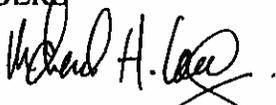


TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS
FROM: MICHAEL H. LONG, AICP 
RE: SUN PATH ROAD DEVELOPMENT – PRELIMINARY PLAT
DATE: MARCH 21, 2016

The applicant, Boris Simkin, Westview Partners, LLC, is scheduled to appear before the Planning Board at the March 28^h meeting for a “Public Hearing” of the proposed (4) Four Lot subdivision on Sun Path Road Tax Parcel No. 42.-1-2.25 (R1) Low Density Residential on an existing 11.1 +/- acre parcel. Mr. Simkin did discuss his proposal for initially subdividing with the Planning Board on March 10, 2014. The Town Board and the Planning Board held a “joint meeting” on October 6, 2014 to discuss the future road connections and the history of the subdivisions in the area at East Lake and Novalane interconnections as included within the overall Comprehensive Plan and earlier subdivision approvals.

The Planning Board next met on October 27, 2014 and determined that this project is to be considered a “Major Subdivision” according to the town regulations. The Planning Board requested that the applicant also include a Phase 2 with the layout of additional potential future lots. Also included should be a connection to the parcel immediately to the south to plan for roadway interconnections.

Westview Partners has built two single-family homes on land in the Village of Lansing on Sun Path Road just east of the subject site. There is an existing creek that traverses both the Village and town sites that should be a consistent setback distances. The site of the current proposal is mostly wooded and contains a creek that flows adjacent to Sun Path Road.

Due to the fact this is a major subdivision; the applicant has completed a Storm Water Pollution Prevention Plan (SWPPP). The initial submission by Phillip Erik Whitney, P.E. was dated June 21, 2014 which was reviewed by the town engineers T.G. Miller and a letter of comments was dated August 19, 2014. A revised SWPPP dated February 25, 2015 was also submitted and subsequently reviewed by T.G. Miller. The February 5, 2016 (see attached) is the latest review letter which clarifies the issues, primarily the sizing of culvert pipes

Tomkins County 239 review: The subdivision plan was reviewed. The letter dated March 30, 2015 (see attached) indicated that a 50 foot riparian buffer be located on both sides of the intermittent stream. This set back should apply to all buildings, impervious surfaces and

wastewater treatment systems. The earlier August 21, 2014 239 review letter indicated that the project is located within the Lake Cliffs UNA-24 (old map system) due to identified specific plant materials.

Water Main and District: Westview Partners recently replaced the old, substandard water main along Sun Path Road with a new 8" main. The new water main was offered for dedication to the Town which was accepted. In addition, it is located within the Consolidated Water District that has been formally established along Sun Path Road. .

Creek: The Creek, located on the south side of Sun Path Road, should be protected from disturbance both during and after any construction. Special attention should be given to any culvert and driveway crossing over the creek. Development should be set back a minimum of 30 feet (50 foot illustrated on survey) from the creek. This issue has been included within the Tompkins County 239 Review letter.

Parks/Trails: The Board should consider whether there might be a need for any park or trails in this area of the Town. It does not appear that the Pathways Committee is recommending any trail connections in this area.

Public Hearing: The March 28, 2016 Planning Board has scheduled a public hearing on this subdivision. It has been determined that the physical roadway and the dedicated R.O.W. do not completely align. There are minor adjustments that are needed.

Next steps: At the conclusion of the Public Hearing, the Planning Board may schedule the "SEQRA" and Preliminary Plat approval. I would further recommend that the "Final Plat Map" area currently shown as the future phase subdivision be illustrated as "Parcel 5" for the balance of the remaining portion of the overall tax parcel.

Please let us know if there are any questions on the above.

T.G. MILLER P.C.
Engineers and Surveyors

David A. Herrick, P.E.
Andrew J. Sciarabba, P.E.
Frank L. Santelli, P.E.
Steven R. Rowe, P.E.
Lee Dresser, L.S.
Darrin A. Brock, L.S.
Edward D. Ripic, Jr., L.S.

February 5, 2016

Michael H. Long, AICP, Town Planning Consultant
Town of Lansing
29 Auburn Road
Lansing, NY 14882

Re: Sun Path Development, Storm Water Pollution Prevention Plan Review

Dear Mike,

We received a revised Storm Water Pollution Prevention Plan (SWPPP) prepared pursuant to NYSDEC SPDES GP-0-10-001 from Mr. Whitney, PE on January 14, 2016. Upon initial review we have the following comments on the revised SWPPP dated 1/10/2016.

3. Repeat Comment: Provide diversion swale sizing calculations to show conveyance of the 100-yr storm. I could not find the calculation in Appendix J as stated in the response letter dated 3/20/15. Provide pre and post watershed mapping for design point 1 to verify pre and post flow rate at roadside ditch. Will the downstream culvert be impacted with increased runoff due to the diversion swale?

Response- Diversion swale for lot-1 modeled for 100-year 5.84" storm event. See appendix J first printout under proposed conditions.

-Based on the watershed to the neighboring downstream culvert (35 Sun Path Rd.) it appears the culvert should be upsized to a minimum of 18" to comply with Town standards.

19. Please clarify who will take ownership of 42" culverts on lots 2, 3, and 4. It appears some of the culverts may be partially on private property.

Response- Town ownership of roadside culvert is intended and culverts will be designed and installed to Town standards.

- If the Town is to take ownership of culverts, provide a drainage easement on lots 2, 3, and 4. Drainage easement shall be a minimum of 30 feet wide, centered on the installed culvert and centerline of the existing drainage way for the entire distance along the frontage of the lots.

20. Provide a draft long term operation and maintenance agreement for Town review in accordance to Local Law 6, of 2009.
21. Consider dedicating additional R.O.W. to the Town at pinch points between the as constructed Sun Path Road and the mapped R.O.W. on all lands of Westview Partners LLC. Alternatively, the road could be re-aligned to stay within the R.O.W. Pinch points appear to be at curve #4, #5 and #11 as shown on the plat. Minimum R.O.W. shall be 30' wide from the centerline of the existing road. Revise the proposed 10' wide additional R.O.W. on Lot I to reflect 30' from centerline of the existing road.

Sincerely,



Donald Harner, P.E.

- Cc: T. Ellis, Chair
E. LaVigne, Supervisor
L. Day, Code Enforcement
C. Purcell, Highway Superintendent
G. Krogh, Esq.
D. Herrick, Town Engineer

Tompkins County
DEPARTMENT OF PLANNING

121 East Court Street
Ithaca, New York 14850

Edward C. Marx, AICP
Commissioner of Planning

Telephone (607) 274-5560
Fax (607) 274-5578

March 30, 2015

Michael H. Long, AICP, Consulting Planner
Town of Lansing
29 Auburn Road
Lansing, NY 14882

Re: Review Pursuant to §239 -l, -m and -n of the New York State General Municipal Law
Action: Updated Subdivision Review for proposed Sun Path Development, Town of Lansing Tax Parcel #42.-1-2.25, R1 Zoning District, Westview Partners, LLC, Owner/Applicant, Boris Simpkin, Agent.

Dear Mr. Long:

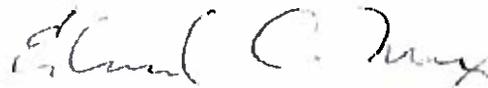
This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Planning Department pursuant to §239 -l and -m of the New York State General Municipal Law. The Department has reviewed the proposal, as submitted, and has determined that it may have negative inter-community, or county-wide impacts as described below. As was previously stated in our letter of August 21, 2014, we recommend modification of the proposal. If the Board does not incorporate the recommendations, such approval will require a vote of a supermajority (meaning a majority plus one) of all members of the decision-making body.

Recommended Modifications

- The Town should require the applicant to maintain a minimum 50 foot riparian buffer on both sides of the intermittent stream on the northern portion of proposed lots 2, 3 and 4, as well as Phase 2 lots 5, 6, 7 and 8, as measured from the edge of stream bank. This buffer area should apply to all buildings, impervious surfaces and wastewater treatment systems.

Please inform us of your decision so that we can make it a part of the record.

Sincerely,



Edward C. Marx, AICP
Commissioner of Planning