

# TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS

FROM: Michael H. Long, AICP

RE: Site Plan Review – Scott Morgan  
Construction of (2) Duplex Unit Apartment Buildings

DATE: October 11, 2016

The applicant, Scott Morgan, of SDM Rentals, LLC is requesting site plan approval for the construction of (2) Buildings that each contain two single story dwelling units (Duplex) to be located on Buck Road, Tax Parcel # 32.-1-1.1, R3 - Residential Mixed Use Zone. The building footprint would be approximately 32' X 90' = 2,880 Square Feet (SF) each structure, as illustrated in the site plan provided by the applicant. An additional 12'x16' pump house / water shed would also be constructed. Two (2) new septic systems will be installed on the site, one for each building to be constructed.

Site Characteristics: The site consists of 5.46 +/- acres site and is currently being used as an agricultural crop field. The current owner also owns the adjacent duplex buildings on a separate 1.89 acre parcel. The total disturbed area is estimated to be approximately 51,857 sf (0.84 acres) so therefore a complete SWPPP is not required. The disturbed areas will be predominantly for the buildings, driveways and septic systems to be installed. There is a consistent slope across the parcel from the high point (Northeast corner) to the lowest point in the Southwest corner with Townley Creek along the southern property line. There are no known designated wetlands on the parcel according to the Tompkins County GIS mapping site.

Surrounding Area: The area surrounding the site includes the existing houses and duplexes buildings located in the area developing along Buck Road. The area also has several farms and is currently agricultural use where appropriate.

Comprehensive Plan/Zoning: The site is in the R3-Residential Mixed Use Zone. The area is developed with mixed residential and agricultural uses. The 2006 Town of Lansing Comprehensive Plan anticipates a where the use of land will change from the most traditional agricultural uses of the community to a more dense residential development depending upon public water and sewage systems.

GML Referral: The proposal was submitted to the County Planning Department for 239 GML review. The County responded in a letter dated September 20, 2016 that the proposed action that “it may have negative inter-community or county-wide impacts”. They go further to make a

recommendation that the applicant has proposed to use “Norway Spruce Trees” which have been identified as an invasive plant material by Tompkins County and recommend using another variety. The applicant is considering removing these trees from the plan and possibly using another variety or going without a vegetative screen. They also noted the 40,000 SF density requirement will limit the future development to one additional dwelling unit under the current land use regulations.

Possible Considerations:

- 1) Staff recommends that the Planning Board complete the SEQRA environmental determination and site plan review since the proposed modification is small in scale. The neighbors have been notified with the 600 distance of the proposed project through a direct letter mailing. Staff recommends that the Planning Board issue a Negative Declaration of Environmental Significance (Neg. Dec.) based on a review of the Short EAF Part I completed by the applicant.(refer to draft SEQRA resolution).
- 2) Adopt the site plan resolution for approval of the two (2) Duplex Units Homes to be constructed.

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