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Town of Lansing

Monday, August 25, 2014 6:30 PM

PLANNING BOARD MEETING

PLANNING BOARD MEMBERS

(*Denotes present)

- * Tom Ellis, Chairman
- * Norman (Lin) Davidson, Vice-Chairman
- * Larry Sharpsteen
Richard Prybyl
- * Al Fiorille
- * Gerald Caward
- * Ray Farkas
- * Deborah Trumbull (Alternate)
Lorraine Moynihan Schmitt, Esq.

Other Staff

Lynn Day, Zoning, Code, Fire Enforcement Officer
Kathy Miller, Town Supervisor

Public Present

Connie Wilcox	Erik Whitney
Mary Lee Banfield	Boris Simkin
Maureen Cowen	Ron Bricker
John Dietershagen	Robert Hillman
Mary Dietershagen	Osman Yurekli
Jack Jensen	

Other Business

Tom Ellis, Chairperson called the Planning Board Meeting to order at 6:30 PM. Due to a Member being absent, the Chairman enacted Deborah Trumbull, Alternate to be a voting Member this evening.

Public Comments/Concerns other than Agenda Items

Lin Davidson shared information with respect to his recent training session on "Preserving Rural Character Through Conservation Subdivision Design" with the Board Members. Rachel Jacobsen will forward an electronic version of the presentation to all Members.

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Thomas Ellis states Town Board Member Ruth Hopkins has made arrangements with some Cornell University Students to possibly conduct a traffic study the Town is looking into undertaking. Ms. Hopkins would like a volunteer from the Planning Board to meet with her and the students on Thursday, August 28th @ 10:00 A.M. in the Town Hall. There were no Planning Board Members that volunteered, therefore Mr. Ellis will try to make it.

Jack Jensen gave a brief presentation on Oxygen-Based Development to the Planning Board Members.

Sketch Plan Review & Classification for a 3 Lot Subdivision, Applicant: Westview Partners, LLC, Agent: Boris Simkin, Sun Path Road, Tax Parcel # P.O 42.-1-2.25

Boris Simkin and Engineer Erik Whitney appeared before the Board for a Sketch Plan Review and Classification.

Chairman Ellis explained this particular property has a storied history that dates back to 1988 with several different issues. Mr. Ellis has requested that the Board Members look at just what is presented before them this evening. Chairman Ellis has given Legal Counsel(s) Lorraine Moynihan Schmitt and Guy Krogh along with the Town Engineer the okay to move forward and accumulate a history log of the property. Once this has been completed, the Planning Board and Town Board Members to review and clear up any past legal issues that may be outstanding with the property.

Thomas Ellis explained to the Members that previously the Village of Lansing had granted Mr. Simkin an approval for a two lot Subdivision from the parent parcel of the proposed Subdivision before this Board.

Larry Sharpsteen states he can't agree more with Legal Counsel's Memo with respect to classifying this as a Major Subdivision. With the establishment of permanent Stormwater practices for the proposed three lots, one more lot would trigger this under our current Land Use Ordinance as Phase I of a Major Subdivision.

Lynn Day, Zoning Officer offered the following comment from Legal Counsel, "Segmented review of the instant application a minor subdivision would be appropriate only if the Planning Board makes finding that no road is required and that future phases are too speculative for overall build-out review and that any future subdivision application for the property be reviewed as to overall impacts and SEQR cumulative environment impacts, including the instant proposed 3 lot subdivision currently under review".

Thomas Ellis states after reviewing information provided by the Town's Counsel, he believes Mr. O'Rear and Mr. Simkin had an overall larger common plan of development

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in mind for this area that dates back to 1988. With a larger plan in mind, it would trigger the Planning Board's need to possibly step up on the Stormwater now, or wait till later.

Deb Trumbull states she has walked the area after a big rain and the creek was extremely full to the point where some of the road was getting washed out on the side.

David Herrick, P.E. for the Town offered the following comments/concerns;

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.

August 19, 2014

Mr. Jack French
Town of Lansing Highway Department
10 Town Barn Road
Lansing, NY 14882

Re: Sunpath Development, Storm Water Pollution Prevention Plan Review

Jack,

T.G. Miller has received a Storm Water Pollution Prevention Plan (SWPPP) prepared pursuant to NYSDEC SPDES GP-0-10-001 from Mr. Simkin on August 5, 2014. Upon initial review we have the following comments in addition to the deficiencies as checked on the SWPPP Review Checklist attached.

1. In the DEC Notice of Intent verify question 12. It appears this project might be in a class C watershed.
2. In the DEC Notice of Intent, complete question 27, and 40-43.
3. Provide diversion swale sizing calculations to show conveyance of the 100-yr storm.
4. Provide bioretention soil media specification or label mix design on the plans.
5. Provide percolation test in accordance to Appendix D in the NYSMDM. Verify infiltration rates are consistent within the bioretention worksheet and HydroCAD computations.
6. Provide pipe invert elevations on all bioretention piping and verify where pipes will daylight with respect to property lines.
7. Provide pipe invert elevations on all culvert piping. Provide culvert sizing calculations, material type and inlet/outlet protection details. Minimum culvert size is 15" per Town standards. All culverts to have galvanized end sections or other methods to conform to adjacent slopes per Town approval.
8. Provide detail topographic survey within R.O.W. at proposed culvert crossings.
9. The HydroCAD report shows an 8' wide spillway while plan sheet SP-2 shows 6' wide. Please clarify and update.
10. The HydroCAD report for each bioretention storage area appears to be reducing the total surface area by the allowable percent voids for each layer of the bioretention section. Provide verification that each layer is modeled per standard practices. (Ex. 40% porosity for washed gravel, 20% porosity for bioretention soil mix.) It appears the soil section area has not been reduced by the allowable porosity.
11. The HydroCAD report shows the primary outlet from each bioretention area as a 4" culvert at 167' long. It appears the length of the outlet should be modeled from where the pipe leaves the bioretention to where it daylights. Please update each bioretention unit with the appropriate length and slope. In addition, label transitions from solid pipe to perforated pipe. It also appears the culvert is modeled with an elevation of 3' above the bottom of the bioretention unit whereas the detail shows the invert to be at the bottom of the bioretention unit. Please clarify and revise accordingly.
12. Provide water shed map showing pre and post conditions with drainage basins identified for each lot. Lot 1 should be separated into a separate drainage basin taking into account the existing downstream driveway culvert.
13. It is not apparent that there is a common design point for each lot to compare pre and post runoff rates. It appears the drainage from lot 1 is isolated by Sun Path Rd. and is not immediately connected to each lot outfall as resembled in the HydroCAD Design Point 1.

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14. Provide Channel Protection Volume (CPv) calculations. Runoff Reduction Volume (RRv) can be applied to the overall CPv but appears additional volume is required to achieve 24 hr detention of the 1yr-24 hr storm event.
15. Concentrated discharge points should take into account erosive velocities and provide adequate protection as required.
16. Provide floodplain mapping.
17. For all future drawing plots please provide legible drawings showing clear designation between existing and proposed.

Sincerely,



David A. Herrick, P.E.

Enclosure: SWPPP Review Checklist

Cc: T. Ellis, Chair
K. Miller, Supervisor
L. Moynihan Schmitt, Esq.
G. Krogh, Esq.
E. Whitney

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Erik Whitney, P.E. States he has read through them and will make the necessary changes. It will not change the basic design. Numbers will be corrected and documented.

Al Fiorille inquired as to how the Stormwater design would be any different if this was considered a three lot as oppose to a Major Subdivision.

Erik Whitney, P.E. states where you have steep slopes you don't want to have common Stormwater practices. You want to distribute them where the natural water flow goes. In these lots everything flows to the south west corner. If you locate practices sized for the individual lots appropriately, you can avoid putting together a lot of water with a lot of force. Lot size swales placed along the uphill side of each lot, which will bring all water to that particular practice. Mr. Whitney further stated having the design of the proposed 3 lots would not change the Stormwater if indeed there were 8 or 9 more lots.

Mr. Simkin was asked what he plans to do with the remaining land and what sort of timeline for further development. Mr. Simkin states he is unsure at this time as it really depends on the market. He may further development with Mr. Mahool.

Thomas Ellis states the Planning Board really needs to look at this closely for Stormwater Practices. Mr. Ellis states the Board should not be piece mealing Stormwater this type of project.

Lynn Day states he spoke with the Village Of Lansing's Code Officer and he did not require Mr. Simkin to do Stormwater practices on the two single family homes erected within the Village line due to them being under the acreage that triggers Stormwater.

Larry Sharpsteen states if one (1) more lot is taken from the this parcel, then it becomes a Major Subdivision. At this time, Mr. Sharpsteen sees no problem classify this as a Minor Subdivision. Other Members agreed.

Thomas Ellis, Chairman proposes to the Members that they request from the Town Board that a Mortiorum be placed on this property until such time that the Planning Board get a very susenk history dating back to 1988 of all the Resolutions that were passed on this property and Eastlake. Also, all demands on these properties should be included in the history.

Larry Sharpsten states he feels a Mortiorum should not be on the property, it should just be a condition on this proposed project.

Lin Davidson supports Tom's idea and let Counsel decide whether it's better for the Town Board to put a Mortiorum on this property or a Condition by the Planning Board.

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It was the consensus of the Planning Board that once the information from Legal Counsel(s) has been provided to the Planning Board, a joint Town Board Meeting will be set up.

Tompkins County Planning Department offered the following formal recommendation for the proposed Subdivision;

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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

August 21, 2014

Ms. Rachel Jacobsen, Zoning Clerk
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: 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 Ms. Jacobsen:

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. 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 a section of the intermittent stream on the northern portion of proposed lots 2 and 3 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

Erik Whitney states there is no problem meeting the County's recommendation as requested above and will be shown on the plan.

Thomas Ellis has requested that Mr. Whitney, P.E. for Mr. Simkin provide a written summary for the final approval stage indicating the Stormwater practices for the

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proposed three (3) lots are totally independent and should not have to be altered for any future development.

Larry Sharpsteen states that could be the case now, but the State can change their requirements at any time.

Ray Farkas made a motion to classify this as a Minor Subdivision with the following conditions;

1. One more subdivision of property, then the entire parcel becomes a Major Subdivision.
2. Before any other land is developed or subdivided, the road issue south and north must be addressed.

Debra Trumbull seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Thomas Ellis states he believes the Pathway Committee will have to wait for any trail discussions on future developments until the Town Board and Planning Board settle the road extension(s) south and north.

Jerry Caward made a motion to set Public Hearing(s) on the SEQR and overall Final Subdivision Approval of three (3) Lots for, Monday, September 22, 2014 @ 6:35 P.M.
Lin Davidson seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

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Sketch Plan Review & Classification for a Two Lot Subdivision, **Applicant: FDF Development Co., John Dietershagen, General Partner,** **White Tail Crossing, Tax Parcel # 25.-1-3.13**

Mr. & Mrs. Dietershagen appeared before the Board requesting a Two Lot Subdivision to dissolve the partnership of land with the Flinn's. The Property will be divided equally, to the North will go to the Flinn's and the South will be the Dietershagen's.

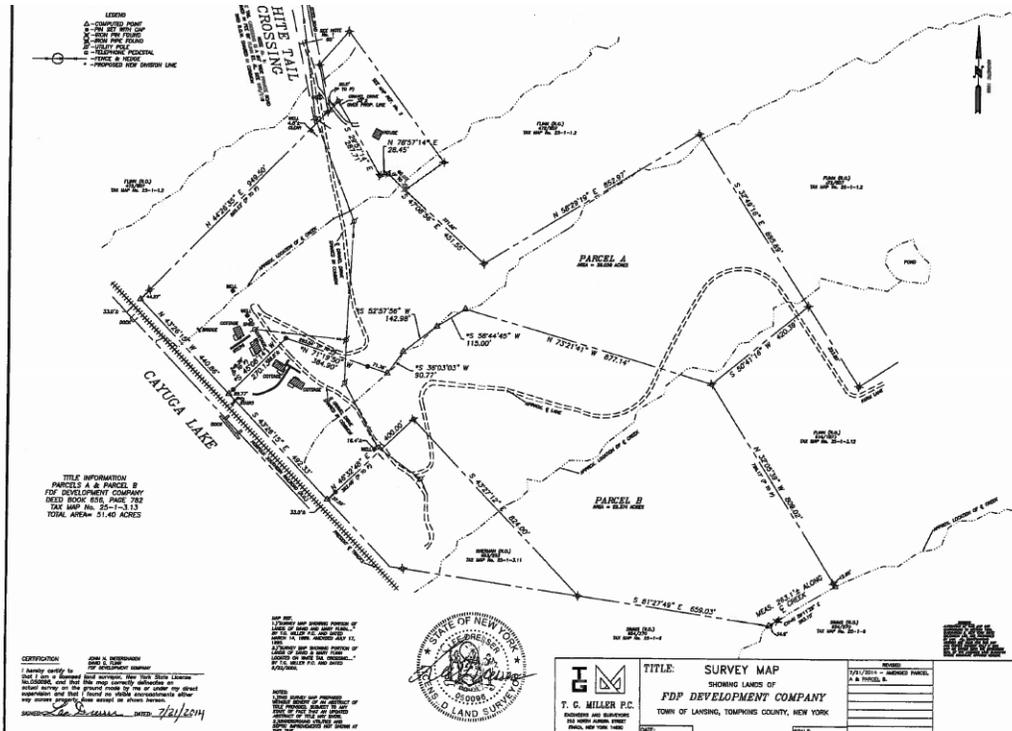
A Shared Septic System Agreement has been approved by the Tompkins County Health Department and an approved Road Maintenance Agreement has been filed with the Tompkins County Clerk.

Back in 1990 the Lansing Town Board approved a Resolution of a Developer's Agreement to be an Open Development Area under Town Law 280-a, respecting access to the property.

The Fire Department has requested that a few pull offs be added to allow for Fire Truck access in the event of an emergency. After some discussion, the Board agreed that Mr. Dietershagen and the Zoning Officer would stake out three (3) pull offs and clearly mark them with a free standing sign that reads: "Fire Truck Pull Offs". The Fire Chief must sign off on the Pull Offs.

The following Sketch was presented to the Board;

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Larry Sharpsteen made a motion to classify this as a Minor Two Lot Subdivision. Lin Davidson seconded the motion and it was carried by the following roll call vote:

- Vote of Planning Board . . . (Aye) Gerald Caward, Member**
- Vote of Planning Board . . . (Aye) Lin Davidson, Member**
- Vote of Planning Board . . . (Aye) Ray Farkas, Member**
- Vote of Planning Board . . . (Aye) Al Fiorille, Member**
- Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**
- Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate**
- Vote of Planning Board . . . (Aye) Thomas Ellis, Member**

The Planning Board Members reviewed Part I and completed Part II of the Full Environmental Assessment Form.

The Tompkins County Planning Department offered the following informal recommendation and the Planning Board Members discussed this with the Applicant;

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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

August 21, 2014

Ms. Rachel Jacobsen, Zoning Clerk
Town of Lansing
PO Box 186
29 Auburn Road
Lansing, NY 14882

Re: Review Pursuant to §239 -l, -m and -n of the New York State General Municipal Law
Action: Proposed Whitetail Crossing Subdivision, Town of Lansing Tax Parcel Nos. 325-1-3.13, L1 (Lakeshore) District, FDF Development Company, Owner/Applicant; John H. Dietershagen, Agent.

Dear Ms. Jacobsen:

This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Planning Department pursuant to §239 -l, -m and -n of the New York State General Municipal Law. The Department has reviewed the proposal, as submitted, and has determined that it has no negative inter-community, or county-wide impacts.

The Department offers the following comment regarding the proposed project, which is not a formal recommendation under General Municipal Law §239 -l and -m:

- The Unique Natural Area in which this subdivision is proposed, Lake Cliffs (UNA-24) was established in large part due to the rare and scarce plant species found along the dry cliffs. These plant species include the rare species of Cooper's milk vetch, creeping bush clover and elm-leaved goldenrod. For any added development of the parcels, care should be taken to inventory these plant species and require adequate mitigation measures, including a design in which future development and related structures like stormwater ponds avoid areas where these plants are found.

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

Lin Davidson offered the following Resolution. Al Fiorille seconded the motion and it was carried by the following roll call vote:

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Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

RESOLUTION PB 14-10

**TOWN OF LANSING PLANNING BOARD
RESOLUTION OF STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
NEGATIVE DECLARATION FOR THE PROPOSED
WHITETAILED CROSSING MINOR SUBDIVISION**

WHEREAS, an application was made by FDF Development Company for Planning Board approval minor subdivision approval on certain land located on Whitetail Crossing, Lansing, New York and otherwise known as P/O Tax Parcel #25.-1-3.13, consisting of a total of 51.40+/- acres, L1 Lakeshore Zoning District.; and

WHEREAS, the proposed subdivision, shown on a "Survey Map Showing Portion of Lands of FDF Development Company, Located on Whitetail Crossing, Town of Lansing, Tompkins County, New York," dated 6/17/14, would consist of Parcel A (26.026 +/- acres) and Parcel B (25.374 +/- acres); and

WHEREAS, the two parcels contain 4 seasonal cottages (2 upon each subdivided parcel) which share a common septic sewage system and said shared system has been approved for use by both parcels by the Tompkins County health Department subject to a shared maintenance agreement; and

WHEREAS the Planning Board has carefully considered the informal comments of the Tompkins County Planning Department relative to potential UNA impacts of any future development of the parcel; and

WHEREAS, this proposed action is an Unlisted Action for which the Town of Lansing Planning Board is an involved agency for the purposes of environmental review; and

WHEREAS, the Town of Lansing Planning Board, in performing its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), (i) pursued its thorough review of the applicant's completed Environmental Assessment Form Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, and (ii) thoroughly analyzed the potential relevant areas of environmental concern of the project to

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determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) reviewed and completed the EAF, Part II on the record;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Town of Lansing Planning Board, based upon (i) its thorough review of the EAF, Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern of the proposed project to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its completion of the EAF, Part II (and, if applicable, Part III), including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance (“**NEGATIVE DECLARATION**”) in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required.

Dated: August 25, 2014

Motion by: Norman (Lin) Davidson

Seconded by: Al Fiorille

VOTE AS FOLLOWS:

Gerald Caward, Jr. - Aye
Norman (Lin) Davidson - Aye
Ray Farkas - Aye
Al Fiorille - Aye
Debra Trumbull- Aye
Larry Sharpsteen - Aye
Thomas Ellis - Aye

Larry Sharpsteen offered the following Resolution. Al Fiorille seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

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RESOLUTION PB 14-11

RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD APPROVING WITH CONDITIONS WHITETAIL CROSSING MINOR SUBDIVISION

WHEREAS, an application was made by FDF Development Company for Planning Board approval of a minor two lot subdivision of one lot from the parent parcel of on certain land located on Whitetail Crossing , Lansing, New York and otherwise known as P/O Tax Parcel #25.-1-3.13, consisting of a total of 51.40 +/- acres, L1 Lakeshore Zoning District and

WHEREAS, the proposed subdivision, shown on a "Survey Map Showing Portion of Lands of FDF Development Company, Located on Whitetail Crossing, Town of Lansing, Tompkins County, New York," dated 6/17/14, would consist of Parcel A (26.026 +/- acres) and Parcel B (25.374 +/- acres), ; and

WHEREAS, there previously existed an Open Development Agreement between the Developer and the Lansing Town Board under Town Law 280-a, respecting access to the property which is no longer required as the Developer now has sufficient access in fee required under the standard provisions of Town Law 280-a and, as a result, can make straight application for subdivision approval due to the deeded access. In addition, the parties are bound to a previously filed road maintenance agreement; and

WHEREAS, the Developer was required to get a waiver from the Tompkins County Health Department to request the Health Department waive the requirements of Section 6.03c of the Tompkins County Sanitary Code. The Developer was also required to sign a shared septic and easement agreement limited to the existing four seasonal cottages; and

WHEREAS, the Planning Board has considered and carefully reviewed the requirements of the Town's Laws relative to subdivisions and the unique needs of the Town due to the topography, the soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed Subdivision, and the Town has also considered the Town's Comprehensive Plan and compliance therewith; and

WHEREAS, on August 25, 2014, the Planning Board determined that the proposed subdivision meets the definition and requirements for a minor subdivision in that the subdivision of this parcel involves 4 or less lots in any consecutive 3 year period, and

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there are no roads or infrastructure proposed to be developed, and based on that determination, the Planning Board classified the subject proposal as a minor subdivision, pursuant to the provisions of Article 5, Section 502.C of the Subdivision Regulations of the Town of Lansing, enacted as Town of Lansing Local Law No. 2 of 2008; and

WHEREAS, this is an Unlisted Action under the State Environmental Quality Review Act which requires environmental review; and

WHEREAS, the Town of Lansing Planning Board is an involved agency pursuant to State Law governing local environmental review; and

WHEREAS, the Town of Lansing Planning Board has the primary responsibility for approving or carrying out the action and is conducting an uncoordinated environmental review of this action pursuant to State Law governing local environmental review; and

WHEREAS, General Municipal Law County Planning referrals 239-l, 239-m, and 239-n (of Article 12-B) were sent to the Tompkins County Planning Department by the Town of Lansing Planning Department, and the Tompkins County Planning Department in a letter dated August 21, 2014 determined that the proposed action has no negative inter-community or county- wide impacts; **and**

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WHEREAS the Planning Board has carefully considered the informal comments of the Tompkins County Planning Department relative to potential UNA impacts of any future development of the parcel; and

WHEREAS, the two parcels contain 4 seasonal cottages (2 upon each subdivided parcel) which share a common septic sewage system and said shared system has been approved for use by both parcels by the Tompkins County health Department subject to a shared maintenance agreement; and

WHEREAS, on August 25, 2014, the Planning Board reviewed and considered the aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and resolved to waive public hearings on the subdivision application and on the State Environmental Quality Review (SEQR) review on this action; and

WHEREAS, on August 25, 2014, this Board, acting on an uncoordinated environmental review of the proposed action, reviewed and accepted as adequate a Short Environmental Assessment Form ("EAF") Part I, submitted by the Applicant, the comments (if any) of the Town Engineer, and other application materials, and the Town of Lansing Planning Board completed Part II of the EAF; and

WHEREAS, by Resolution adopted on August 25, 2014, the Town of Lansing Planning Board has determined that, pursuant to the provisions of the State Environmental

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Quality Review Act, the proposed subdivision will result in no significant impact on the environment and has issued a Negative Declaration of environmental significance for purposes of Article 8 of the Environmental Conservation Law; and

WHEREAS, the Planning Board has duly considered the proposed subdivision in accordance with the provisions of the Subdivision Regulations of the Town of Lansing including existing development in the surrounding area, public facilities and services available, the Town's Comprehensive Plan and Land Use Ordinance, site characteristics and issues, and any potential on and off site environmental impacts; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board, *now therefore be it*

RESOLVED: that the Town of Lansing Planning Board grants Approval of the Application for a minor two lot of certain land located on Whitetail Crossing, Lansing, New York and otherwise known as P/O Tax Parcel #25.-1-3.13, consisting of a total of 51.40 +/- acres, as shown on a "Survey Map Showing Portion of Lands of FDF Development Company, Located on Whitetail Crossing, Town of Lansing, Tompkins County, New York," dated 6/17/14, consisting of Parcel A (26.026 +/- acres) and Parcel B (25.374 +/- acres); *subject to the following conditions* :

- (1) Signing of the approved subdivision plat by the Planning Board Chair and filing of the signed plat in the Tompkins County Clerk's Office, followed by provision of proof of such filing with the Town of Lansing Code Enforcement Office;
- (2) Any future development on either parcel will require obtaining Planning Board site plan approval to include SEQOR and stormwater review of the impact upon both parcels as a common plan of development and said condition shall be noted on the final filed plat.
- (3) The Applicant must construct a minimum of three (3) pull-off spaces along the private drive for Emergency Vehicles (Fire Trucks). The recommended size of the pull offs shall be approximately 50 ft. X 12 ft. in area, with the final size determination made together by the Applicant and the Code Enforcement Officer. Each pull off must be marked with a free standing sign that reads, "Fire Truck Pull Off".

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(4) Delineation of the "Pull Offs" must be shown on the Final Map prior to the Chairman of the Planning Board signing the Plat. The Fire Chief must sign off on the Pull Offs.

Dated: 08/25/14

VOTE AS FOLLOWS:

Gerald Caward, Jr. - Aye
Lin Davidson - Aye
Ray Farkas - Aye
Al Fiorille - Aye
Larry Sharpsteen - Aye
Debra Trumbull - Aye
Thomas Ellis - Aye

Larry Sharpsteen made a motion to waive the Public Hearing(s) on the SEQR & Final Final Plat. Deborah Trumbull seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Approval/Denial of July 28, 2014 Minutes

Deborah Trumbull states on pg. 3 AM should say; A.M.

Deborah Trumbull made a motion to approve as amended. Lin Davidson seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Abstained) Al Fiorille, Member

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Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Lin Davidson made a motion to adjourn the Meeting at 8:00 PM. Larry Sharpsteen seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Abstained) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member