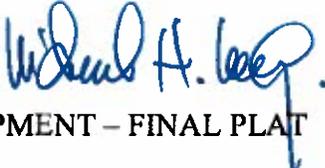


TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS
FROM: MICHAEL H. LONG, AICP 
RE: SUN PATH ROAD DEVELOPMENT – FINAL PLAT
DATE: April 20, 2016

The applicant, Boris Simkin, Westview Partners, LLC, appeared 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 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 (Mahool’s property) and 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. At an earlier meeting, the Planning Board agreed to a 30 foot riparian setback limit was adopted through a supermajority vote for the preliminary plat approval resolution at the last meeting. The Planning Board also discussed a 12 foot wide maximum driveway access across the existing creek where needed which is included in the resolution..

Water Main and District: Westview Partners previously replaced the old, substandard water main along Sun Path Road with a new 8" main. The new water main was approved 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. .

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 held a public hearing on this Proposed Preliminary Plat 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.

Staff Recommendations: The Planning Board approved the "SEQRA" Negative Declaration and Preliminary Plat approval at the March 28, 2016 meeting. Based on the comments received at the earlier meetings, attorney Guy Krogh has prepared the "Final Plat" Resolution. Included within the materials and the final plat plan prepared by T.G. Miller dated 4/12/2016, the realignment of Sun Path to conform within the 60 foot R.O.W. has been incorporated. The Planning Board discussion also included discussion of permitting the phase 2 subdivision contingent with the construction of the future roadway to the south (to Mahool's), to the south (to Butler's) and to the north (to Eastlake PDA).

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