

APPROVED

Town of Lansing

Monday, June 08, 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
- * Sandra Dennis Conlon, Alternate
- Guy Krogh, Esq.

Other Staff

Michael Long, Planning Consultant
Doug Dake, Town Board Member

Public Present

Helen Talty
Andy Sciarabba
Michael Withers
David Huckle
Ibe Jonah

Other Business

Thomas Ellis called the Planning Board Meeting to order at 6:33 PM.

Town Directory Update

Al Fiorille requested the Town Clerk's Office be provided with his correct phone numbers.

Introduction to Alternate Planning Board Member

Chairman Ellis introduced the new Alternate Planning Board Member, Sandy Dennis Conlon to other Board Members.

APPROVED

Public Comments/Concerns other than Agenda Items

Thomas Ellis, Chairman inquired if there were any comments from the Public.

Solar Arrays

Resident, Andy Sciarabba inquired why Solar Systems for Residential customers are not required to have Site Plan Review. Mr. Sciarabba states they are unsightly and should have some sort of buffering. Lynn Day, Zoning Officer states the Planning Board requested at one time that any ground mounted Solar Array have Site Plan Review and the Town Board removed it from the proposed Zoning changes as they wanted to make the process easier for Lansing residents to go "Solar/Green".

The Planning Board Members expressed to Mr. Sciarabba it is a Town Board issue and should be address at their level. Mr. Sciarabba requested that Mike Long, Planning Consultant take his request to the Town Board for further discussion/action.

Due to a Planning Board Member being absent, Chairman Ellis enacted Sandy Dennis Conlon, Alternate Member to have voting privileges tonight.

Approval/Denial of May 11, 2015 Minutes

Mike Long: page 5 - Norman (Lin) Davidson did indeed vote: Aye

Thomas Ellis: page 8- bottom (2) -add previously approved in 2012

Page 14- first paragraph needs to be reworded as follows;

The Planning Board agreed to establish a 100 foot setback from both sides of the banks of the existing creek to restrict the development of new buildings, structures, ground disturbances, septic systems and impermeable surfaces. The Planning Board also did agree to permit stormwater practices, permeable surfaces and existing structures from a 50 foot setback from both sides of the existing creek banks.

Page 23: Town to Tower

Larry Sharpsteen 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
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Alternate
Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Abstained) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

APPROVED

Site Plan & SEQOR Review, Applicant: S.E.E. Associates, Drive thru ATM -Tompkins Trust Company, 3109 N. Triphammer Road, Tax Parcel # 37.1-3-1.22

Ms. Helen Talty and Mr. Andrew Sciarabba appeared before the Board for a Site Plan review for a proposed Drive thru ATM. The following proposal was presented;

Drive Through ATM project by Tompkins Trust Company to be located at 3109 N. Triphammer Rd

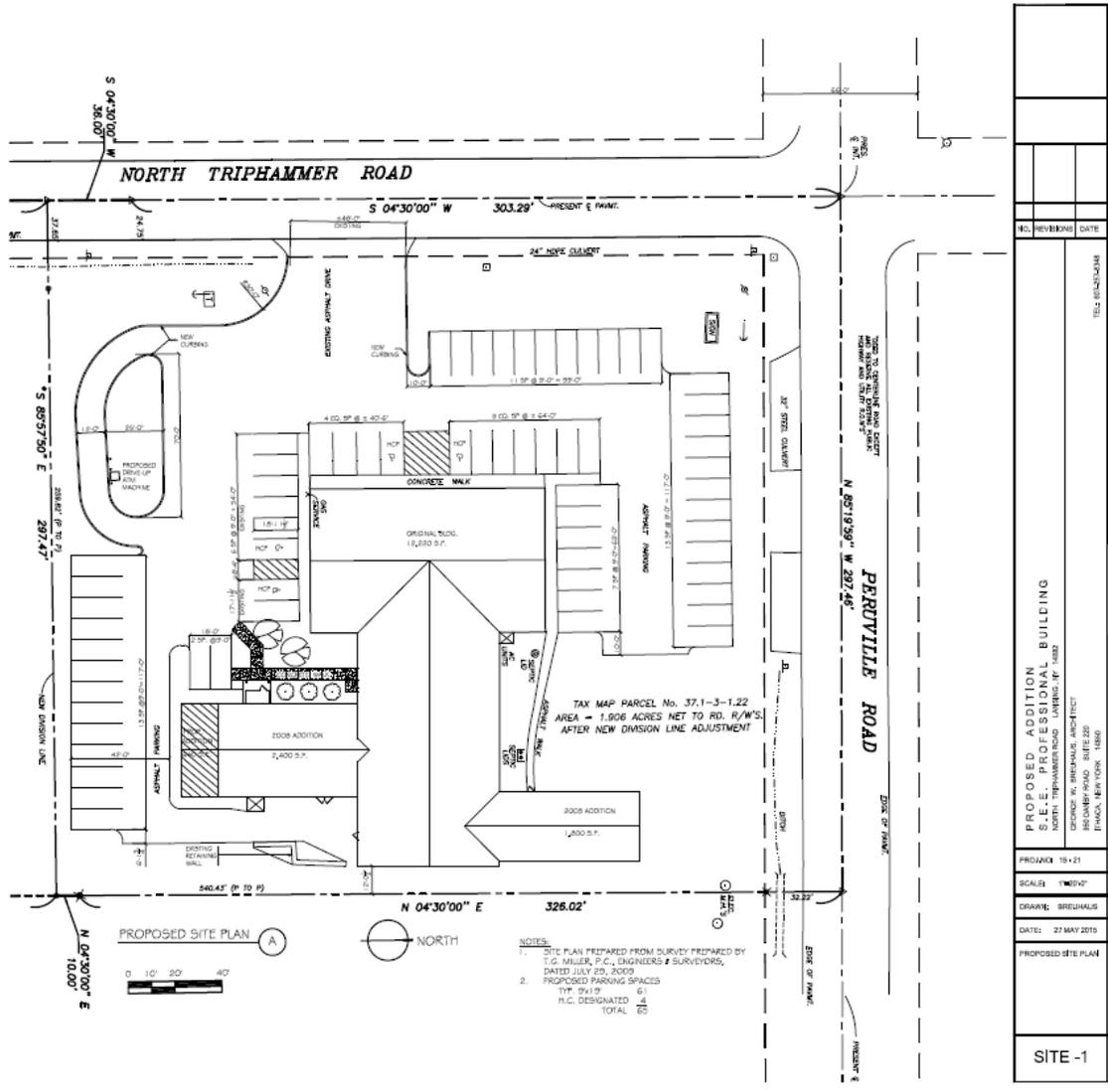
TTC currently has an ATM located inside Xtramart convenience store at the corner of N. Triphammer Rd. and Peruville Rd. They are proposing to replace that facility with a Drive Up ATM on the existing parking area of 3109 N. Triphammer Rd.. Because they are already serving their customers at Xtramart they will not be creating significantly more traffic to this area of Lansing.

In order to accommodate this drive up ATM at 3109 N. Triphammer Rd. a boundary line adjustment has been accepted by the Town adding approximately 7,000 sq ft to the existing lot. After construction of the asphalt driveways and lanes, replacement of parking spaces which are lost due to the drive through lanes and installing a grass area in the center of the drive through area, there will be no significant increase in the runoff area of this parcel.

The access to the Drive up Area will be the parcel's existing curb cut entry.

Storm water drainage flows to the northwest into the 24 inch in ground steel culvert which serves the corner intersection of N. Triphammer Rd and Peruville Rd.

APPROVED



Ms. Talty also provided the Board with copies the required NYS lighting Specifications for the proposed Drive Thru.

Richard Prybyl inquired what size sign would be erected and will it be located where it will not block the view for traffic. Mr. Long states the Sign specifications are in the packet.

Lynn Day states the sign must be out of the County road right of way.

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

APPROVED

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) Sandra Dennis Conlon, Alternate
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) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

RESOLUTION PB 15-10

RESOLUTION DETERMINING ENVIRONMENTAL SIGNIFICANCE OF PROPOSED TOMPKINS COUNTY TRUST COMPANY ATM SITE PLAN

WHEREAS, an application was made by S.E.E. Associates (Andy Sciarabba, Agent) for site plan approval for the proposed construction of a drive-up ATM Machine and parking area improvements located at 3109 North Triphammer Road, Town of Lansing, New York, Tax Parcel #37.1-3-1.22, consisting of approximately 1.75 acres in the B2 Commercial Zone as located upon and within an existing commercially developed site, and the proposal is to add a free standing drive-up ATM Bank Machine, illuminated signage, 700± sf of additional asphalt pavement, and relocated parking stalls to accommodate changed traffic flows; and

WHEREAS, as less than one acre is disturbed by this application, the owner will be required to complete a Basic SWPPP for the immediately affected area and have the same approved by the Highway Department before building permits are issued; and

WHEREAS, a § 239 referral was duly made to County Planning, which noted no official comments on the site plan or the environmental review thereof; and

WHEREAS, the Town of Lansing Planning Board, in performing its reviewing agency functions in conducting an environmental review in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA): (i) pursued its thorough review of the project and the Applicant's completed SEAF, as well as a review of all other documents prepared and submitted with respect to this proposed action; and (ii) thoroughly analyzed the potential relevant areas of environmental concern of the project to determine if the proposed action may have any moderate or significant adverse impacts on the environment, including the criteria identified in 6 NYCRR Section 617.7(c); and (iii) reviewed the SEAF on the record; and

APPROVED

WHEREAS, each identified potential environmental impact was analyzed and duly considered by the Planning Board in relation to the question of whether any potential environmental impacts were so probable of occurring or so significant as to require a positive declaration, and after weighing the above and all other potential impacts arising from or in connection with this project, and after also considering: (i) the probability of each potential impact occurring; (ii) the duration of each potential impact; (iii) the irreversibility of each potential impact, including permanently lost resources of value; (iv) whether each potential impact can or will be controlled or mitigated by permitting or other processes; (v) the regional consequence of the potential impacts; (vi) the potential for each impact to be or become inconsistent with the Town's master plan or Comprehensive Plan and local needs and goals; and (vii) whether any known objections to the Project relate to any of the identified potential impacts, the Planning Board found that these factors did not cause any potential impact to be or be likely to become a moderate or significant impact such that a negative declaration will be issued.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. After consideration of the potential environmental impacts, including those reviewed in accord with 6 NYCRR § 617.7(c), the Planning Board finds that the proposed action of approving the site plan for the S.E.E. Associates proposed construction of a drive-up ATM Machine and parking area improvements located at 3109 North Triphammer Road, Town of Lansing, will have no moderate or significant negative environmental consequences or impacts.

2. This declaration is made in accord with SEQRA and the Regulations promulgated thereunder, and accordingly, the Planning Board of the Town of Lansing, based upon: (i) its thorough review of the SEAF, 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 to determine if the proposed action may have any moderate or significant adverse impact on the environment, including, but not limited to, the criteria identified in 6 NYCRR § 617.7(c); and (iii) its completion of the SEAF, including the findings noted therein (if any, and which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance ("Negative Declaration") in accordance with SEQRA for the above referenced proposed actions, and determines that an Environmental Impact Statement is therefore not required.

3. A Responsible Officer of the Planning Board of the Town of Lansing is hereby authorized and directed to complete and sign, as required, the determination of significance, confirming the foregoing Negative Declaration, which fully completed and

APPROVED

signed SEAF and determination of significance shall be incorporated by reference in these Resolutions.

Dated: June 8, 2015

VOTE AS FOLLOWS:

Gerald Caward, Jr. - Aye
Sandra Dennis Conlon - Aye
Norman L. Davidson - Aye
Al Fiorille - Aye
Richard Prybyl - Aye
Larry Sharpsteen - Aye
Thomas Ellis - Aye

Richard Prybyl offered the following Resolution. Norman (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) Sandra Dennis Conlon, Alternate
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) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

RESOLUTION PB 15-11

RESOLUTION GRANTING CONDITIONAL SITE PLAN APPROVAL FOR DRIVE-UP ATM FACILITIES AT 3109 NORTH TRIPHAMMER ROAD

WHEREAS, an application was made by S.E.E. Associates (Andy Sciarabba, Agent) for site plan approval for the proposed construction and emplacement of a drive-up ATM Machine and related parking area improvements at 3109 North Triphammer Road, Town of Lansing, Tax Parcel #37.1-3-1.22, consisting of approximately 1.75 acres in the B2 Commercial Zone as located upon and within an existing commercially developed site, and the proposal is to add a free standing drive-up ATM Bank Machine, illuminated signage, 700± sf of additional asphalt pavement, and relocated parking stalls to accommodate changed traffic flows; and

WHEREAS, this is an Unlisted Action under SEQRA and the Planning Board, as lead agency, issued a negative declaration of environmental significance; and

APPROVED

WHEREAS, General Municipal Law §§ 239-l and 239-m referrals were duly sent to the Tompkins County Planning Department by the **Town of Lansing Planning Department, and the Tompkins County Planning Department in a letter dated May 1, 2015, determined that the proposed action has no negative inter-community or county-wide impacts; and**

WHEREAS, on June 8, 2015, the Planning Board reviewed and considered the aforementioned site plan application and determined that, per the Land Use Ordinance, public hearings were not required for this project and that such proposed use is an allowed use in the B2 Commercial Zone, subject to obtaining site plan approval from the Planning Board; 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 § 701.4 *et seq.*, including concerns addressing site drainage, lighting, impacts to any nearby residences, landscaping, parking, buffering, screening, driveways and traffic, and any potential for on- and off-site environmental impacts, and the Planning Board further duly considered and carefully reviewed the requirements of the Town's Land Use Ordinance and site planning requirements relative to the this project, as well as 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 project, and the Town has also considered the Town's Comprehensive Plan and compliance therewith; and

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

APPROVED

RESOLVED, that the Town of Lansing Planning Board does hereby grant Final Site Plan Approval to S.E.E. Associates, Andy Sciarabba agent, for the proposed construction of a drive-up ATM Machine, signage, and parking lot improvements proposed to be constructed and located at 3109 North Triphammer Road, Lansing, New York, as reflected in such site plan and *subject to the following conditions*:

1. Building Permits will be required for such improvements and for the entirety of the site plan, including to delineate all parking lot area improvements to scale, and all drawn and as-constructed improvements shall meet the requirements of the NYS building and property codes.
2. The Town Engineer shall review and approve a “Basic SWPPP” for the proposed disturbed area, and such Basic SWPPP shall be thereafter submitted to and approved by the Lansing Highway Department before any building permit is issued.
3. A sign permit shall be submitted and duly approved in accord with the Town’s Sign Local Law (Local Law #1 of 2014) before construction or emplacement of any proposed signage.
4. All site improvements as reflected in the Site Plan shall be drawn and sealed by a NYS registered architect or engineer.

June 8, 2015

VOTE AS FOLLOWS:

Gerald Caward, Jr. – Aye
Sandra Dennis Conlon - Aye
Norman L. Davidson – Aye
Al Fiorille – Aye
Richard Prybyl - Aye
Larry Sharpsteen – Aye
Thomas Ellis – Aye

Site Plan & SEQR Review, Applicant: Michael Withers, Can and Bottle Redemption Center, 3100 N. Triphammer Road, Tax Parcel # 37.1-2-23.1

Michael Withers, Applicant and Leasing Agent, David Huckle appeared before the Board for Site Plan Review. Mr. Withers, has a lease to utilize the existing barn at this site and is requesting site plan approval for the expansion of the existing parking lot at 3110 N. Triphammer Road, Tax Parcel #37.1-2-23.1, B2 Commercial Zone. This is currently a vacant structure that will be used primarily as an individual person drop off and interior storage of deposit bottles and cans. The site consists of 9.7 +/- acres site

APPROVED

and two existing driveway accesses onto the site. The proposed parking expansion will be located to the north of the existing driveway entrance. The site will utilize the existing driveway curb cut from N. Triphammer Road. There will be very little site disturbance so very little impact is anticipated for storm water issues. The total disturbed area is approximately 0.03+/- acres. There will be non-illuminated signage located near N. Triphammer Road and also a sign mounted on the building. The existing stone boulders will be moved to allow for the expansion of 6 parking spaces (1 HC). Periodic tractor trailers will be on the site to pick up the beverage bottles and cans and the site can accommodate this truck circulation with the existing loop around the existing buildings.

Thomas Ellis inquired if the owner planned on repairing the front of the building. Mr. Withers indicated lumber has been purchased to make repairs on the building.

Lynn Day, Zoning Officer states he has told the owner and the leasee they must make the building weather tight.

David Huckle, Leasing Agent from Pyramid Brokerage states the owner is well aware of the various modifications that must be made to the property.

Mr. Withers currently plans to be open for business during the daylight hours, 5-6 days per week.

According to Mr. Withers, all storage will be kept indoors. A dumpster will be located between the two buildings that are owned by Mr. Rendano and shared with both buildings.

Landscaping will be minimal. Flowers will be planted under the sign.

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

Norman (Lin) Davidson offered the following Resolution. 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) Sandra Dennis Conlon, Alternate
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) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

APPROVED

RESOLUTION PB 15-12

RESOLUTION DETERMINING ENVIRONMENTAL SIGNIFICANCE OF PROPOSED BOTTLE AND CAN REDEMPTION CENTER SITE PLAN

WHEREAS, an application was made by Michael Withers for site plan approval for the Lansing Bottle and Can Redemption Center, to be located at 3100 North Triphammer Road, Lansing, New York, Tax Parcel #37.1-2-23.1, located in a B2 Commercial Zone, consisting of the reuse of an existing barn structure located on an overall site of approximately 9.7± with an existing commercial building, and the proposal is to re-purpose the existing barn, add a 10' by 65' parking area and a concrete sidewalk, together with signage and building improvements; and

WHEREAS, as less than one acre is disturbed by this application the owner will be required to complete a Basic SWPPP for the immediately affected area and have the same approved by the Highway Department before building permits are issued; and

WHEREAS, a § 239 referral was duly made to County Planning, which noted no official comments on the site plan or the environmental review thereof; and

WHEREAS, the Town of Lansing Planning Board, in performing its reviewing agency functions in conducting an environmental review in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA): (i) pursued its thorough review of the project and the Applicant's completed SEAF, as well as a review of all other documents prepared and submitted with respect to this proposed action; and (ii) thoroughly analyzed the potential relevant areas of environmental concern of the project to determine if the proposed action may have any moderate or significant adverse impacts on the environment, including the criteria identified in 6 NYCRR Section 617.7(c); and (iii) reviewed the SEAF on the record; and

WHEREAS, each identified potential environmental impact was analyzed and duly considered by the Planning Board in relation to the question of whether any potential environmental impacts were so probable of occurring or so significant as to require a positive declaration, and after weighing the above and all other potential impacts arising from or in connection with this project, and after also considering: (i) the probability of each potential impact occurring; (ii) the duration of each potential impact; (iii) the irreversibility of each potential impact, including permanently lost resources of value; (iv) whether each potential impact can or will be controlled or mitigated by permitting or other processes; (v) the regional consequence of the potential impacts; (vi) the potential for each impact to be or become inconsistent with the Town's master plan or Comprehensive Plan and local needs and goals; and (vii) whether any known

APPROVED

objections to the Project relate to any of the identified potential impacts, the Planning Board found that these factors did not cause any potential impact to be or be likely to become a moderate or significant impact such that a negative declaration will be issued.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. After consideration of the potential environmental impacts, including those reviewed in accord with 6 NYCRR § 617.7(c), the Planning Board finds that the proposed action of approving the site plan for the proposed Bottle and Can Redemption Center and related parking area improvements located at 3100 North Triphammer Road, Town of Lansing, will have no moderate or significant negative environmental consequences or impacts.

2. This declaration is made in accord with SEQRA and the Regulations promulgated thereunder, and accordingly, the Planning Board of the Town of Lansing, based upon: (i) its thorough review of the SEAF, 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 to determine if the proposed action may have any moderate or significant adverse impact on the environment, including, but not limited to, the criteria identified in 6 NYCRR § 617.7(c); and (iii) its completion of the SEAF, including the findings noted therein (if any, and which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance ("Negative Declaration") in accordance with SEQRA for the above referenced proposed actions, and determines that an Environmental Impact Statement is therefore not required.

3. A Responsible Officer of the Planning Board of the Town of Lansing is hereby authorized and directed to complete and sign, as required, the determination of significance, confirming the foregoing Negative Declaration, which fully completed and signed SEAF and determination of significance shall be incorporated by reference in these Resolutions.

Dated: June 8, 2015

VOTE AS FOLLOWS:

Gerald Caward, Jr. - Aye
Sandra Dennis Conlon - Aye
Norman L. Davidson - Aye
Al Fiorille - Aye
Richard Prybyl - Aye
Larry Sharpsteen - Aye
Thomas Ellis - Aye

APPROVED

Larry Sharpsteen offered the following Resolution. Lynn 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) Sandra Dennis Conlon, Alternate
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) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

RESOLUTION PB 15-13

RESOLUTION ISSUING CONDITIONAL APPROVAL OF BOTTLE AND CAN REDEMPTION CENTER SITE PLAN AT 3100 NORTH TRIPHAMMER ROAD

WHEREAS, an application was made by Michael Withers for site plan approval for the Lansing Bottle and Can Redemption Center, to be located at 3100 North Triphammer Road, Lansing, New York, Tax Parcel #37.1-2-23.1, located in a B2 Commercial Zone, consisting of the reuse of an existing barn structure located on an overall site of approximately 9.7± with an existing commercial building, and the proposal is to re-purpose the existing barn, add a 10' by 65' parking area and a concrete sidewalk, together with signage and building improvements; and

WHEREAS, on June 8, 2015 the Planning Board reviewed and considered the aforementioned site plan application and determined that, per the Land Use Ordinance, public hearings were not required for this project and that such proposed use is an allowed use in the B2 Commercial Zone, subject to obtaining site plan approval from the Planning Board; and

WHEREAS, as less than one acre is disturbed by this application the owner will be required to complete a Basic SWPPP for the immediately affected area and have the same approved by the Highway Department before building permits are issued; and

WHEREAS, the Planning Board has reviewed the proposed site plan under the requirements of SEQRA and has duly issued a negative declaration of environmental impacts: and

WHEREAS, General Municipal Law §§ 239-1 and 239-m referrals were duly sent to the Tompkins County Planning Department by the Town of Lansing Planning Department, and the Tompkins County Planning Department in a letter dated May 14, 2015, determined that the proposed action has no negative inter-community or county-wide impacts; 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 § 701.4 *et seq.*, including concerns addressing site drainage, lighting, impacts to any nearby residences, landscaping, parking,

APPROVED

buffering, screening, driveways and traffic, and any potential for on- and off-site environmental impacts, and the Planning Board further duly considered and carefully reviewed the requirements of the Town's Land Use Ordinance and site planning requirements relative to the this project, as well as 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 project, and the Town has also considered the Town's Comprehensive Plan and compliance therewith; 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 does hereby grant Final Site Plan Approval to Michael Withers for the proposed reuse of an existing barn structure, with designated interior and exterior building improvements, additional sidewalk and parking lot improvements, and signage, for a site located at 3100 North Triphammer Road, Lansing, Tax Parcel #37.1-2-23.1, in a B2 Commercial Zone, *subject to the following conditions:*

1. Building Permits will be required for such improvements and for the entirety of the site plan, including to delineate all parking lot area improvements to scale, and all drawn and as-constructed improvements shall meet the requirements of the NYS building and property codes.
2. The Town Highway Dept. shall review and approve a "Basic SWPPP" for the proposed 0.3 acres of disturbed area, and such Basic SWPPP shall be thereafter submitted to and approved by the Lansing Highway Department before any building permit is issued.
3. A sign permit shall be submitted and duly approved in accord with the Town's Sign Local Law (Local Law #1 of 2014) before construction or emplacement of any proposed signage.
4. Any exterior storage will be required to be covered and screened via a fence.

June 8, 2015

VOTE AS FOLLOWS:

Gerald Caward, Jr. – Aye
Sandra Dennis Conlon - Aye
Norman L. Davidson – Aye
Al Fiorille – Aye
Richard Prybyl - Aye
Larry Sharpsteen – Aye
Thomas Ellis – Aye

APPROVED

Proposed changes to the Communications Tower Local Law

The Board briefly discussed the proposed changes. It was the Chairman's call to not proceed any further until Legal Counsel is present for discussion.

Consideration for Waiver on Special Permit Conditions

Mike Long, A.I.C.P. brought to the Board's attention that Ibe Jonah has approached John Young with respect to renting his Soccer Field (behind the Rink) for a Tournament in September. This would be an adult Tournament, ages ranging from 30 yrs. to 50 yrs. Mr. Long states previously, the Planning Board recommended to the Town Board that they place an age limit on the Special Permit. Mr. Long states he believes that could create legal issues for the Town, as you can't discriminate due to a person's age. Lynn Day, Zoning Officer states he has spoken with the Manager, Russ at the Rink and they have no problem with people using their parking lot over the Labor Day weekend for this event.

A brief discussion occurred with respect to the original condition that was placed on the Site Plan approval with regards to limiting the age of the players. It was Mr. Young's request for that condition and the Planning Board went along with it.

Thomas Ellis stated at the time of the proposal, recreational fields were not allowed in that district. However, now they are by Special Use Permits.

Richard Prybyl made a motion to recommend to the Town Board that they grant a Special Use Permit for one year with the condition that all parking be located in the Rink Parking lot and not on Waterwagon Road or NY Rt. 34. 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) Sandra Dennis Conlon, Alternate
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) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

It was requested that Mike Long, Planning Consultant take this recommendation to the Town Board for further discussion/action.

Planning Consultant-Mike Long's Update

APPROVED

Mike Long presented the Members with the following update;

APPROVED

Planning Board Project Update: June 8, 2015 meeting

- Cayuga Farms (102 dwelling Unit - Site Plan Approval) –
 - 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.
 - Orenco mtg. held April 23 to review system concepts, overview, etc...
 - Tim Buhl -updated site plan submitted 5/6/2015 – sent electronically PB
 - TG Miller reviewing SWPPP with changes
 - NYS DEC Letter from Fred Gillette - received 5/11/2015 for “Innovative Systems Design Standards” process to apply
 - Requested DEC to review proposed ORENCO system and site plan. Revised plan shows 80 foot and 85 foot setbacks.
 - ORENCO system does not treat “phosphorus” and it is an intermittent stream. NYS DEC is also reviewing the setback requirements.
 - SEQR Negative Declaration – DEC approval?
 - Site Plan approval required –.
- 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 SWPPP reviewed by TG Miller, revisions currently underway
 - Site meeting to walk future Smugglers Path road extension – 5/7/2015 –
 - Preliminary and Final Plat approvals. TBD
- West view Partners, Boris Simkin – Major Subdivision – 4 Lots.
 - Designated a Major subdivision (4 lots and ROW issues) – phase plan completed by T.G. Miller with ROW access and future roads included (drawing dated 12/15/2015).
 - Revised Subdivision Plan - submitted to TG Miller Storm Water Plan for 4 lots.
 - Revised 239 Review from County – response 50 foot buffer 3/30/2015
 - SWPPP plan reviewed by TG Miller, recommended changes, Meeting held on 4/8/2015 – still waiting on revisions.
 - Public Hearing date – TBD after storm water plan revisions...
- Whispering Pines VI – Subdivision 28 lots - Richard Thaler
 - Revised Plans being developed by engineer. (submitted 3/26/2015)
 - 239 Review from Tomkins County – letter dated 4/24/2015 with 100 foot setback from stream bank.
 - Storm Water Review – T.G. Miller currently underway – Lot #7 ok with drainage easement. Balance of site still being reviewed.
 - Water District Extension –Town Board Public Hearing held 4/15/2015 with Town Board Approval completed.

APPROVED

Planning Board Project Update: June 8, 2015 meeting

- Lot #7 – Treat as VI - #1A – Flag Lot public hearing 5/11/2015 and requesting Final Plat / SEQR approval and site plan approval 5/11/2015 meeting.
- Public Hearing – Completed May 11, 2015 – SEQR and Preliminary Plat Subdivision approved.
- SEQR / Preliminary Platt / Final Platt
- Advanced Design – Site Plan
 - 3,000 sf addition to extend building
 - Additional Site Plan information requested
 - 239 Review – letter received 4/16/2015
 - Planning Board review April 27th Meeting – neighbors notified
 - SEQR / Public Hearing /Site Plan Approval– May 11th meeting.
 - Approved May 11, 2015 Basic SWPPP required for 3,000 SF addition and Full SWPPP required for further site / building development part of site plan approval conditions.
- Forest Circle Drive – Major subdivision of 17 lots.
 - Tompkins Co. 239 review has been 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 – establish date....
- Tompkins Trust Company – Drive up kiosk unit – 700 sf asphalt expansion
 - Application submitted
 - 239 Review request submitted 4/20/2015
 - Notices sent to property owners 5/4/2015 for June 8th meeting
 - SEQR / Site Plan approval tentative June 8th meeting
- AES Solar Farm 2.9mw– proposed by FLS Energy
 - Submitted site plan application- / NYSERDA application
 - Requested additional information
 - 239 Review TBD
 - SEQR /Site Plan approvals TBD
- Lansing Redemption Center – 3100 N. Triphammer Road (Red Barn) – Site Plan Approval
 - 239 Review requested 5/6/2015
 - Tentative approval June 8, 2015
- Comprehensive Plan – Wed. May 13th at 7:00 PM
 - Topic - discuss potential future zoning changes ”
- Ag Plan – Follow up meeting – finalize report meeting June 1, 2015 –
 - proposed Joint PB and Town Board Meeting – tentative June 22, 2015
- Global Phoenix Computers (IDA / Costich Engineers– tie into existing sewer system and 151 additional car parking lot
 - 239 review requested 6/4/2015

APPROVED

Ag Plan

Thomas Ellis inquired what the Ag Plan offers to the Town if it gets approved. Mr. Ellis feels the Town has spent a tremendous amount of time and energy on this.

Mike Long, Planning Consultant states this is a Plan-a set of guidelines. This document will be used with the Comprehensive Plan.

Norman (Lin) Davidson made a motion to adjourn the Meeting at 8:00 P.M. 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) Sandra Dennis Conlon, Alternate
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) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member