

APPROVED

Town of Lansing

Monday, June 12, 2017 6:30 PM

PLANNING BOARD MEETING

PLANNING BOARD MEMBERS

(*Denotes present)

- * Tom Ellis, Chairman
- Norman (Lin) Davidson, Vice-Chairman
- * Larry Sharpsteen
- * Al Fiorille
- * Gerald Caward
- * Deborah Trumbull
- * Sandra Dennis Conlon
- * Dean Shea, Alternate

Other Staff

Lynn Day, Zoning Officer
Mike Long, AICP
Edward LaVigne, Town Supervisor
Guy Krogh, Esq.

Public Present

Devin Caward	Connie Wilcox	Stephen Lucente
Erik Whitney	Rocco Lucente	

Chairman Tom Ellis called the Planning Board Meeting to order at 6:30 PM.

Chairman Tom Ellis enacted Alternate Member Dean Shea as a voting Member this evening as Lin Davidson is not present.

Approval/Denial of Planning Board Minutes for May 22, 2017

Larry Sharpsteen made a motion to approve with amendments. Deborah Trumbull seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Dean Shea, Alternate Member

APPROVED

Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

Minor Subdivision Classification – Estate of Eleanore Hunter and Jay & Carol Engels 554 Scofield Road, Tax Parcels #30-1-6.3, #30-1-6.43, #30-1-6.41

Summary of Planning Board Members Discussion

- * Create conditions that it must be reviewed again if the properties are further divided.
- * Guy noticed that the SEAF question 13a should be “yes”, as a stream flows through Parcel C.
- * Requesting a bigger map for next meeting, to be able to read road frontage along with defining lines to differentiate current from proposed boarder changes.
- * Part II SEQR will be reviewed June 26, 2017.

Gerald Caward made a motion to classify this as a Minor Subdivision at 6:40 PM. Dean Shea, Alternate Member seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Dean Shea, Alternate Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

Update of Modification #3 of Village Solars PDA - Applicant; Stephen Lucente, Warren Road & Village Circle, Tax Parcels #39.-1-38.1, #39.-1-38.5, #39.-1-35, #39.-1-38.3

Summary of Planning Board Members Discussion

- * Impervious areas are well below the thresh hold.
- * Paved parking lots will be drained into the retention basins.
- * All parking areas paved and/or stone are considered to be impervious on this project per Steve Lucente.
- * Planning Board would like to recommend removing the small overflow parking area at the Warren Road/Village Circle North until the one-year completion parking study is completed.

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- * The purpose of a PDA is to offer uniqueness to the Town not just to increase density. The project must complete the paths, ponds, recreation and community center.
- * Required to reserve a spot for a bus stop if the bus route does change to include a stop within the complex. The location would be at TCAT's discretion.
- * Request a cross walk for the current Bus Stop location across the street.
- * Will allow plan to demo buildings 2, 22, 102 and 116 before community center is built.
- * Planning Board Recommends the pathways, benches, tables be completed at the end of each Phase for that Phase. If this is followed, it would be acceptable to delay the community center until Phase IV.
- * Recommends a condition on Phase IV to state; no new building permits for 36 and 117 until Phase 1, 2 and 3 are fully completed including the green spaces.
- * Nothing has been done with the Springbrook Road Complimentary Plan. We hope to see it back.

Guy Krogh notes a few things not yet agreed upon

- * The Town maintains the requirement of dedication of a 60' wide potential future road to connect Dutch Mill and Village South.
- * Dedication of the main East-West trail is still required.
- * Future dedication of the main future North-South trail will remain required.
- * A bus shelter near the community center or per TCAT designation remains as a requirement.
- * The public amenities and facilities still have build-out requirements on a phased basis.

Guy Krogh has four things that need attention:

1. Planning input is still needed, and that is where your good offices come to bear; and I further anticipate the Planning Board will have good input here.
2. Once ready, it needs to go to the Developer for review as well. I have also thrice spoken with the Developer on this process to seek clarifications and make sure all matters are fairly proceeding in parallel. Two such conversations were with Larry Fabbroni and one directly with Steve Lucente. Other than maintaining the roadway dedication, I do not think anything in here will surprise them.
3. SEQRA needs to be completed and I will (Guy Krogh) attend to that personally for the Town Board as the "action" is the adoption of the local law. Towards that end, I have also consulted with County Planning as they performed a site plan based 239 review, but they have a right of independent review as a local law as it is a zoning change, which triggers a different requirement under § 239. County Planning said that as long as the approvals and final local law conform substantially to the project and site changes already reviewed, that they waive and desire no further 239 review. Hence, we seem all set with SEQRA so far.
4. The Town Board needs to conduct a public hearing, consider any evidence or input provided and, if appropriate and so decided, adopt a local law implementing the changes per the application process, the recommendations of the Planning Board, and in consideration of other advice deemed of worthy weight.

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5. Finally, as to conditions, I have some recommendations. These mainly relate to process requirements that either remained unattended to or slipped through the cracks somehow.

Thus, I would recommend the following 3 conditions:

- a. Formal dedication within 90 days of the future 60' reserved right-of-way for a future roadway or trail way connection between VCVS and Dutch Mill, as noted and required by § 1610(6)(e)(3).
- b. Formal execution and filing of a SOMRA (stormwater operation, maintenance, and repair agreement, as required by the Stormwater Local Law and EPA. The developer's request to grant a blanket site easement, it is acceptable in this regard, and so you know large, integrated projects are often handled in this manner for a variety of reasons.
- c. If this has not already happened, then within 180 days the developer should submit as-built sewer and water infrastructure surveys, with required Bolton Point elevations, per § 1610(11)(b). I kicked this back to 180 days as surveying may take more time and 90 days did not seem reasonable.

Larry Sharpsteen made a motion to send a positive recommendation to the Town Board with some amendments and recommendations that we talked about tonight for Village Solars Modification #3 of PDA at 7:20 PM. Dean Shea, Alternate Member seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Dean Shea, Alternate Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

The Planning Board has confirmed they are ready to send the recommended version of the Comprehensive Plan to the Town Board. It will include Larry Sharpsteen and Deborah Trumbull's changes.

Mike Long briefly reviewed updates in the Planning Department

- Waiting on Crown Castle to get a specific letter from NYSEG on the fall zone. The ZBA will be reviewing a Fall Zone Variance from Crown Castle with no influence from the Planning Board.
- Engels – Hunter Minor Subdivision - will have a Public Hearing at the next meeting June 26, 2017.
- No Barks About It - Mike has met with them and received the site plan with some information on fencing to create doggie daycare areas. Looks like a nice plan with the landscaping. This will be on the agenda for June 26, 2017.

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- Cayuga Operating Plant - is proposing an 18-megawatt Solar Farm. \$25 million dollar investment. They had a press conference on June 7, 2017. They will apply for NYSERA money. The Solar Farm will be mostly in the wooded area with part of it in the old fly ash area, to avoid the tillable land use. There will be a visual barrier on the roadside of the Solar Farm. I stress specifically several issues. One being the SWPPP - They must submit a good engineering plan along with a remediation plan on disposal at end of life of the equipment.

Comments/Concerns of Items not on the Agenda

Chairman Tom Ellis mentioned that soon the board will start reviewing the previous energy information. Sue will email the previous information to the Board Members in case they no longer have it. Other upcoming discussions will be on revising the zoning map and then apply zoning to work with the map and then move on to rewriting the land use ordinance.

Larry Sharpsteen made a motion to adjourn the Meeting at 7:45 PM. Dean Shea seconded the motion.