

## TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS

FROM: Michael H. Long, AICP – Planning Consultant  
Lynn Day – Code Enforcement Officer

RE: **Cayuga Farms Multi-Family Townhome Housing Units**

DATE: January 12, 2015

Consideration of the Application of Robert Weinstein - WB Asset Management, LLC with Tim Buhl P.E. presenting the application for Site Plan approval for the proposed Cayuga Farms Multi-Family Townhome Housing Units on the west side of North Triphammer Road, Tax Parcel # 37.1-6-3.362 (30.81+/- acre parcel) across from Asbury Drive and Horvath Drive at the previously discussed at the July 28<sup>th</sup> and Oct 27<sup>th</sup> 2014 Planning Board Meetings. The proposal is site plan approval to construct 102+/- Multi-Family Townhome Housing Units in the R2 Zoning District (Moderate Density) which is a permitted use per our Town of Lansing Land Use Ordinance, with special conditions Section 802.1 (Planning Board Site Plan Review). The applicant has provided updated preliminary Site Plan (dated Oct. 30, 2014), updated the Storm Water Plan, Ag Data Statement with your concerns addressed from the earlier Planning Board meetings. Additional comments were received Dec 12, 2014 from T.C. Miller on issues that need to be further addressed. Tompkins County has completed their Section 239 review and responded by letter dated Oct. 16, 2014. There have been minor changes since the original project plans were submitted.

**Site Characteristics:** The site consists of 30.81 acres mostly flat land and open field with tall grasses and a run off ditch. The surrounding neighborhood is of residential character facing on North Triphammer Road, with one commercial Business next to the proposed development. The development will have two access Roads to North Triphammer Rd. One will be across from Horvath Drive and there will be one across from Hillcrest Road next to Michaleen's. It should be noted that in our file we have a letter from Legal Counsel dated September 6, 2006 that they have reviewed Michaleen's title history, deed, subdivision plats, and other related facts and matters pertaining to this issue. Given that they purchased the property and were fully aware of the prior dedication of that area for use as a future roadway, there is no legal basis for refusal. They may refuse to sell the land, but they cannot prevent the use of the land as a roadway since it was dedicated for such use. The deed discloses that they were fully aware of such dedication at the time they purchased the land.

**Comprehensive Plan/ Zoning:** The site is in the R2 Residential Zone (Moderate Density). The 2006 Town of Lansing Comprehensive Plans intent is to designate areas where the expected and desired use of land is a mixture of varied types of residential development at a somewhat higher development density. Typically, such areas will have public water service available but may encounter sewage disposal problems. The Multi-Family Townhome Housing units are a permitted use under our Land Use Ordinance with Site Plan Approval.

The Planning Board earlier requested that the developer include the future connection through the existing ROW at Michaleen's. They are prepared to install the initial section of the future town roadway as part of the site plan improvements. This roadway was included within the 2006 Comprehensive Plan Transportation Section map.

**Zoning Requirements:** The site as R-2 Residential Zone (Moderate Density) which is allowed up to 12 dwelling units per acre of density. The developed site area is estimated at 29.2 acres which would be a maximum of 350 Dwelling Units on this particular site. The proposal seeks only 102 dwelling units or 29% of what is permitted. The Zoning requirements for parking are 1.5 cars per dwelling unit. The required minimum is 102 x 1.5 or 153 cars parking. The development proposes approximately 150 cars to be in garages on the lower level of the building and an additional 204 on driveway access spaces in front of each unit. The proposed plan indicates about 354 car parking which is more than double the parking requirement.

**Other Aspects of Proposal:** You have been provided a Wetlands Map, Unique Natural Area Map and an Ag Map. The development is in the Ag District. No wetlands or UNA areas are on the property. This proposed development includes an on-site Septic Treatment Plant (package unit). It should be noted that there is a possibility of public sewers to be extended to serve the site. At that time the Developer will take the onsite Septic Treatment Plant out of service and remove the Plant from the site. Connection to the Public Sewer System would then occur. The onsite Septic Treatment Plant comes in modules and can be taken apart and sold. The plant will be in service at the very least a couple of years.

**Agencies:**

- 1) The Town of Lansing Fire Department has reviewed the Site Plan. The proposed 20 foot wide roadway is acceptable and appears to provide access for all four apparatus. The proposed Fire Hydrant locations are also acceptable.
- 2) Maureen Cowan of the Pathways Committee – see revised letter sent under separate cover.

- 3) Engineering and SMO (Storm Water) - see attached letter with from TG Miller's review, latest letter dated Dec 12, 2014.
- 4) Tompkins County Highway Supervisor – see previous email of July 21, 2014.
- 5) Lynn Day met with Roger Dedrick the Lansing School District Bus Garage Supervisor and he believes the development would have a modest impact on the bus routes. They change the bus routes to follow the growth and reduction in student population in each neighborhood. (See July 7, 2014 e-mail).
- 6) The DEC and the Tompkins County Health Department will have to approve the onsite Septic Treatment Plant. The owner will submit final plans will be submitted to DEC for approval before the Planning Board grants Final Site Plan Approval.
- 7) Bolton Point will only allow one meter per tax parcel number, unless the Town of Lansing signs off and takes responsibility. We require that the developer to put in a Master Meter for Municipal Water. (One meter per parcel). The water system is discussed as being looped with a second master meter along the future town road near Michaleen's.

**GML Referral:** The proposal was submitted to the County Planning Department for 239 GML review. Ed Marx has responded with the review letter dated October 16, 2014 based upon revised site plan drawings.

**Requirements-**

- 1) Although the Applicant had supplied a preliminary design for an onsite Septic Treatment Plant dated April 11<sup>th</sup>, 2012 from his previous proposal and followed up Sept. 22, 2014 with an updated detailed Engineering Report of the Treatment Facility/ Plant to be reviewed by the Town's Engineer. Subsequent to the Site Plan approval, the formal application by the engineer will be submitted to NYS DEC for their review and approval.
- 2) The Applicant has verbally agreed to include an easement for the proposed Lansing Pathways trails on the Site Plan Map. A revised site plan drawing was prepared to specifically identify the final location(s). In addition, they have also agreed to install on site walking paths to connect the various buildings with the proposed bus stop location along Triphammer Road as illustrated on the Oct 30, 2014 drawings.
- 3) The Applicant will need approval of the proposed SWPPP by both the Town SMO and The Town Engineer.
- 4) The Developer will be required to put in a Master Meter for Municipal Water. (one meter per tax parcel)

- 5) The Developer will need to have the Consolidated Water District extended. The CWD boundary is only 300' into the property; a letter requesting the extension to include the entire parcel was dated Aug. 27, 2014.
- 6) The parcel is within an existing Ag District. An Aug. 26, 2014 letter from Robert Somers was received that discussed the Agricultural District issues. The current plan will have the developer install and own the water and sewer systems through private funding. Should the town install or be responsible, then a Notice of Intent (NOI) would be required.
- 7) The Developer has corrected many of the conflicting information and errors per TG Miller's engineering report dated July 20, 2014 in the revised submission. Please refer to the Dec. 12, 2014 review letter for his latest concerns. Mr. Buhl has stated that he has submitted additional engineering information about the waste water plant.
- 8) The Developer will have to meet the Tompkins County Highways specifications and requirements for roadways and bus pull off areas in the County right of way (ROW).

**Considerations:** At the Oct. 27, 2014 meeting, the Planning Board should determine whether the Application and LEAF (SEQR) part I is complete and review any comments made by the Town Engineer. Legal Counsel has already made proposed corrections to Part I of the LEAF.

The Planning Board declared Lead Agency at the Oct. 27, 2014 meeting and identified all Interested and Involved Agencies and served those Agencies with a Notice of Intent (NOI) to act as Lead Agency. The Interested and Involved Agencies had 30 days to comment and DEC agreed with the Planning Board Lead Agency Determination.

Planning Board scheduled for a "Public Hearings" regarding the SEQR determination and Site Plan Approval for Planning Board meeting to allow comments or concerns to be expressed by affected neighbors. After holding the Public Hearings on January 12, 2015, the Board can then formally consider a SEQR determination and Site Plan Approval.

Please feel free to contact us with any questions regarding the above.