

APPROVED

# Town of Lansing

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Monday, October 27, 2014 6:30 PM

PLANNING BOARD MEETING

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## 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  
Michael Long, Planning Consultant  
Ruth Hopkins, TB Member  
Ed LaVigne, TB Member  
David Herrick, P.E., Town Engineer

## Public Present

Ron Bricker	Michael Keller
Boris Simkin	Elisabeth Hegarty
Jill Vaughan	Hannes Maddens
Mel Richards	Jane Richards
Amy Bukowski	Robert Bukowski
Natalia Emlen	Barbara Blanchard
Anne Sheldon	Maureen Baker
Michael Catsos	George Geslin
Eileen Munson	Kiernan Micka-Maloy
Zhiyin Pan	Miram Zaki
Hien Dinh	Timothy Buhl, P.E.

Several others

## Other Business

Tom Ellis, Chairperson called the Planning Board Meeting to order at 6:30 PM.

Chairman Ellis enacted the voting privilege for Alternate Member, Deborah Trumbull due to two Members being absent.

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## Public Comments/Concerns other than Agenda Items

Elisabeth Hegarty: Expressed concerns several times to several Board Members with respect to the lack of traffic controls on Triphammer Road where the proposed Cayuga Farm Townhomes will be located. Currently there are trucks dumping debris on the site with no traffic control. Cones are lying off to the side with no other warning signs nearby.

Tim Buhl, Engineer for the project states they did have signage erected. The dumping will be finished up by next week.

Anne Sheldon, Applicant for a proposed Subdivision inquired if she was placed on the current Agenda.

Chairman Ellis advised her no.

Lynn Day, Zoning Officer explained to Ms. Sheldon that she was advised by him to return the signed Applicant's Agreement, along with payment and the completed Long Environmental Form. Once that information was received in our Office, we then would forward it to the Tompkins County Planning Department for a 239 review, which we must afford the County 30 days to complete. At that time we would then place her project on a future Planning Board Agenda.

Barbara Blanchard, Agent for Ms. Sheldon states prior to Ms. Sheldon requesting a Survey of her land, Ms. Blanchard contacted the Planning Office to see what was required and was told this would be a Minor Subdivision. Ms. Blanchard further states what the perspective buyer does with the property once he purchases it should have nothing to do with Ms. Sheldon's Application.

Ms. Sheldon will contact Mike Long, Planning Consultant on Wednesday, after 10:00 AM.

## Approval/Denial of October 6, 2014 Minutes

Al Fiorille states on page 3, third paragraph from the bottom what he was trying to inquiry was if the town would be responsible to the land owner for any loss in value if the road to the Butler's was moved.

Thomas Ellis states on page 24, middle of the page under Kathy Miller: he should say she.

Deb Trumbull states on page 24, 6<sup>th</sup> paragraph separate should say: separate

Larry Sharpsteen made a motion to approve as amended. Gerald (Jerry) Caward 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) 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**

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## Vote of Planning Board . . . (Aye) Thomas Ellis, Member

### Site Plan & SEQOR Review for construction of 2 Duplexes in the R2-Residential-Moderate Density District. Applicant: William Duthie, 486 Ridge Road, Tax Parcel # 32.-1-1.1

William Duthie and Architect George Breuhaus appeared before the Board for a Site Plan Review. The following description of the project was presented to the Board;

#### **PROJECT DESCRIPTION:**

**General:** On a site formerly housing a mobile home with a detached workshop/garage, Bill Duthie is proposing to build two (2) single-story duplex rental units. The site measures approximately 2.48 acres and is immediately west of his current commercial property on Ridge Road. The site is currently zoned R-2. Each rental unit will have two bedrooms, so the total number of bedrooms for the four units is eight.

**Access:** The development will reuse the former concrete and stone driveway that is connected to Ridge Road (NYS Route 34B). Additional paved drive and parking will be added. A total of eight (8) parking spaces will be provided. A new concrete walk will connect the parking to the rental unit entry doors. All drives, both new and existing and parking spaces will be paved with asphalt.

**Storm Water:** The disturbed area, per DEC definitions, is approximately 27,000 s.f. This area includes an amount for incidental re-grading around the site. Since the affected land is less than one acre (43,560 s.f.) a complete SWPPP is not needed. We will install silt fencing along the "low" side of the lot as well as protect existing drainageways. We will provide cobble stone drive at the site access point to limit construction dirt to contaminate Ridge Road. Site drainage will continue to sheet across the site and will rely on absorption just as currently happens. The building roofs will drain to gutters that will discharge to daylight. Finally, the shallow foundation stone fill will be drained to daylight.

**Site Utilities:** Public water is currently available along Ridge Road. A curb box has already been installed on the site. The existing water line will be extended to a meter pit and split to serve each building. The former well, that originally served the mobile home, will be abandoned and capped. No tie-in will be made to it. A new septic system will be installed for each building. The details are shown on the Drawings. Electric, phone and cable TV will be run underground to each building from the existing utility pole located along Ridge Road. Each rental unit will have their own electric meter. In addition, a house meter will be included on the lower unit for landlord loads.

**Site Lighting:** A new LED pole light will be installed along the driveway. A "dark sky" LED wallpack will be installed in the gable end of each building entrance. This fixture will provide light to the parking areas in front of each unit. The pole light and two building main entrance wallpacks will be supplied from the "house" electric. In addition, each unit will have a small wall light placed adjacent the unit entrance door. Additionally, a small; wallpack will be installed above the door leading to the patio to provide intermittent light for nighttime patio use. These lights will powered by the Tenant's panels.

**Plantings:** Most of the existing trees, located on the site, will be preserved. In addition, six Blue Spruce will be planted to help screen the upper unit from Ridge Road. Each unit will have planting areas consisting of bushes and/or perennials planted adjacent the front of each building and patio area. The existing lawn areas will by and large be maintained. The existing brush line along the east property line will be maintained.

**Site Improvements:** Each unit will have its own patio area. Currently, the patio area will be paved with colored concrete pavers. An exterior electrical outlet will be provided on the kitchen "bump-out".



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The Tompkins County Planning Department offered the following formal comment;

**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

October 2, 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: Site Plan for proposed duplexes at 486 Ridge Road, Town of Lansing Tax Parcel No. 32.-1-1.1, Bill Duthie, Owner; George Breuhaus, 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.

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

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Planning Consultant Michael Long also gave a brief summary of the proposed project.

Larry Sharpsteen made a motion to waive the Public Hearing(s) on the SEQR and overall Site Plan. Gerald (Jerry) Caward 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) 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 completed by the Applicant and completed Part II of the Full Environmental Assessment Form. Board Members noted # 3 on Part I of the form must be amended to read; .21 Acres.

Larry Sharpsteen offered the following Resolution. 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) 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 14-14

**TOWN OF LANSING PLANNING BOARD**  
**RESOLUTION OF STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)**  
**NEGATIVE DECLARATION FOR THE PROPOSED**  
**CONSTRUCTION OF TWO DUPLEX RESIDENTIAL BUILDINGS SITE PLAN**

**WHEREAS**, an application was made by William Duthie for site plan approval for the proposed construction of (2) Two Duplex Buildings, located at 486 Ridge Road, Lansing, New York and otherwise known as Tax Parcel #32.-1-1.1, R2 - Moderate Residential Zone consisting of 2.48 acres; and

**WHEREAS**, the proposal is to add two new buildings that contain; (2) dwelling units on a site which previously had one Mobile Home and garage; 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 the lead agency

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function for 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 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; and

**WHEREAS**, the Town of Lansing Planning Board finds that agricultural/farm operations will not be impacted by the project because there are no current or planned farm operations on the project site;

## **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

The Town of Lansing Planning Board, based upon (i) its thorough review of the Short 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 Short 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: Oct 27, 2014

## **VOTE AS FOLLOWS:**

**Gerald Caward, Jr. - Aye**  
**Raymond Farkas, - Aye**  
**Al Fiorille, - Aye**  
**Larry Sharpsteen, - Aye**  
**Deborah Trumbull, - Aye**  
**Thomas Ellis, - Aye**

Ray Farkas offered the following Resolution. Gerald (Jerry) Caward seconded the motion and it was carried by the following roll call vote:

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## RESOLUTION PB 14-15

### RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD APPROVING WITH CONDITIONS THE CONSTRUCTION OF TWO DUPLEX RESIDENTIAL BUILDINGS SITE PLAN

**WHEREAS**, an application was made by William Duthie for site plan approval for the proposed construction of (2) Two Duplex Buildings, located at 486 Ridge Road, Lansing, New York and otherwise known as Tax Parcel #32.-1-1.1, in the town of Lansing consisting of 2.48 acres in the R2 – Moderate Density Residential Zone; and

**WHEREAS**, the proposal is to add two new buildings that each contain (2) dwelling units on a site which previously had one Mobile Home; and

**WHEREAS**, the proposal is a permitted use in the R2 – Moderate Density Residential Zone subject to obtaining site plan approval from the Planning Board; and

**WHEREAS**, the Town has considered and carefully reviewed the requirements of the Town's Laws relative to site plan review 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 Site Plan, and the Town has also considered the Town's Comprehensive Plan and compliance therewith; 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 239-1 and 239-m (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 October 2,**

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**2014 determined that the proposed action has no negative inter-community or county-wide impacts; and**

**WHEREAS**, on October 27, 2014, the Planning Board reviewed and considered the aforementioned site plan application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York and resolved to waive the public hearings on the State Environmental Quality Review (SEQR) review on this action and the site plan application; and

**WHEREAS**, on October 27, 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, considered the comments (if any, of the Town Engineer, the Tompkins County Department of Planning County 239-1 and m review and other application materials, and the Lansing Planning Board completed Part II of the EAF; and

**WHEREAS**, by Resolution adopted on October 27, 2014 the Town of Lansing Planning Board has determined that, pursuant to the provisions of the State Environmental Quality Review Act, the proposed 486 Ridge Road project site plan 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 site plan in accordance with the provisions of the Town of Lansing Land Use Ordinance Section 701.4 *et seq.*, including concerns addressing site lighting, nearby residences, landscaping, parking, and buffering/screening, driveway 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*

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**RESOLVED:** that the Town of Lansing Planning Board does hereby grant Final Site Plan Approval to William Duthie for the proposed construction of (2) Duplex Residential Buildings, located at 486 Ridge Road, Lansing, New York, and otherwise known as Tax Parcel #32-1-1.1 – R2 Moderate Residential Zone, as shown on the site plan submitted by the applicant; *subject to the following conditions:*

- (1) Construction of the buildings and site plan as included within the drawings submitted and dated 30 Sept. 2014.
- (2) Building Permits will be required to construct the (2) duplex buildings.
- (3) The new building construction documents must be approved by an Engineer / Architect. (stamped drawing)
- (4) All new construction must meet the requirements of the New York State Residential Code.
- (5) The Septic systems must be reviewed and certified by the Tompkins County Health Department prior to the grant of a Certificate of Occupancy.
- (6) Buffering required as follows; To protect and maintain the existing site vegetation and trees especially along Ridge Road as indicated on the site plan and the installation of a minimum of 6 Spruce Trees (minimum of 5 feet tall when planted) and the foundation planting plan as included within the site plan.

October 27, 2014

## VOTE AS FOLLOWS:

**Gerald Caward, Jr. – Aye**  
**Ray Farkas – Aye**  
**Al Fiorille - Aye**  
**Richard Prybyl – Aye**  
**Larry Sharpsteen – Aye**  
**Deborah Trumbull - Aye**  
**Thomas Ellis – Aye**

**Intent to Declare Lead Agency for SEQR Review- Cayuga Farms Multi-Family Residential Rental Townhomes, Applicant: WB Asset Management, LLC, North Triphammer Road, Tax Parcel # 37.1-6-3.362**

Tim Buhl, P.E. for the project appeared before the Board.

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Mike Long, Planning Consultant gave a brief update of the project. Mr. Long explained to the Members that for tonight's Meeting, the Board must determine who will be the Lead Agency for this Type I Action. It was the consensus of the Planning Board Members that they requesting to be the Lead Agency.

The Tompkins County Planning Department offered the following 239 comments;

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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

October 16, 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: Site Plan Review for proposed Cayuga Farms Townhomes on N. Triphammer Road, Town of Lansing Tax Parcel #37.-16-3.362, R2 Zoning District, WB Asset Management, LLC, Owner/Applicant, Timothy Buhl, PE, 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**

- All roadway and bus pull-off areas in the County Highway Right of Way need to be constructed and paved per County Highway Division requirements.
- Internal pedestrian paths should also be required within the project site to allow for freedom of safe, non-vehicular movement within the development and to North Triphammer Road.
- Recreation facilities such as playground should be provided on-site.
- A walkway should also be provided along Triphammer Road to allow for pedestrians to access adjacent properties and the current bus route a quarter mile north of the site.

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

Cc: Jeff Smith, Manager, Tompkins County Highway Division

*Inclusion through Diversity*

Town Engineer, David Herrick offered the following comments;

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

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

October 20, 2014

Mr. Tom Ellis, Chair  
Town of Lansing Planning Board  
PO Box 186  
Lansing, New York 14882

Re: Cayuga Farms, Preliminary Plan

Dear Mr. Ellis,

As requested, I reviewed the set of drawings (Sheets T-1 through ST-18) prepared by Timothy C. Buhl, P.E. dated September 7, 2014 together with the Storm Water Pollution Prevention Plan (SWPPP) dated September 2014 and the draft Full Environmental Assessment Form. I offer the following comments for Planning Board consideration:

Water/Sewer

1. On page 5 of the SEQR FEAF it should be indicated that expansion of the Town's water district will be necessary. I understand the extension of the Consolidated Water District boundary to include the entire lands of the development will be considered by the Town Board. The NYS Department of Agriculture & Markets has advised the Town there are no lateral restrictions for this property and no requirement to submit a Notice of Intent.
2. The drawings continue to show a 'municipal' water main extension. If the project will be served with one connection to the Town's water main then the drawings will have to be altered to show the master meter connection and private interior distribution mains. I understand that Mr. Buhl has suggested to the Code Enforcement Office that the Owner's preference may be to dedicate the mains to the Town. I suggest that the Town Board in consultation with SCLIWC make the formal determination of municipal versus private system.
3. With respect to the private sanitary sewage disposal system, the NYSDEC should be completing all conceptual design reviews and providing their comments to the Town prior to consideration of any SEQR Positive/Negative Determination. I was provided a marketing binder of the Orenco Systems, Inc. Decentralized Wastewater Systems which includes information on multiple treatment techniques and options but there is nothing specific to this project.
4. I still recommend that an Engineer's Report is needed to adequately and correctly describe what is being proposed for the water and sanitary sewer systems. With respect to the sewer system, if a Town benefit district must be created to 'backup' the private operation and maintenance responsibilities then a clear description of the system design, capacity, operation, etc. will be needed. All of this information is generally included in an Engineer's Report.

Storm Water Management

1. The stormwater management strategy has shifted away from the use of infiltration basins, as previously designed, and has moved to using wet ponds. Minimum runoff reduction requirements are indicated to have been satisfied with the use of bioretention filters. This revised strategy as described in the SWPPP together with the associated drawing details are sufficient for purposes of conducting an environmental review.
2. Prior to final approval of the SWPPP an explanation must be provided addressing differences between the bioretention details shown on drawing ST-12 and the calculations in the Appendix J of the SWPPP.

203 North Aurora Street ■ Ithaca, New York 14850  
Telephone (607) 272-6477 ■ Fax (607) 273-6322 ■ www.tgmillerpc.com

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Specifically, the drawing details indicate a perforated 4-inch under drain will be installed near the bottom of the filter cross section; however the calculations in Appendix J do not reflect this outlet device. The use of an underdrain is necessary given the underlying soils so the calculations of Appendix J need to be explained. The site grading also needs to clearly identify where the 4-inch underdrains actually 'day light'.

3. Impervious surfaces such as roofs and drives are proposed to drain into specific bioretention areas. Some of the bioretention areas are quite removed from the building roofs they are intended to treat. The drawings must clearly depict how downspouts from building roofs (front and back in some cases) will be piped to the respective bioretention areas. This will be important when the Town compares the original design with the as-constructed condition.
4. I still suggest the Town question the proximity of the new buildings to existing drainage channels and the potential for those channels to flood. Specifically, what is the capacity of the existing drainage channels and under what rainfall events might these channels overflow? The road profiles indicate 36-inch CMP at the channel crossings. How have these been sized?
5. Long-term maintenance of the permanent practices is described in the SWPPP and also on page 12 of the NOI as transferring to the Town. Given the layout and character of this rental housing project, I recommend all future maintenance of the practices should remain with the landowner and only emergency access agreements/easements be offered to the Town.

I can attend the October 27<sup>th</sup> Planning Board meeting, if helpful to answer any questions regarding this review. Thank you.

Respectfully,



David A. Herrick, P.E.

Cc: J. French, Highway Superintendent  
K. Miller, Supervisor  
M. Long, Planning Consultant  
L. Day, CEO  
L. Moynihan Schmitt, Esq.  
G. Krogh, Esq.

Tim Buhl, P.E. for the project states he has addressed all the items in Lynn's Checklist from a previous email. Mr. Buhl states he has spoken with Bolton Point regarding the issue whether public dedication of the water mains are done and then have individual meter and services or do they do one Master Meter outside which would be private. Bolton Point has indicated they have no problem either way as long as the Town agrees to a Public Main with an easement. Mr. Buhl also mentioned a previous County 239 reply where as the County was requesting a 50' buffer on every stream. The updated Final 239 reply did not require that. Mr. Buhl has indicated they will still keep a 50' buffer, only that it will be split between two sides.

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Lorraine Moynihan Schmitt indicated with respect to the public dedication of water main, there could be a potential for the Town having to file a NOI.

Tim Buhl states no, the project is less than 10 acres.

Thomas Ellis states it is up to the Town Board to decide if they want to accept the maintenance and ownership of the interior water lines on private property.

David Herrick, Town Engineer states his comments go beyond the SEQR issue. Mr. Herrick explained #4 under Sewer and Water on his summary sheet to the Board Members with respect to having a back up mechanism in place for the proposed private water/ sewer systems.

Tim Buhl states a Transportation System could take care of the problem. Mr. Buhl states if there is a problem the Town would have the right to come in and take over.

Ms. Moynihan Schmitt states a Transportation Cooperation should be established at the time of construction.

Thomas Ellis states the Town should look at a yearly maintenance log. This should be one of the conditions placed on the final site plan.

Elizabeth Hegarty inquired as to why the landowners near the project were notified when they don't even have an idea what the term "SEQR" means.

Thomas Ellis stated it is a cursivity notification to landowners within 600' of the project. This helps to keep landowners informed of the happenings in their neighborhoods.

Larry Sharpsteen explained to the Public what the definition of SEQR is. Mr. Sharpsteen also advised all present that our Town Website has information related to all proposed projects.

Gerald Caward offered the following Resolution. 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) 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 14-16

### RESOLUTION OF THE LANSING PLANNING BOARD CLASSIFYING SEQR ACTION AND DECLARING LEAD AGENCY IN THE SEQR ENVIRONMENTAL REVIEW OF THE CAYUGA FARMS TOWNHOMES SITE PLAN

WHEREAS, the Applicant, Robert Weinstein - WB Asset Management, LLC is requesting site plan approval for a modified site plan for the proposed Cayuga Farms 102 +/- Multi- Family Townhome Rental Units located on North Triphammer Road, and located across from Asbury Drive and Horvath Drive, Tax Parcel # 37.1-6-3.362. The proposal is located in the R2 Zoning District (Moderate Density) which is a permitted use subject to Town of Lansing Land Use Ordinance Special Condition §802.1, Site Plan Review.

WHEREAS, the Applicant has submitted a Full Environmental Assessment Form (FEAF) for the State Environmental Quality Review of the proposed Cayuga Farms Site Plan; and

WHEREAS, the action proposed is a Type I Action under SEQRA and an environmental review is thus required; therefore, the Planning Board of the Town of Lansing has hereby

**RESOLVED AND DETERMINED**, that

1. This action is classified as an Type I Action pursuant to 6 NYCRR Part 617.4(5) (ii) and 617.4(6) (i);
2. The Planning Board of the Town of Lansing proposes to be the Lead Agency for environmental review, subject to consent or any requests of coordinated or independent review by any Involved or Interested Agency, as applicable;
3. The Involved Agencies are determined to be the Tompkins County Department of Planning, the Tompkins County Department of Health, Tompkins County Highway Division; the Lansing Town Board; the Southern Cayuga Lake Intermunicipal Water Commission (Bolton Point); the NYS Department of Environmental

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Conservation; the Lansing Highway Department; Lansing Town Board; and Town of Lansing SMO.

4. The Interested Agencies are; the Lansing Recreational Pathways Committee; Lansing Housing Authority; and the Village of Lansing.

**RESOLVED**, that the Planning Department Clerk issue a Notice of Intent to each and all of the Involved Agencies and Interested Agencies, including therewith a copy of the FEAF, the written Application for The Cayuga Farms Site Plan, and it is further

**RESOLVED**, that a Public Hearing to consider the environmental impacts of the proposed action shall be duly noticed and scheduled at a future date and time at the Lansing Town Hall, 29 Auburn Road, Lansing, New York, and to thereat hear all persons interested in the subject thereof, and concerning the same, and to take such action thereon as is required or permitted by law; and it is further

**RESOLVED**, that the Planning Department Clerk of the Town of Lansing, Tompkins County, New York, is hereby authorized and directed to (i) cause a Notice of Public Hearing to be published in the official newspaper of the Town of Lansing, and also to post a copy thereof on the Town Signboard maintained by the Town Clerk, in accord with law, and (ii) to issue to the Tompkins County Planning Department the above materials by referral under General Municipal Law §239-1 and -m *et seq.*

October 27, 2014

**Vote of Planning Board . . . (Aye) Gerald Caward, 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**

**Potential re-classification of the Sun Path Subdivision, Applicant:**  
**Westview Partner, LLC. - Boris Simkin, Sun Path Road, Tax # 42.-1-2.25**

Ms. Moynihan Schmitt states at the request of the PB Chair, she has been in contact with Steve Mabee at the Tompkins County Health Department and Scott Doyle at the County Planning Department with regards to how they look at this proposal with the updated information and whether they look at it as a Minor or Major. The Department of Health replied by indicating they would classify it as a Major Subdivision under the NYS Realty Law (five (5) or more lots) regardless of what municipality they are located in. The Health Department also provided further information with respect to water and

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onsite sewage systems. A copy of a letter dated September 12, 2002 that was sent to Mr. Simkin was also provided to the Board for their review and further discussion. Ms. Moynihan Schmitt states the letter clearly states future buildout is planned in the near future.

Al Fiorille states he does not believe with what the Health Department is going by, therefore, he does not think it is applicable to this project.

Mike Long & Lorraine Moynihan Schmitt stated the question was asked specifically if two adjoining property with the same owner, but in different municipalities would apply and he stated yes.

Larry Sharpsteen states there are three lots in the Town of Lansing and there are documented provisions for more, with that being said, Mr. Sharpsteen feels it should be a phased Major Subdivision as he previously expressed at past Meetings.

It was in the opinion of Michael Long, that Mr. Simpink purchased a piece of land that has been talked about dividing up over the last 15 years. Numerous maps prepared by the same Surveyor indicating multiply parcels. The Surveyor should have prepared one map and phased this as a development plan.

Thomas Ellis states he is up in the air with this proposal. Mr. Ellis states he had a discussion with Mr. Herrick with regards to the Stormwater practices on this site. Mr. Ellis does not feel there will be anything stormwater related on these three lots are not going to change.

Mr. Ellis further stated that going from a Minor to Major in a phases project can be very simple.

Al Fiorille inquired as to why the Board would want to change it to a Major when they have already approved it as a Minor, if there is no difference?

Michale Long states the County Health Department see it as a different scale.

Lorraine Moynihan Schmitt states the Planning Board is now on notice that planned development is in the near future, beyond three (3) lots for this parcel.

Deborah Trumbull states he has to agree with Larry Sharpsteen. Classify as Major Subdivision and get things on paper to figure out whats going on.

Ray Farkas thinks it would be nice to have alittle control of the situation.

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Deborah Trumbull made a motion to re-classify as Phased Major Subdivision. Gerald Caward 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) Ray Farkas Member**  
**Vote of Planning Board . . . (Nay) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate**  
**Vote of Planning Board . . . (Nay) Thomas Ellis, Member**

Mr. Simkin's next step is to return with a Map showing all previous easements, new easements for future infrastructure and the potential build out past Phase 1 Subdivision. In addition, the roads going north and south should also be on there.

Mr. Ellis states the Board may want to consider moving the paper road to the South. Possibly moving it up the hill so it can connect to Mahool.

Mr. Long indicated he has been to the site near Bolton Path Road that was previously discussed and it would nearly be impossible to turn that into a public road. Mr. Long states there is a very narrow bridge, many angles and the overall terrain of the land would be too difficult and costly for the Town to consider building a road there.

### **Inter Connecting Roads Discussion**

Thomas Ellis, Chariman presented the following material he prepared;

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Town of Lansing Planning board 10-27-14

TOPIC: INTERCONNECT RDS BETWEEN TEETER RD & SUNPATH RD

ISSUE: COMPLETING THE PLANNED INTERCONNECT STARTED IN 1970 s

MAIN PLAYER : PROPOSED EASTLAKE -N / S INTERCONNECT ROAD

- FACTS-**
- A) We have proposals for expansions or new sub-divisions to the north and south of this proposed road that will have impacts on both areas.
  - B) The viability of the Novalane proposal now and the future is questionable without this interconnect as it provides needed access.
  - C) This road is and was always envisioned to be vital with the build out of this area since the seventies.
  - D) A legal ROW exists for this road.
  - E) A legal agreement to build this road by the developer exists.
  - F) A decision to build or not needs to be settled before future North / South developments , either new or expanded, come before the board for consideration.
  - G) Interconnect roads already exists from Teeter rd. to the north to the south end of Lake watch community.

**COMMUNITIES AFFECTED** ( assuming rd is built .) See attached tax maps

**LAKEWATCH COMMUNITY** Status - existing and built  
Negative Impacts with rd.- Possible added traffic, car & foot  
Benefits with rd. - Completes envisioned community interconnect  
- Adds access for emergency and maintenance purposes

**NOVALANE DEVELOPMENT** Status- All proposed as of this date.  
Negative Impacts - ?? None  
Benefits - Road is an essential for future development

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## EASTLAKE COMMUNITY

Status- existing and built

Negative Impacts - More traffic ,foot and car.

Possible added SW issues ( its down hill from Novalane)

Benefits - Completes envisioned community interconnect.

- Adds one more access for emergency and maintenance purposes.

## SUNPATH RD. DEVEL.

Status - Partially built , 10-12 lots proposed for future.

Negative Impacts - Added traffic, both foot and car

- Possible SW issues

Benefits - Completes envisioned community interconnect

- Adds second access for emergency and maintenance purposes

## OPTIONS AND NEEDED ACTIONS

### BUILD

- A) Determine who pays
- 1- Eastlake developers
  - 2) New developers to the north & south
  - 3) TOL ( if it is this important) maybe recoup later.
  - 4) All of the above
- B) Sunpath developer must build interconnect to north now. Must also show a future ROW to south.
- C) Novalane can proceed with first phase of development.
- D) Can we move toward creating a future rd. on the East end of Novalane?
- E) Can we ,with D above, provide some SW and traffic relief for Eastlake and Sunpath communities below and south of east lake and Novalane?

### NOT BUILD-

- A) Sun Path interconnect rd to the north not needed.
- B) Proposed Novalane development needs to re- proposed for access and viability, now and future expansion.
- C) Can Novalane build at all without second road?
- D) Eastlake community is now happy!
- E) Planned community interconnect road north/south will not ever happen and we plan around that fact.

## GOAL FOR MOVEMENT FORWARD

Reach a consensus tonight from this board and pass on this consensus as a recommendation to the TB as to where we want to go. I think this board has limited power to compel (legally ) any action on this road completion (or not). This is a PDA development and the TB would have the final say on actions within the PDA.

We can move forward with actions on the table presently and in the near future when we get a final direction to plan around the completion of Eastlake interconnect or not completeing ,otherwise we are guessing about the future or kicking this can down the road once again.

PREPARED BY THOMAS ELLIS Chair - TOL PB

Thomas Ellis also read a paragraph from the Town of Lansing Comprehensive Plan which clearly intended as far back as 1975 for the north-south connector roads to be a part of their Planning vision.



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Al Fiorille inquired if the Town could create a “Benefit or Special District” for all four of these Subdivisions with an assessment that would pay for the construction of the roads to interconnect the Subdivisions?

Lorraine Moynihan Schmitt & Michael Long believe that can be done. Guy Krogh, Town Attorney would be able to fill the Planning Board Members in on that topic.

Michael Long, Consultant again explained to the Planning Board Members the Town had a signed agreement to construct the road. It is Mr. Long’s interpution that the Applicant asked for the relief not to build the road at a particular time.

Lorraine Moynihan Schmitt states what they asked for was the Town to release their letter of credit, and not tie up their funds. Ms. Moynihan Schmitt further stated, that what that does not mean is their underlying obligation was extiginshed.

Larry Sharpsteen offered the following motion of recommendation to the Lansing Town Board. Ray Farkas 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) 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 Town of Lansing Planning Board strongly feels inter connector roads (North-South) is an important part of the surrounding communities (Eastlake, Novalane, Sun Path and Lake Watch) and request the Town of Lansing, Town Board pursue this request vigriously. (See attached documents)

### **Design Connect-Cornell University Students**

Mike Catsos a 2<sup>nd</sup> year graduate student for City and Regional Planning at Cornell University appeared before the Board with his colleagues. They are a part of an Organization called Design Connect. Design Connect is a student run, collabrative, sustainable, focused, Planning and Design Organization that works with small to mid size communities throughout Central New York on different planning and design protocols. They have been asked by Town Board Member, Ruth Hopkins to look at a few issues with respect to transportation in the south portion of the Town of Lansing. Mike Catsos explained a breakdown of their scope of work as follows;

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- Assess a baseline condition of the community as far as traffic, condition of the street scapes, regional communiting patterns, influences on neighboring communitites, Lansing's influence on its neighbors, modes of alternatative transit (biking, bus, walking) inter play between land use and density and some transportation issues that have been raised. Short term outlooks, longer term trends and how they might impact those transportation issue that were intially identified.
- Under a few broad themes, come up with recommendations.
- Find ways to support the recommendations

Mike Long, Planning Consultant for the Town suggested the group come up with Best practices. Possibly find some examples of other Communities similar to Lansing as to things that Lansing can incorporated into their Comprehensive Plan and for Lansing's Design Standards.

Al Fiorille states he and Ruth Hopkins intially met with the group and expressed the locations that are troubled spots. They were; Rogues Harbor, Crossroads-4 corners, Peruville, Waterwagon w/ Triphammer and Waterwagon w/ 34B. In addition, they had a drive about.

The group inquired if there are any areas that seem to work well. The Rogues Harbor intersection was mentioned as was the Village of Lansing overpass area.

Mike Catsos encouraged the Planning Board Members to contact him with any further thoughts on this discussion.

Ray Farkas made a motion to adjourn the Meeting at 8:30 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) 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**