

APPROVED

Town of Lansing

Monday, July 13, 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
David Herrick, P.E. Town Engineer

Public Present

Dan Veaner
Paul Constantini

Other Business

Thomas Ellis called the Planning Board Meeting to order at 6:33 PM. Mr. Ellis inquired if there were any questions or concerns from the Public with items other than what were on the Agenda. There were none.

Due to a Planning Board Member being absent, Chairman Ellis enacted Sandra Dennis Conlon, Alternate Member to vote.

Approval/Denial of June 22, 2015 Planning Board Minutes

Deborah Trumbull states on page 3, Under Review/Discussion, the last sentence in the first paragraph consists to **consist**. Also under 4th paragraph, Larry Sharpsteen: The document is for suggestions only **and is not an enforceable law**.

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Mike Long states on page 3, last sentence should read: **Recommended** changes June 2015. Page 2, last sentence, **Richard Prybyl** made motion, **Thomas Ellis** seconded.

Richard Prybyl made a motion to approve as amended. 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) Sandra Dennis Conlon, Alternate
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) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Cayuga Farms Multi-Family Residential Rental Townhomes Update Site Plan Revisions, Applicant: WB Asset Management, LLC, North Triphammer Road, Tax Parcel # 37.1-6-3.362

Mike Long gave the following update; David Herrick, P.E, Tim Buhl and Mike Long met and went over a number of the outstanding questions Mr. Herrick brought up earlier, which then sprang to some of the answers that are contained in the packets. Mr. Long states he/Mr. Buhl is still waiting for the DEC to respond to the package plant Unit.

Mr. Buhl states he spoke with a person in the Albany Office who wrote the manual however, he can't override the regional district and put anything in writing to the Town.

Mr. Herrick offered the following comments/concerns;

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T.G. MILLER, P.C.

ENGINEERS AND SURVEYORS

203 N. Aurora Street | Ithaca, NY 14850 | phone 607-272-6477 | fax 607-273-6322 | www.tgmillerpc.com

July 13, 2015

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

Re: Cayuga Farms, Preliminary Plan

Dear Mr. Ellis,

I reviewed the following drawings (Sheets ST-1 and ST-6) dated July 7, 2015 as provided in an email from Mr. Buhl, P.E. on July 8, 2015 together with a Culvert Analysis dated June 8, 2015. I've compared these latest document submission to my review letter date December 12, 2014 and offer the following comments for Planning Board consideration:

Water/Sewer

1. *The Chair of the Town's Water and Sewer Committee will be sending a recommendation to the Town Board and Planning Board regarding the master meter connection issue.*

Update: A master meter/backflow location is now shown at the intersection of N. Triphammer Road and Private Road "B". A second connection for a weighted check valve is identified at the intersection of Public Road "A" and Private Road "C". Detailed designs of the two connections will be needed for Town, SCLIWC and TCHD review/approval prior to issuance of building permits.

2. *With respect to the private sanitary sewage disposal system, I had suggested Mr. Buhl obtain any input from NYSDEC on the proposed Orenco System. I'm not sure if the Preliminary Design Report I received has been sent to NYSDEC. I will forward the report for your file.*

Update: Input from NYSDEC still in process.

3. *Now that the details of the water and sewer system are becoming better understood, a comprehensive Engineer's Report fully describing what is being proposed for the water and sanitary sewer infrastructure should be prepared. Perhaps the submission of this Report can be a condition of any site plan review proceeding.*

Update: Engineer's Report still recommended. Consider as a condition of Planning Board approval.

Storm Water Management

1. *I've marked up several pages from the SWPPP and Sheet ST-10 with questions that can be addressed by Mr. Buhl in a subsequent plan submission.*

Update: New HydroCAD model results have been provided. Page 14 of the SWPPP (in two places) and page 12 of the Notice of Intent, however, still indicate WB Assest Management Group is ultimately transferring maintenance responsibility to the Town of Lansing for the

David A. Herrick, P.E.
Frank L Santelli, P.E.
Andrew J. Sciarabba, P.E.

Steven R. Rowe, P.E.
Dondi M. Harner, P.E.
LEED A.P., C.P.E.S.C.

Lee Dresser, L.S.
Darrin A. Brock, L.S.
Edward D. Ripic, Jr., L.S.

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permanent practices. This is not appropriate and must be corrected in a final version of the SWPPP prior to the Town SMO endorsing the MS4 Acceptance Form.

2. *I still contend the Town be provided some technical evidence that the capacity of the existing drainage channels extending across the property is sufficient to avoid flooding of the adjacent buildings. I believe this is a reasonable request and trust that the project engineers/architects share a similar interest. 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?*

Update: Based on the culvert data itemized below I am noting for the developments consideration that surcharging of these culverts has the potential to damage the private property adjacent to the channels that drain to detention Ponds 1, 2 and 3. The calculations provided are for the 100-year event and Mr. Buhl has noted in his July 8, 2015 email that all of the culverts analyzed can convey the 20-year rainfall event. It is my assumption that the upland flows (Aspen, Hillcrest, Horvath) can pass through the culverts beneath N. Triphammer Road and if not, flood over the road at those low points. Mitigating the surcharging risk within the development is up to the Design Engineer and Developer given that no Town infrastructure is being proposed at these culvert locations.

- The Watershed Analysis for Aspen suggests the 100-year discharge at the inlet of Culvert 5.A (36" CMP) could be 234 cfs. The culvert capacity appears to be roughly 103 cfs. According to Mr. Buhl this culvert may be upsized to a 33"x49" CMP-arch which will he indicates will pass a 50-year event.
- The Watershed Analysis for Hillcrest suggests the 100-year discharge at the inlet of Culvert 5.F (24" CMP) could be 172 cfs. The culvert capacity appears to be roughly 24 cfs.
- The Watershed Analysis for Horvath suggests the 100-year discharge at the inlet of Culvert 1.B (36" CPeP) could be 83 cfs. The culvert capacity appears to be roughly 65 cfs.

I'm available at your convenience to answer any questions regarding this and prior reviews. Thank you.

Respectfully,



David A. Herrick, P.E.

Cc: J. French, Highway Superintendent
K. Miller, Supervisor
M. Long, Planning Consultant
L. Day, CEO
G. Krogh, Esq.
T. Buhl, P.E.

Mr. Herrick reviewed his concerns with the Board Members and expressed to Mr. Buhl his real concerns with the 2nd item (update) on page 2.

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Larry Sharpsteen states the Board is reporting these concerns from Mr. Herrick to Mr. Buhl now is to protect the Town from the owner coming back to the Town should something occur.

Chairman Ellis states the Public Hearing(s) are currently open from a past Meeting and wondered if there were any Public comments or concerns. There were none. Larry Sharpsteen states the Public has had ample time for response and public comment and there has been none.

Gerald Caward made a motion to close the Public Hearing(s) on the overall Application and SEQR. 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) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Planning Board Members reviewed Part I of the LEAF and completed part II.

RESOLUTION PB 15-14

RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD ISSUING NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE RESPECTING SEQR ENVIRONMENTAL REVIEW OF CAYUGA FARMS TOWNHOMES SITE PLAN

WHEREAS, Timothy Buhl., P.E., on behalf of W.B. Asset Management, L.L.C. (“Applicant”) has submitted, for consideration and approval from the Lansing Planning Board, a Site Plan for a proposed 102 Unit Apartment complex of 21 separate buildings of 4-6 dwelling units each to be located on a 29.2+/- acre parcel located on west side of North Triphammer Road , Lansing, New York, and otherwise known as P/O Tax Map # 37.1-6-3.362 within the R2 Zoning District; and

WHEREAS, this is an “Type 1 Action” under the State Environmental Quality Review Act which requires environmental review; and

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

WHEREAS, the requisite General Municipal Law 239 referrals and referrals by a notice of intent under SEQRA to interested and involved agencies have been duly effected by the by the Town of Lansing Planning Department, and those agencies have been given the opportunity to comment and any responses have been duly reviewed and considered by the Lansing Planning Board; and

WHEREAS, the Town of Lansing Planning Board duly noticed and opened a public hearing concerning the environmental review, pursuant to the State Environmental Quality Review Act (“SEQR”), of the proposed Cayuga Farms Townhomes site plan application at Lansing Town Hall at 29 Auburn Road, Lansing, New York 14882 on January 12, 2015, which public hearing was left open and again re-commenced on February 23, 2015 and held open until July 13, 2015, and all citizens were given an opportunity to voice any concerns respecting the environmental review and to be heard thereon; and

WHEREAS, the Town of Lansing Planning Board, in performing its function in conducting an 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 Full Environmental Assessment Form (“FEAF”) 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 FEAF, Part II on the record and, if necessary, Part III; and

WHEREAS, each of the identified impacts were analyzed and duly considered by the Planning Board, as Lead Agency, in relation to the question of whether such impacts were so probable of occurring or so significant as to require a positive declaration of environmental impacts, and after weighing the potential impacts arising from or in connection with this site plan approval, and after also considering: (i) the probability of each potential impact occurring, including weighing the highly speculative nature of some potential future contingencies and the potential non-highly speculative nature of others; (ii) the duration of each potential impact; (iii) the irreversibility of each potential impact, including a consideration of permanently lost resources of value; (iv) whether each potential impact can or will be controlled or mitigated by permitting, reviews, or other regulatory 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 negative environmental or related social or resource impact to be or be likely to become a moderate or significant negative impact; and

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WHEREAS, and after due deliberation upon this matter and a review and analysis of each and all potential environmental impacts, the Planning Board as Lead Agency hereby makes a negative declaration of environmental impact from the adoption of this local law, so

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

That the Planning Board of the Town of Lansing be and hereby is again declared to be the Lead Agency; and it is

FURTHER RESOLVED, that the Town of Lansing Planning Board, based upon (i) its thorough review of the FEAF, Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, and all comments and evidence received at the public hearings and other meetings of the Planning Board concerning this site plan, (ii) its thorough review of the potential relevant areas of environmental concern of the proposed project to determine if the proposed action may have any potential moderate to significant adverse impacts on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its completion of the FEAF, 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 SEQRA for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required, and it is

FURTHER RESOLVED that a responsible Officer 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 FEAF and determination of significance shall be incorporated by reference in these resolutions; and it is

FURTHER RESOLVED that the Planning Board Clerk deliver and/or file a copy of this Resolution with the following persons and agencies:

1. The Town Clerk of the Town of Lansing;
2. The Town Supervisor of the Town of Lansing;
3. All Involved and Interested Agencies;
4. Any person requesting a copy;

And further, that the Planning Board shall cause a summary and notice of this Type I negative declaration to be prepared and delivered to the NYSDEC for publication in the Environmental Notice Bulletin (ENB), by sending such notice, in forms required by the DEC, to the ENB at 625 Broadway, Rm. 538, Albany, NY 12233-1750 (or via delivery to the ENB electronically at www.dec.state.ny.us, as required by 6 NYCRR 617.12.

Dated: July 13, 2015

Motioned by: Deborah Trumbull

Seconded by: Al Fiorille

APPROVED

VOTE AS FOLLOWS:

Gerald Caward – Aye
Sandra Dennis Conlon - Aye
Al Fiorille – Aye
Richard Prybyl – Aye
Larry Sharpsteen – Aye
Deborah Trumbull – Aye
Thomas Ellis – Aye

After a very lengthy conversation with respect to who would be responsible for building the remaining portion of the road to the west, Members agreed it would be the responsibility of the Landowner/Developer to the west if they so choose to development their land.

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 . . . (Abstained) Sandra Dennis Conlon, Alternate
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) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

RESOLUTION PB 15-15

RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD APPROVING CAYUGA FARMS TOWNHOMES SITE PLAN

WHEREAS, an application was made by Timothy Buhl, PE on behalf of W.B. Asset Management, L.L.C. (herein, the “Developer”) for site plan approval for the proposed construction of (102 Dwelling Unit) Residential Complex, located on the west side of North Triphammer Road, Lansing, New York and otherwise known as Tax Parcel #37.1-6-3.362, R2 Moderate Density Residential Zone; and

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WHEREAS, the proposal is to construct 21 separate buildings each containing between 4 to 6 residential dwelling units each constructed in phases that ultimately result in 102 residential 2-3 bedroom rental apartments; 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 considered a "Type 1 Action" under the State Environmental Quality Review (SEQR) Act which requires environmental review; and

WHEREAS, the Town of Lansing Planning Board is involved as the "Lead Agency" pursuant to State Law governing local environmental review for this project; and

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

WHEREAS, General Municipal Law County Planning referrals 239-l 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 16,**

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2014 determined that the proposed action may have negative inter-community or county-wide impacts and recommends the following;

- **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 of North Triphammer Road.**
- Recreational 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; and

WHEREAS, the first three of the County’s recommendations have been or are hereby incorporated into the site planning requirements for the project, as set forth below, but the fourth listed item addresses a walkway or sidewalk to run a long distance to an off-site intersection, and while a future right to effect such an installation has been hereby reserved strict adherence to such recommendation has not been met as (i) the Town has no authority or jurisdiction to require such off-site improvement, particularly where it would be a single, non-connected, and allegorically named “pathway to nowhere,” (ii) the bus route in question is a rural route such that passengers may flag the bus at any point along its route and do not necessarily have to travel to such designated bus stop(s) to board the bus, (iii) the Town envisions a future bus stop at this site, in accord with the first requirement and recommendation of the County, and (iv) the Town feels it might actually be more dangerous to have pedestrians walking alongside a high-speed

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connecting route like Triphammer Road than it would be to simply boarding the bus on site, and accordingly the Planning Board, not having acceded to all of the requests of the County, hereby adopts these resolutions and this approval by super majority and designates this resolution as the reply required under the General Municipal Law; and

WHEREAS, The New York State Department of Environmental Conservation (DEC) has responded in a letter dated May 6, 2015 that DEC will review and consider innovative technology review in Section H of the 2014 Design Standards and that the “burden of proof” is on the licensed professional engineer to demonstrate that the given process, or system of unit processes and equipment, will provide adequate, reliable and long-term treatment that complies with the permit requirements, without excessive energy consumption or operator attention, and

WHEREAS, the NYS DEC will require that the developer submit and be approved for a NYS DEC Permit to operate this Waste Water Treatment On-site Facility according to the current NYSDEC requirements, and

WHEREAS, on January 12, 2015, the Planning Board reviewed and considered the aforementioned site plan application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and on January 12, 2015 held public hearing that remained open until July 13, 2015 on the site plan application and on the State Environmental Quality Review (SEQR) review on this action; and

APPROVED

WHEREAS, on July 13, 2015, this Board, acting on an coordinated environmental review of the proposed action, reviewed and accepted as adequate a Full Environmental Assessment Form (“FEAF”) Part I, submitted by the Applicant, 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 FEAF; and

WHEREAS, by Resolution adopted on July 13, 2015, the Town of Lansing Planning Board has determined that, pursuant to the provisions of the State Environmental Quality Review Act, the proposed construction of 21 buildings with 4-6 dwelling units included together with site improvements, roadways, parking lots, landscape plantings, an on-site Sanitary Waste Disposal System as indicated on the plans and drawings dated July 7, 2015 sheets ST-1, ST-6 and ST-9 and others June 5, 2015 as prepared by Timothy Buhl, P.E. 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 consideration of site characteristics, site lighting, nearby residences, landscaping, parking, and screening, and any potential on and off site environmental impacts; and

APPROVED

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 grant Conditional Final Site Plan Approval for the proposed construction of 102 residential dwelling units known as Cayuga Farms Townhomes as shown on the submitted site plan and materials, located at N. Triphammer Road, Lansing, New York and otherwise known as Tax Parcel #37.1-6-3.362, R2 Moderate Density Zoning Zone, and this approval is conditioned on the following issues to be incorporated into the final Site Plan and completed as follows:

1. Prior to the issuance of a building permit or any on site construction to take place -Receiving written formal approval from New York State Department of Environmental Conservation (DEC) and the State of New York and Tompkins County Health Departments (DOH) for the proposed sanitary sewer system considered during the SEQR and site plan review process, namely, an Orenco Effluent Sewer System with an AdvanTex Treatment Facility, duly designed to meet the multi-staged hydraulic design parameters and water treatment and water quality standards as set forth in the December 3, 2014 Design Report, as hereafter improved or updated due to the review and approval parameters imposed by the DEC or DOH, any SPDES or operation permits, the requirements of any wastewater management district hereafter created, whichever is most stringent. Despite any permits or approvals granted, in no circumstance may design parameters and water treatment quality standards be reduced below those set forth in such December 3, 2014 Design Report, which parameters and standards shall be deemed absolute minimums. The obtaining of final approvals and permits for such sewer system shall be a requirement of this site plan approval and accordingly: (i) no building permits, roadway excavation or construction permits, or other permits or approvals from the Town (or from Tompkins County) shall be sought or issued until such permits and approvals are duly obtained; and (ii) no excavations, land disturbances, or construction of any type shall be commenced until such permits and approvals are duly obtained; and (iii) no certificates of occupancy or compliance shall be applied for or issued until such permits and approvals are duly obtained, and such system is tested, up, running and operational.
2. Approval from the Southern Cayuga Lake Intermunicipal Water Commission (SCLIWC or Bolton Point) for the installation of two Master Water Meters for the entire complex, to be located at points selected by Bolton Point substantially adjacent to Triphammer Road (per Town Board Resolution 15-40, of February 18, 2015). The Developer and owner will be responsible for the installation and maintenance of the complete water system throughout the entire parcel, services to the individual buildings, all maintenance of such water lines and appurtenances, including fire hydrants, and for the payment of all water bills. The obtaining of final approvals and permits from Bolton Point and the final testing and approval of all water lines, hydrants, and systems shall be a requirement of this site plan approval and no certificates of compliance or occupancy shall be applied for or delivered until such permits and approvals are duly obtained, and such system is tested, up, running and operational.
3. The construction, inspection, dedication, acceptance, and approval of "Public Road A" as noted on the proposed site plan, adjacent to Michaleen's Florist and Garden Center upon a pre-existing dedicated easement, and extending westerly therefrom a total distance of approximately 600', and

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including its turnaround (part of which will be located upon "Private Road C"), which roadway shall be built to Town of Lansing Highway Specifications and, where required, County Highway specifications (areas within the County right-of-way). In addition, the developer will also be required to clear and grub, rough grade, topsoil and seed the balance of the 60 foot right of way for a distance of approximately 370 lineal feet to the property line for the grading profile to complete the layout design of the future road to the adjacent parcel as included within the Town Comprehensive Plan. Such completed hard surface roadway and future road extension shall be dedicated in fee simple title to the Town after inspections and upon approval and acceptance thereof by the Town Board, and upon dedication the Town Board shall name such roadway. The dedication of such public roadway, in fee as to its length (unless title is not held or fee dedication is not obtained, then by easement) shall be a requirement of this site plan approval and no certificates of compliance or occupancy shall be applied for or delivered until such roadway is duly constructed and dedicated in a form as approved by the Town Board and counsel for the Town.

4. Construction of no more than, but up to, 21 buildings of 4-6 dwelling units each for a total maximum of 102 dwelling units as per the revised site plan drawing packages dated June 5, 2015 as prepared by Timothy Buhl, P.E..

5. As to stormwater matters: (a) Amending the SWPPP in two place at page 14 and the Notice of Intent at page 12 to make clear that WB Asset Management, LLC (or, as applicable, the owner of the land) is responsible for all stormwater construction, maintenance, upgrade, permitting, and reporting requirements, and that WB Asset Management, LLC (or owner) shall be required to sign a stormwater operation, management and reporting agreement, in a form as acceptable to the Town (as further discussed below), prior to the approval of the SWPPP or the SMO endorsing the MS4 Acceptance Form, and the failure to meet this condition is grounds to deny building permits and certificates of occupancy and to issue stop-work orders; and (b) the review and approval of the overall stormwater plans, retention basins, and drainage systems as included within the final site plan drawings dated July 7, 2015 sheets ST-1, ST-6 and ST-9, and others dated June 5, 2015, including specific approvals as follows: (i) all stormwater calculations and designs shall be approved by the Town Engineer; (ii) the final SWPPP shall be duly approved by the Town Engineer and the Town's SMO; (iii) all permanent stormwater practices shall be subject to adequate easements and a stormwater operation, management, and reporting agreement (SOMRA) to ensure the long-term viability of stormwater practices and improvements, as well as mandated reporting per EPA Phase II Stormwater Rules and the requirements of DEC and the Town's Stormwater Local Law, with the form of such easements and SOMRA to be approved by the Town Engineer and the Attorney for the Town; and (c) the execution and filing of such SOMRA, and emplacement of such easements, shall be a requirement of this site plan approval and no certificates of compliance or occupancy shall be applied for or delivered until such SOMRA and any such easements are duly executed, dedicated or accepted, and filed in the Tompkins County Clerk's Office (at Developer's sole expense).

6. That trails be located upon the final site plan for Cayuga Farms in the following locations: (i) along and running upon the old railroad bed; (ii) a connecting pathway on the north end thereof; and (iii) a connecting pathway on the south end thereof; with such north and south end connectors being intended to provide pedestrian access for recreational and travel uses to and from the railroad bed trail. Each of such trails shall have a suitable plan, as approved by the Planning and Town

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Boards, for the improvement, maintenance, and management of such trail, including by or through such contracts, special districts, homeowners' or condominium owners' agreements or by-laws, or proffers of dedication as may in the future be agreed upon and approved by the Lansing Town Board, upon the advice and consent of its counsel. It is not hereby anticipated or required that the Developer pay for such trails to be developed, but it is hereby required that the Developer provide access for trail use and improvements to be made by the Town and the Lansing recreational Pathway Committee, acting in conjunction with the Town's Department of Parks and recreation.

7. The Developer shall execute such consents as may hereafter be required by the Town Board, in a form as approved by its counsel, that give the Town the right to emplace future sidewalks along Triphammer Road, with connecting routes into the development, if it is ever in the future determined by the Town Board that a future sidewalk is needed for pedestrian or bus stop access along Triphammer Road. An example of such a future Town determination might be, for example, the creation of a sidewalk district or the development of a transportation and pedestrian master plan.

8. The creation of a wastewater management district structured "underneath" the Developer's planned sewer system to ensure that the cost of such services is tied only to the properties benefitted by such system. This shall include such easements and authorities as the Town Board may determine after preparation and a review of the proposed district's Map, Plan & Report. A Final Order establishing such district shall be a requirement of this site plan approval and no certificates of compliance or occupancy shall be applied for or delivered until such Final Order is duly filed, such district formed, and all required easements are provided to the Town or such district as are needed to make such district fully functional for its intended purposes should the Developer, or its successors or assigns, ever fail to upgrade, maintain, manage, or replace, as needed, such private package-plant sewer system (as more specifically described above).

9. The Developer shall pay for and support the extension of the Town's Consolidated Water District (CWD) to cover the whole parcel being developed, whether by an Article 12-A district extension or boundary amendment, and such extension shall be paid for and all improvements made and installed by and at the expense of the Developer. A Final Order establishing such district or extension shall be a requirement of this site plan approval and no certificates of compliance or occupancy shall be applied for or delivered until such Final Order is duly filed and such district formed or extended. Notwithstanding such extension, the CWD shall not own any water lines, mains, distribution systems, meters, or appurtenances located beyond the master meters referred to above unless such system is built or upgraded to Town specifications and offered and accepted for dedication.

10. The Developer shall assure proper building labelling and that, if required under Local Law # 4 of 2006, lockboxes are duly installed in accord with such local law, with input and approval from the applicable Lansing fire department(s).

11. The Developer shall put into place such covenants and restrictions, in a form as reasonably approved by the Town and its counsel, to ensure that all future buildings and improvements meet the architectural designs and renderings disclosed in Developer building profiles and samples as

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delivered to the Planning Board, and that such buildings and improvements meet other designated site plan criteria as approved, including down cast or Dark Sky lighting elements, the protection and maintenance of stream buffers, pathways, bus stops of pull-offs, playground locations and improvements, plantings and buffer characteristics (including plant specifications and maintenance protocols), and such other guidelines as set forth in the site plan or as proposed through the site planning and SWPPP processes. The development, approval, and filing of such covenants and restrictions in the Tompkins County Clerk's Office shall be a requirement of this site plan approval and no certificates of compliance or occupancy shall be applied for or delivered until such documents are approved by the Town and duly so filed.

12. The approval by the Tompkins County Highway Division of all intersections at and curb cuts upon Triphammer Road, at the locations depicted upon the site plans, and similar approvals for all roadway intersection and grades, geometries, and construction methodologies as may be required by such County Department for connecting roadways within and without the County Highway right-of-way

13. The submission of detailed designs of the two connections listed below and verification of Town, SCLIWC, and TCHD review/approval prior to issuance of building permits: (i) the master meter/backflow location as shown at the intersection of N. Triphammer Road and Private Road "B"; and (ii) a weighted check valve connection identified at the intersection of Public Road "A" and Private Road "C".

14. The submission, review by the Town, and approval of a comprehensive engineering report fully describing what is being proposed for the water and sanitary sewer infrastructure prior to the issuance of any building permits.

15. "Prior to issuance of CO's, the developer's professional engineer to submit for review by the Town as-constructed topographic surveys of the drainage channels upstream and downstream of the road culverts identified as 1.B, 5.A, and 5.F on Sheet ST-1 together with the professional engineer's certification the completed channels and culverts will, at a minimum convey the 25-year, 24-hour duration rainfall event"; and be it

FURTHER RESOLVED AND ORDERED, that a copy of this Resolution be delivered to County Planning as a report upon final action and an explanation as to the Town's decisions relative to the GML § 239 recommendations, both as required by GML § 239-m(d)(6).

July 13, 2015

Motioned by: Gerald Caward
Seconded by: Larry Sharpsteen

APPROVED

VOTE AS FOLLOWS:

Gerald Caward – Aye
Sandra Dennis Conlon - Abstain
Al Fiorille – Aye
Richard Prybyl – Aye
Larry Sharpsteen – Aye
Deborah Trumbull – Aye
Thomas Ellis - Aye

Mike Long, A.I.C.P, Planning Consultant Update for July 13, 2015

- 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 needs an additional module to treat “phosphorus” and it is an intermittent stream. NYS DEC- Water Division is also reviewing the setback requirements.
 - SEQR Negative Declaration July 13, 2015?– DEC permit approval
 - Site Plan “conditional approval” – July 13, 2015?
- 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.

APPROVED

- 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.
 - 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
- 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.
 - Revisions are being made to the application materials.
 - Required Public Hearing – establish date....
- Grantchester Soccer Field (Jack Young) amendment to Special Use Permit-
 - Planning Board reviewed on June 22, 2015 and recommendation to Town Board
 - Town Board established a “Public Hearing” on July 1, 2015 for the July 15, 2015 meeting.
- Ag Plan – Follow up meeting – finalize report meeting June 1, 2015
 - Joint Planning Board and Town Board meeting held– June 22, 2015
 - Town Board Public Hearing Meeting – July 15, 2015

APPROVED

- Global Phoenix Computers / KAIDA Computers (IDA / Costich Engineers– tie into existing sewer system and 151 additional car parking lot –
 - 239 review requested 6/4/2015
 - IDA meeting July 8, 2015 about project application / possible parcel merger.
- Comprehensive Plan – Wed. Sept. 9, 2015 at 7:00 PM (NO AUGUST MEETING)
 - Topic - discuss continued “potential future zoning changes map.”

Richard Prybyl made a motion to adjourn the Meeting at 8:22PM. 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) Sandra Dennis Conlon, Alternate
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) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member