

APPROVED

Town of Lansing

Monday, March 23, 2015 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
- * Deborah Trumbull (Alternate)
Guy Krogh, Esq.

Other Staff

Michael Long, Planning Consultant
Doug Dake, Town Board Member

Public Present

Barry & Cathy Putnam

Other Business

Thomas Ellis called the Planning Board Meeting to order at 6:30 PM.

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 March 09, 2015 Minutes

Thomas Ellis states page 2, 3rd sentence- this Company should say: The Orenco Company

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

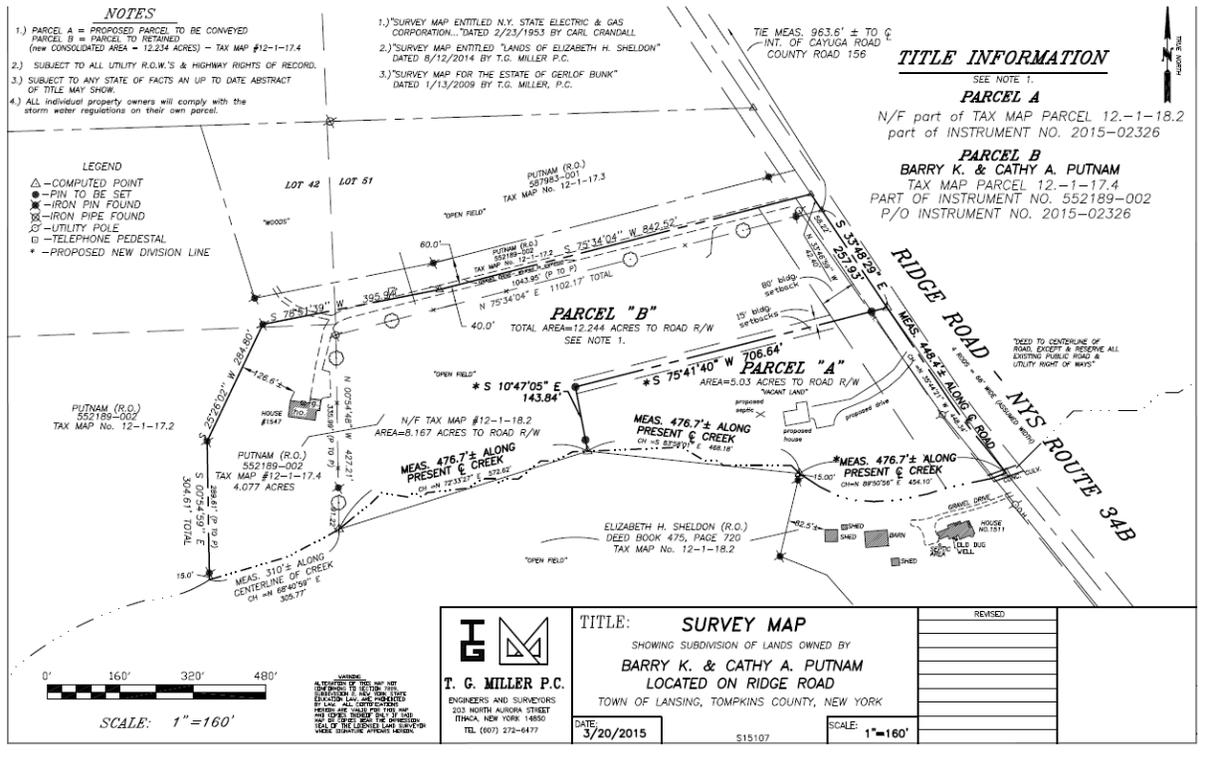
Vote of Planning Board . . . (Aye) Gerald Caward, Member

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- Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member
- Vote of Planning Board . . . (Aye) Al Fiorille, Member
- Vote of Planning Board . . . (Aye) Richard Prybyl, Member
- Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
- Vote of Planning Board . . . (Aye) Thomas Ellis, Member

**Informal Developer's Conference-Proposed Subdivision, Applicant:
Barry & Cathy Putnam, Ridge Road, P/O Tax # 12.-1-18.2**

Mike Long states Mr. Putnam recently purchased land from Anne Sheldon and has proposed to split the land into two parcels; Parcel A will be sold to a private individual for the sole purpose of a residential home and Parcel B will be consolidated with Mr. Putnam's residence. Due to the land previously being split by Ms. Sheldon, the Planning Board placed conditions on her approval stating any further division of the land she is selling to a private party would be considered a Major Subdivision if the party so chooses to Subdivide. Mr. Long states the Putnam's are here tonight for an informal Developer's discussion to see if the Planning Board is satisfied with what is on the Map presented.



Norman (Lin) Davidson made a motion to classify this proposal as a Major Subdivision.

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Rick 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) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Mr. Long states the Public Hearing(s) on the SEQR and Overall Application for final approval will take place on April 27, 2015 @ 6:35 PM at the Chairman's request.

Lynn Day-Zoning Officer- Update

Mr. Day states the Town received a letter from the NYS Department of Transportation on the following matter;

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Department of
Transportation

ANDREW M. CUOMO
Governor

JOAN McDONALD
Commissioner

CARL F. FORD, P.E.
Regional Director

March 18, 2015

received
03-23-2015

cc - Jack, Cricket, TB, Guy, Cedes

Ms. Debbie S. Crandall
Town Clerk, Town of Lansing
P. O. Box 186
29 Auburn Road
Lansing, New York 14882

Dear Ms. Crandall:

RE: REQUEST FOR LOWER SPEED
LIMIT ON HILLCREST ROAD

This is in further response to your February 19, 2015 letter requesting a lower speed limit on Hillcrest Road between Warren Road and North Triphammer Road. We have completed our review.

Our analysis determined that reducing the 55 MPH speed limit on Hillcrest Road to 45 MPH would be appropriate. This action will result in a consistent 45 MPH speed limit restriction for the full length of Hillcrest Road.

The official order authorizing the extension of the 45 MPH zone will follow. Upon receipt of the official order, the town may install the signing necessary to implement the lower speed limit.

Your interest in this matter is greatly appreciated.

Very truly yours,

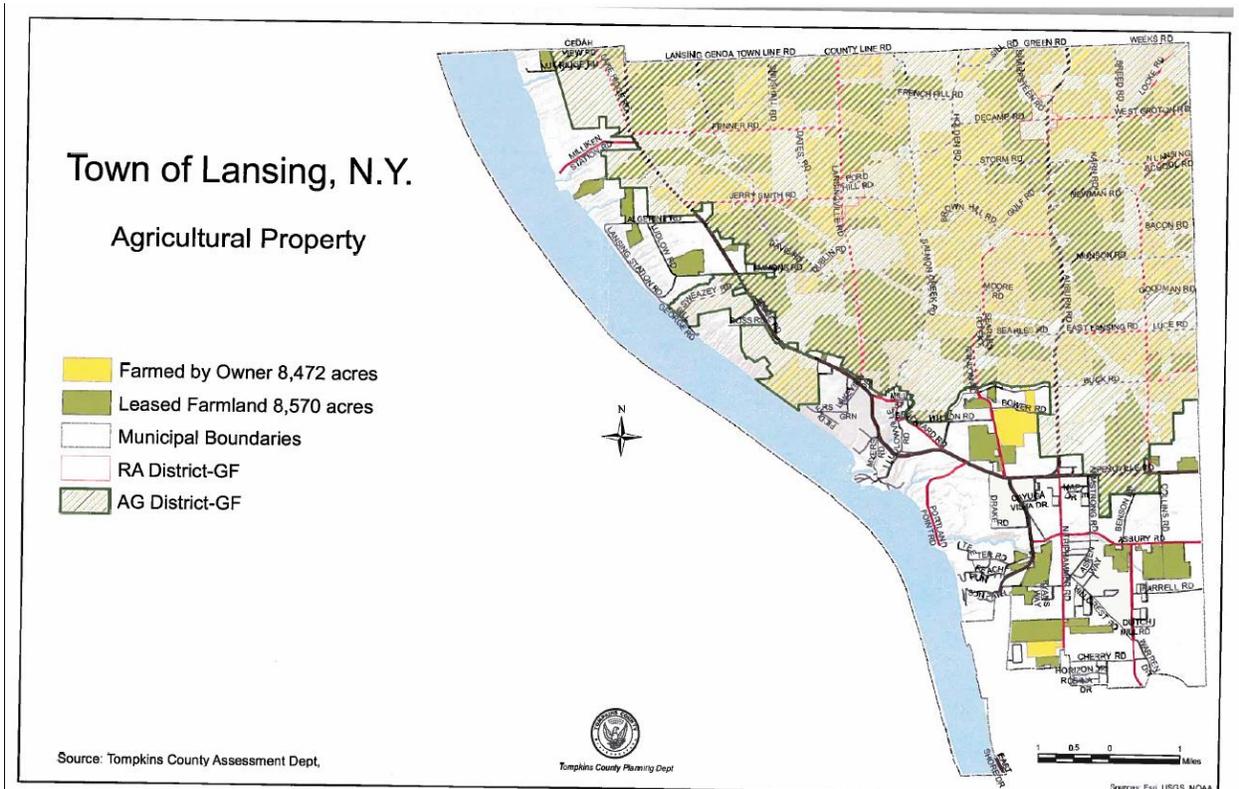
DIANA L. GRASER, P. E.
Regional Traffic Engineer

cc: J. B. Smith, Highway Director, Tompkins County Highway Division
K. Miller, Supervisor, Town of Lansing
M. J. Sigler, County Legislator, District 6

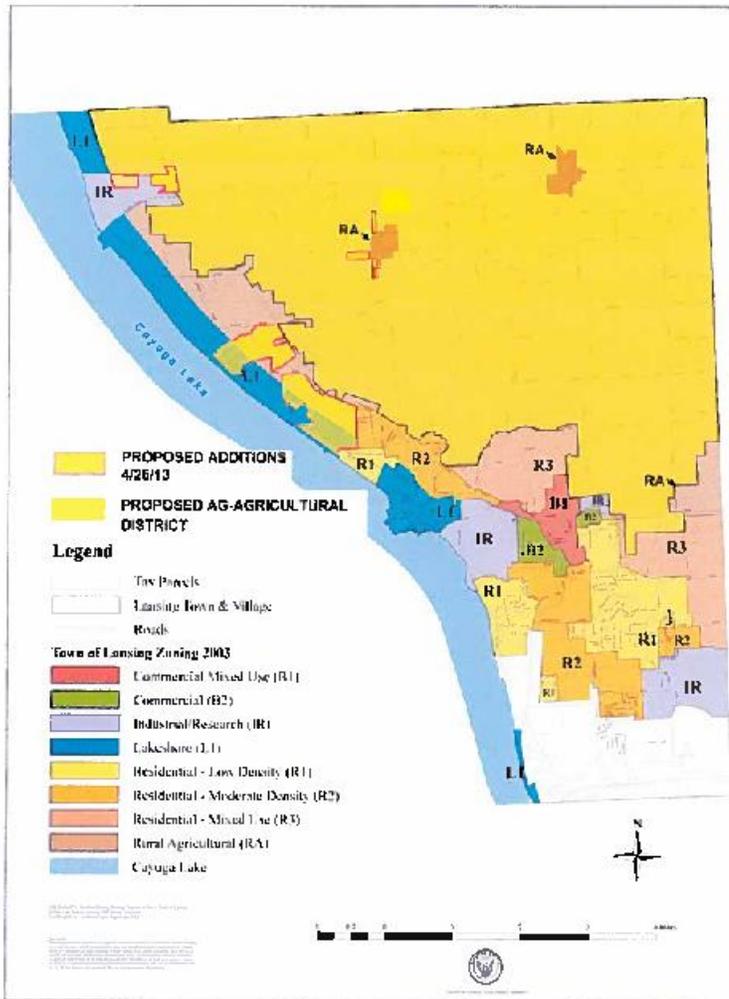
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Mr. Day also states the DOT has recently reduced the speed limit on North Triphammer road to 45 MPH and is in the process of doing the same on East Shore Drive down to Sunpath.

Ag Map Discussion



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Mike Long states he and Lynn Day looked at the different Maps (Water District & Ag Map) and thought a good starting point would be Route 34 B where water and public transportation is more developable. Mr. Long indicated the idea is to come up with different changes to the Maps that would be part of the overall Comprehensive Plan.

Norman (Lin) Davidson stated a few years back it was talked about having greater setbacks on homes, development and businesses.

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Lynn Day states he feels the consolidated water should be brought down the rest of Lansing Station Road.

Lynn Day felt the Mobile Home Parks should remain in the RA District.

Al Fiorille inquired from the Members if they really wanted to change the RA to A alone? Personally, he feels there is just as much residential as Agricultural in the northern part of town. Mr. Fiorille states this will mislead the residents in thinking that they can't sell off a lot for a residential home because it's Agricultural. He is not in support of changing the Map.

Mike Long suggested establishing perimeters of what portion of the land they can sell for residential.

Norman (Lin) Davidson stated a person can always apply for a PDA (Planned Development Area) for something that may be outlawed.

Doug Dake, Councilman agreed with Mr. Fiorille and felt it should be left alone.

Mike Long feels there is room for compromise. The whole thing should not be Ag.

Gerald Caward does not see any reason why the Town would want to change the District from an RA to an Ag. District.

Norman (Lin) Davidson and Thomas Ellis felt that Hospitals and Apartment Complexes should be removed from the RA District.

Norman (Lin) Davidson mentioned that limits on employees could be placed on business.

Lynn Day felt the Planning Board Members should go through the Land Use Ordinance prior to the Map being changed. Mr. Day feels the Board should look at what doesn't belong in the RA District.

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Thomas Ellis stated there is infrastructure going out Route 34B, and maybe the Board should think about changing it to R3. Norman (Lin) Davidson agreed.

Mike Long states the water district setback is 300 feet. His suggestion was if you had an overlay Zone for Agriculture, it would allow you to subdivide within 300 feet of the road frontage.

Thomas Ellis, Chairman expressed to all Members to review the Land Use Ordinance for Uses and see what can be removed.

Lynn Day indicated that you can pull certain uses out of the RA and have them allowed on the Major Corridors (Route 34 & 34B).

Mike Long suggested creating a new District for the Corridors.

The Mapping with suggested changes will be discussed at a future Meeting.

Next Scheduled Meeting-April 12, 2015 Cancelled

Due to a number of Members attending the upcoming Planning Federation Conference, the Town's Planning Board will not have a quorum. Therefore, the Meeting for April 12, 2015 has been cancelled. The next scheduled Meeting date will be April 23, 2015.

Full Time Planning Board Member Appointment

At the Town Board Meeting held on Wednesday, March 18, 2015, Deborah Trumbull was appointed to the Planning Board full time to replace Ray Farkas.

Updated Town of Lansing Land Use Ordinance

The Town Board passed a Resolution on March 18, 2015 approving the updated Land Use Ordinance. Rachel Jacobsen, Planning Secretary will be providing a copy to all PB & ZBA Members via email. In addition, the next document can be viewed on the Town's Website at www.lansingtown.com under Planning/Codes Docs.

Planning Consultant-Mike Long's Update

Mike Long presented the Members with the following update;

Planning Board Project Update: March 23, 2015 meeting

- Cayuga Farms (102 dwelling Unit Site Plan) –

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- Requested DEC review of package system – follow up approvals needed.
- Public Hearing – January 12, Meeting held open for additional comments.
- Meeting (3/5/15) with DEC Cortland (Dave H. Guy, Mike, Kathy M)
- Letter issued to Tim Buhl –revisions needed site plan, Orenco system...etc.
- SEQR / Site Plan approval required –.
- Village Solars – PDA revision (move one building footprint to a new location)
 - 239 Review completed
 - Planning Board recommendation – March 9th.
 - **Town Board - Public Hearing April 15th to approve PDA** amendment as Planning Board recommended.
- Novalane – Jack Young
 - Preliminary Plat subdivision plan with turn around extension of Smugglers Path.
 - SEQR – classified as an “Unlisted Action” and will have resolutions available.
 - Public Hearing opened Feb 9th for the “Flag Lots” – still open.
 - Storm Water Plan revisions currently underway
 - Preliminary and Final Plat approvals. TBD
- **Barry and Cathy Putnam – Major Subdivision 2 lots and merging**
 - Informal Developers Conference – March 23, 2015
 - Public Hearing – advertise for April 27th meeting
 - SEQR review and Neg Dec – April 27th meeting
 - Preliminary Plat waived and Final Plat Approval – April 27th meeting.
- West view Partners, Boris Simkin – Major Subdivision – 4 Lots. **(attached plan)**
 - Designated a Major subdivision (4 lots and ROW issues) – phase plan completed by T.G. Miller with ROW access and future roads included.
 - Revised Subdivision Plan - submitted to TG Miller Storm Water Plan for 4 lots.
 - Revised subdivision plan to 239 Review from County
 - **Public Hearing date - Tentative April 27, 2015...**
- Whispering Pines VI – Subdivision 27 lots **(attached plan)**
 - Revised Plans being developed by engineer. (see attached)
 - 239 Review from Tomkins County under way
 - Storm Water Review – underway
 - Water District Extension – Town Board Approval Required
 - Public hearing date. Tentative April 27th?
- **Advanced Design – Site Plan**
 - 3,000 sf addition to extend building
 - Additional Site Plan information requested
 - Tentative April 27th Meeting
- Forest Circle Drive – Major subdivision 17 lots.
 - Tompkins Co. 239 review has been completed.

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- 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 – establish date....
- Comprehensive Plan – Wed. April 8th at 7:00 PM

Topic - review Tompkins County "Sustainability Is

Norman (Lin) Davidson made a motion to adjourn the Meeting at 7:55 PM. 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) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member