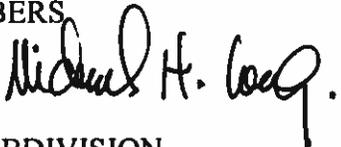


TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS
FROM: MICHAEL H. LONG, AICP 
RE: LAKE FOREST CIRCLE SUBDIVISION –
PUBLIC HEARING, SEQRA AND PRELIMINARY PLAT APPROVAL
DATE: DECEMBER 9, 2015

The applicant, H. Floyd Davis, III is scheduled to appear before the Planning Board at the December 14, 2015 meeting for Preliminary Plat Review of the proposed Lake Forest Circle Subdivision proposal. The proposal is revised for 16 +/- lots to be subdivided from five existing parcels which totals on approximately 48.577 +/- acres located off of Lake Forest Drive, Tax Parcel No's 32.-1-37.428 (36.15 acres), 32.-1-37.441 (0.327 acres), 32.-1-57.1 (0.108 acres), and 32.-1-37.439 (7.104 acres), and 32.-1-37.440 (4.888 acres) within the (L1) Lakeshore Zone.

This is a follow-up meeting to the informal discussion that was held at the June 24, 2014 Planning Board meeting. Preliminary Plat plan materials have been submitted by the applicant, including a revised subdivision plat showing a slope analysis of the site and approximate building envelopes on each lot, as requested by the Board. Article 5, Section 502 of the Town of Lansing Subdivision Regulations indicates that the Planning Board should discuss the sketch plan with the applicant and address issues such as existing development, public facilities and services, the Comprehensive Plan, zoning issues, adjacent landowners and uses, community concerns and issues, site characteristics and issues, and any requested, potential, and/or required changes to the sketch plan proposal.

The project was last reviewed by the Planning Board at the Sept. 9, 2013 meeting. As this proposal included approximately 17 lots, it was determined to be a Major Subdivision according to the Town Zoning Ordinance. The Planning Board also requested a detailed plant inventory due to the proximity to the Unique Natural Area (UNA-24) Plants contained in the Lake Cliffs, North of Meyers Point have been documented. The developer has had this inventory completed by F. Robert Wesley report 29 October, 2013.

The Tompkins County Planning Department has sent a letter dated November 12, 2014, which comments regarding the proposed subdivision plan proposal. In that letter the County Planning Department indicates concerns with removal of the existing driveway should be vegetated and seeded after the new road is constructed.

The existing subdivision plan includes five parcels, two owned by H. Floyd Davis, III and the other two by Robert and Oya Y. Rieger and the balance by a neighbor. The developer has provided the Planning staff with a copy of the formal "Common Driveway Agreement" dated 28th of December 2012 which states that should the subdivision be completed, the lands would revert back to the overall subdivision plan and the roadway access to the parcel would be gained from the yet to be constructed road that would eventually be turned over as a town road. This Proposed "Land Swap" is also included within the survey map by Stockwin Surveying File No. 04912 which was filed in the Tompkins County Clerk's Office.

Project Overview: The original subdivision included the two parcels with limited access from Lake Forest Drive which included a 75 foot roadway frontage for Parcel B which required 150 foot road frontage. Mr. Davis applied to the Town of Lansing Zoning Board of Appeals (ZBA) for a variance for the roadway which was granted at their June 19, 2012 meeting. The ZBA discussed various options and ultimately granted the area variance requested. The additional subdivision plan proposed with the construction of a new town road would in effect remove the need for the granted ZBA area variance.

The proposed overall subdivision plan includes a phased subdivision which would result in 16 lots with two (2) infiltration basins proposed as a drainage district to be deeded back to the Town of Lansing. The revised proposed Subdivision drawing dated 10/20, 2015. Phase 1 would consist of lots# 1-5, #10-16 and the construction of the southern portion of approximately 2,000 lineal feet of road to be constructed and turned over to the Town of Lansing according to the highway specifications. Drainage easements and retention basins would also be considered to be transferred to the town. On the proposed subdivision drawing, Building lot #2 and #3 has been modified (19 feet) which indicates a 152+/- foot frontages which will eliminate the need for a ZBA area variance which was only 123 foot for lot #2 on the earlier plan version.

Storm water protection plan was reviewed by T.G. Miller with an initial review letter dated 11/19/2014. This was followed up with a response by the project engineer Tim Buhl letter dated October 27, 2015 with revisions to the SWPPP. Further comments were written by T.G. Miller in a letter dated November 17, 2015 and a follow up meeting was held on November 20, 2015 with both engineers involved. It is believed that the outstanding SWPPP issues (if any) will be resolved prior to the Final Plat Approval in the future.

Site Characteristics: The site consists of 68.64+/- acres which is primarily a mix of single family residential and former active crop lands. There is a meandering stream that traverses the site which is a natural feature through the wooded area. A full SWPPP was prepared and submitted with the application for the entire site which has been reviewed by T.G. Miller. Revision has been made to the original SWPPP. The proposed overall subdivision plan includes a 2 phased (Lots #1-5 and #10-16 - Phase 1) subdivision which would result in 12 lots with two (2) infiltration basins and access proposed as a drainage district to be deeded back to the Town of Lansing as a proposed Town of Lansing Drainage District will be submitted to the Town Board.

Comprehensive Plan / Zoning: The site is in the L1 – Lakeshore Zone. The area is developed with mixed residential and former agricultural uses. The 2006 Town of Lansing Comprehensive Plan anticipates this to be developed as a residential area, primarily with single family homes.

GML Referral: The proposal was submitted to the Tompkins County Planning Department for 239 GML review. The county responded in a letter dated April 24, 2015 that recommended Tompkins County Department of Planning completed the 239 Review of this project and issued a letter dated November 12, 2014 with a recommendation that “Given the existing driveway’s current location in close proximity to the creek we recommend that the Town require that once it has been abandoned it be vegetated and seeded”. This is a very reasonable recommendation and should be included as a condition of approval.

Neighbor Meeting Notices: The Planning staff has sent out notices to notify the adjacent parcels of the proposed action and subdivision plan. A “Public Hearing Notice” was formally completed which is scheduled to be held on December 14, 2015. There have been a few neighbors that have reviewed the proposed plan in the office.

Staff Recommendations: The Planning Board should hold the Public Hearing at the December 14, 2015 meeting. Depending upon public comments, the Planning Board should consider and adopted a SEQRA Negative Declaration for this overall subdivision plan and site plan for Flag lot #1 – Existing House already construction by Rieger’s. The Applicant has completed a very detailed SWPPP which was revised and altered due to changing regulations. Additional updates have been completed since the earlier submittal. The Town Board had already accepted the waiver for highway specifications and proposed Drainage District should be adopted at the December 16, 2015 meeting. Staff recommendation is to complete the Public Hearing, SEQRA Determination and if appropriate, issue the Preliminary Plat Approval with the conditions drafted within the proposed resolution. Please feel free to contact me with any additional questions.

The developer has requested the Planning Board (letter to Tom Ellis dated November 23, 2015) to complete the SEQRA process and issue a “Preliminary Plat Approval” and waiver for the town specifications to utilize the 2014 Highway Design Specifications. Charlie Purcell has been contacted and is in support of the highway waiver. This project has been before the planning board previously and was awaiting SWPPP revisions which took a significant amount of time to revise. The original non-conforming lot # 2 was modified so that it now will meet the entire town zoning ordinance requirements.

The Public Hearing for this subdivision has been advertised in the Ithaca Journal for the December 14th, 2015 meeting. Assuming that all outstanding issues have been resolved, the developer has requested the SEQRA review and approval preliminary plat be completed at this same meeting.