

APPROVED

Town of Lansing

Monday, December 8, 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

Kathy Miller, Town Supervisor
Lynn Day, Zoning, Code, Fire Enforcement Officer
Michael Long, Planning Consultant

Public Present

Nat Deis Maureen Cowen
Thomas Deis Skye Richardson
Jimmy Overhiser Shannon Bronson
Carlin Matheny Hayley Wigsten

Other Business

Lin Davidson, Acting Chairperson called the Planning Board Meeting to order at 6:30 PM.

Thomas Ellis entered at 6:32 PM and took over the Chair.

Public Comments/Concerns other than Agenda Items

Thomas Ellis, Chairman inquired if there were any comments from the Public. There were none.

Approval/Denial of October 27, 2014 Minutes

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Lin Davidson made a motion to approve as presented. 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) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Mike Long, Planning Consultant invited the Planning Board Members to attend the Comprehensive Plan Meeting on Wednesday, December 12, 2014 @ 7:00 PM in the Town Hall to listen and view the findings on the Transportation portion from the Connect Design- Committee. Mr. Long has been provided with a Draft of their findings which will forwarded to all the Planning Board Members. Mr. Ellis encouraged the Members to review the Draft and come prepared with any questions they may have.

Discussion-Thaler, 1 Flag Lot, P/O Tax Parcel 40.-3-2.12, Warren Road

Lynn Day, Zoning Officer offered the following history thus far for the Thaler Project. According to Lynn, the Planning Board was given a presentation on a proposed 30 lot subdivision which the Board was in agreement with. Engineer, Larry Fabbroni returned again to the Planning Board with a proposed 9 lot Subdivision which included the above Flag Lot # 7. The Board approved the Sketch Plan, however, Mr. Thaler has a perspective buyer for Lot 7 who would like to get started on a new residence in February. Engineer Fabbroni would like to have this approved prior to full approval of the other lots.

Mike Long, Planning Consultant states T.G. Miller's have done their preliminary review of the Stormwater practices and have determined that this particular lot has been included in the overall practices at which time each lot would have their own onsite stormwater garden. Mr. Long states the Board already knows how the 30 Subdivision is going to be laid out. Mr. Long indicated Mr. Fabbroni is very close to bringing the entire Subdivision back to the Board. He has done his soil borings for all of the sites and all he needs are a few sets of numbers for the Health Department. Time is of essence and the Developer would like to move this flag lot along.

Larry Sharpsteen inquired from other Members to whether they thought the Board would be setting precedent by approving this one lot out of the 30 lot subdivision.

Al Fiorille felt this is similar to the Sunpath Subdivision and the Board made that Applicant go through the formal procedures.

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Lynn Day states this is very similar to Lake Forest Circle Subdivision when the Rieger 1 lot property was approved by this Board. The Planning Board did not see the overall plan at that time. At least with this proposal, you have seen the overall plan. Lynn further states in the approved Resolution it did say that the Applicant could not move further without seeing the overall plan. A condition similar to that could be placed on the Flag Lot approval.

Thomas Ellis, Chairman stated he spoke with legal representation this afternoon and was advised in legal's opinion, this is segmentation.

6:45 PM Richard Prybyl excused from Meeting.

Chairman Ellis enacted the voting privilege for Alternate Member, Deborah Trumbull due to Mr. Prybyl's exit.

The Board took the following roll call vote in favor of moving forward on the 1 Flag Lot Subdivision.

Vote of Planning Board . . . (No) Gerald Caward, Member
Vote of Planning Board . . . (No) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (No) Ray Farkas, Member
Vote of Planning Board . . . (No) Al Fiorille, Member
Vote of Planning Board . . . (No) Larry Sharpsteen, Member
Vote of Planning Board . . . (No) Deborah Trumbull, Alternate
Vote of Planning Board . . . (No) Thomas Ellis, Member

Mr. Long will notify Mr. Fabbroni, Engineer for the Thaler's the Board's decision.

Discussion-Possible changes to the Town's Subdivision Rules & Regulations

Lynn Day, Zoning Officer reviewed the proposed changes to the Subdivision Rules & Regulations with the Board Members. The Board agreed with numerous changes. Mr. Day will complete the edits to the document per the Planning Board's request and then pass the document on to the Town Board for their review and input at a future working Meeting.

Mike Long, Planning Consultant gave the following update;

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Planning Board Project Update: Dec 8, 2014 Meeting

- Cayuga Farms (102 dwelling Unit Site Plan) –
 - Received letter from DEC – Concurrence of Lead Agency Designation
 - Additional Information being reviewed by T.G. Miller as review progresses
 - Requested DEC review of package system – follow up beginning.
 - Required Public Hearing – tentative January 12, Meeting
- Forest Circle Drive – subdivision plan
 - Determined Major Subdivision
 - 239 review completed
 - Storm water plan revisions requested T.G. Miller
 - Will require a variance as 1 lot is less than 150 foot of road frontage.
 - Required Public Hearing – tentative January 12, Meeting
- Whispering Pines VI – lot#7
 - Storm Water / SEQR approval –
 - Public Hearing required as it is a flag lot
 - Tentative January 12, 2015 meeting.
- Whispering Pines VI – balance of subdivision
 - Storm water plan has been reviewed
 - Need 239 Review from Tomkins County.
 - Need to establish a public hearing date.
- West view Partners, Boris Simkin
 - Designated a Major subdivision (4 lots and ROW issues)
 - Owner prepared a draft subdivision plan with ROW's included
 - Meeting with T.G. Miller Survey to add additional background information
 - Revised subdivision plan to 239 Review from County
 - Need to establish a Public Hearing date...
- Novalane – Jack Young
 - Preliminary subdivision plan with Hammerhead end
 - Waiting for revised map of the entire parcel from John Anderson.
- Anne Sheldon – Major subdivision approval (4-7 lots)
 - Needs to submit developers agreement and fees SEQR Long Form part 1.
 - Then can complete the 239 review
 - Need to establish a public hearing date...
- Comprehensive Plan Committee – Wed. Dec 10th at 7:00 PM to review Transportation
 - Cornell Design Connect will make a presentation of their findings
 - Possible Dec 22, 2014 Planning Board meeting presentation by team leader (others gone by then).
- East Lake Connector Road Issue

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- Endorsed and motion by the Town Board to Connect the roadways...

8:15 PM Richard Prybyl re-joined the Meeting.

Recommendation to the Town Board for Planning Board Officer's for 2015 and PB Term renewals

The Planning Board Members recommended the following;

- Gerald Caward term renewed for an additional Seven year term.
- Deborah Trumbull Alternate Member, renewed for a one year term.

Proposed Slate of Officers for 2015
Thomas Ellis, Chairman
Norman (Lin) Davidson, Vice Chairman

Larry Sharpsteen made a motion to move the above recommendations. 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) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Larry Sharpsteen made a motion to adjourn the Regular Planning Board Meeting at 8:17 PM and enter into Executive Session to discuss a Contract negotiation. 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) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

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Thomas Ellis made a motion to exit the Executive Session at 8:35 PM and reconvene the Regular Meeting. 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) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Ray Farkas made a motion to recommend to the Lansing Town Board that Lorraine Moynihan Schmitt be the Legal Counsel for the Town of Lansing Planning Board. Richard Prybyl 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) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Larry Sharpsteen made a motion to adjourn the Meeting at 8:37 PM. Richard Prybyl 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) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member