

DRAFT

**TOWN OF LANSING PLANNING BOARD
MEETING JANUARY 24, 2022
Via Zoom – Live on YouTube**

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 Joe Wetmore, Councilmember
Ruth Groff, Councilmember Guy Krogh, Town Counsel

Public Present:

Steve Vukas	Alita Giuda	Bob Gage	Justin Woods
Josh LaPenna	Kris Kaplan	B. Kerry	

Chair Al Fiorille opened the meeting at 6:38pm.

Motion to approve the minutes from December 20, 2021, Planning Board Meeting as Amended.

Moved by: Deb Trumbull Seconded by: Lin Davidson (Motion Carried)

Privilege of the Floor

- No Public Comments

Town Board Liaison Report

- Joe Wetmore gave a Liaison Report from the January 19, 2022 Town Board Meeting.

Action Items:

Project: Dollar General Retail Store – Site Plan and Consolidation/lot-line Adjustment

Applicant: Steve Vukas, Bohler Engineering MA, LLC on behalf of Franklin Land Associates, LLC, Owners

Location: East Side of Route 34B North of Lansing Station Rd; Tax Parcel No. 16.-40.225; 16.-40.223; 16.-40.222

Project Description: The Applicant is proposing Site Plan approval for construction of a 10,640 sq. ft. retail store with parking and other site improvements and consolidation/lot line adjustment between three existing parcels. 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=59757&dbid=7&repo=Lansing>

Summary of Discussion:

- The Public hearing for this project has remained open since the November 22, 2021 meeting.
- The Planning Board discussed items including parking, buffers, lighting, compatibility, security, ingress/egress, SWPPP, and local donations.
- The applicant reviewed the revisions they have made to their Site Plan.
- The applicant will consider a double row of trees, a fence, and the removal of the berm on the east side of the property.
- There are concerns with the sign plan, specifically the height of the monument sign near the road.

Public Comments:

- Josh LaPenna addressed concerns he had including Land Use and Zoning, and he requested a downstream analysis.
- Justin Woods, on behalf of Nicole & Jimmy Eschler and Kris & Helen Kaplan, requested a Full Environmental Assessment Form rather than a Short Environmental Assessment Form.
 - o Several Planning Board members had questions/concerns with the EAF.
 - o Attorney for the Town, Guy Krogh, addressed these concerns.
- B. Kerry supports the additional barriers around the store.

Motion to Close the Public Hearing for Dollar General- Ridge Rd at 7:15pm.

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Moved by: Deborah Trumbull Seconded by: Dean Shea Abstained: Tom Butler
(Motion Carried)

Discussion:

- The Planning Board will be participating in review of several land use regulation changes slated for this year-
 - o RA (Rural Agriculture) Zoning
 - o Site Plan
 - o Subdivision
- Please let C.J. and Al know which topic you prefer as the Planning Board will be splitting up into working groups to take on these tasks.

Adjourned Meeting

Meeting adjourned at the call of the Planning Board Chair at 7:57pm.

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>