt. 34 & Town Barn Road.	
110			
111	Dated: October 28, 2024		
112			
113	Motioned by: Dean Shea		
114	Seconded by: Tom Butler		
115	5		
116			
117	<b>VOTE AS FOLLOWS:</b>		
118			
119	Tom Butler -Aye		
120			
121	Christine Hass –Aye		
122	Danielle Hautaniemi-Aye		
123	John Licitra -Aye		
124	Larry Sharpsteen -Absent		
125	Dean Shea –Aye		
126	Al Fiorille - Aye		
127	·		
128			
129	Project: Site Plan Review	of Minor Subdivision Plat of land at 1187 Ridge Road	
130	Applicant: Norman (Lin) E		
130	Location: 1187 Ridge Road Tax Parcel # 151-17.2		
131	<b>Project Description:</b> Minor subdivision of 1187 Ridge Road into 3 parcels: "Parcel A" (6.28 acres),		
132	"Parcel B" (a 3.28-acre flag lot) and "Parcel C" (.99 acres). This property is located in the RA Rural		
133	Agricultural zoning district		
135		action under SEQR 617.4 and will require further review	
136	-	ninary Plat review, schedule public hearing for next month's meeting	
130	interpated retion. I term	indig i hat review, schedule public heating for heat month 5 meeting	
138	Summary of Discussion:		
130	·		
140	<ul> <li>Lin Davidson was present to discuss this project.</li> <li>The Board set a public hearing date for November 2024</li> </ul>		
140	• The Board set a pub	ne hearing date for twovember 2024	
141	<b>Other Business:</b>		
143	• The Planning Board discussed Code Revisions including Buffer Chart, Cannabis Law,		
144	Chickens, Corner Lots, Flag Lots, and Lot Line Adjustments		
145		sed vacancies for the Planning Board, ZBA and CAC as well as the 2025	
146	budget		
147			
148			
149	Adjourn Meeting		
150	Meeting adjourned at the call of the Planning Board Chair at 7:35pm.		
151	Minutes Taken and Execute	d by Kelly Geiger	
152			
153	Access to public document		
154	Planning Board Email	<u>tolcodes@lansingtown.com</u>	
155	Town Website	https://www.lansingtown.com	