

APPROVED

Town of Lansing

Monday, October 26, 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

Lynn Day, Zoning Officer

Public Present

Wayne Davis
Andy Sciarabba
Jim Piersanti
Michael Booth

Other Business

Thomas Ellis, Chairman called the Planning Board Meeting to order at 6:34 PM. Chairman Ellis enacted Sandra Dennis Conlon, Alternate Member as a voting Member this evening. 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.

Approval/Denial of September 14, 2015 Planning Board Minutes

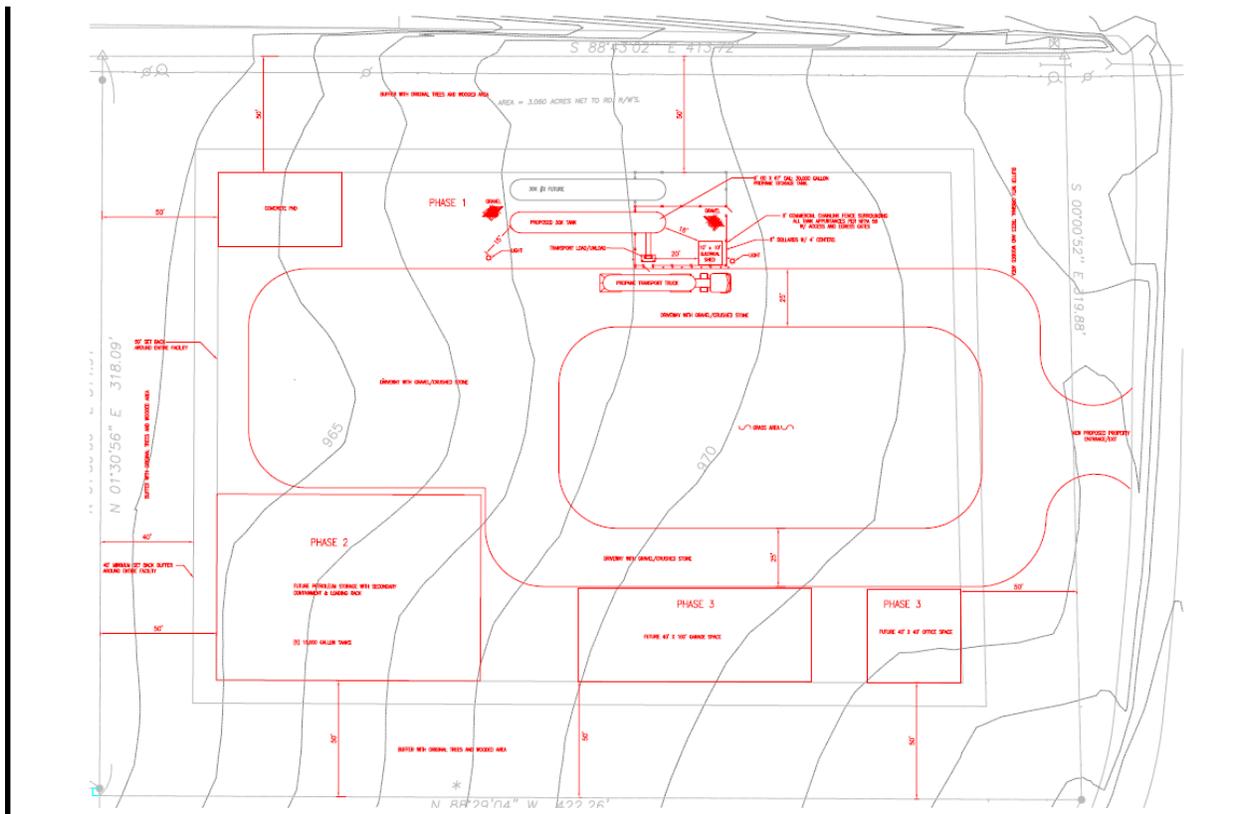
Deborah Trumbull made a motion to approve as presented. Norman (Lin) Davidson seconded the motion and it was carried by the following roll call vote:

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- Vote of Planning Board . . . (Aye) Gerald Caward, Member
- Vote of Planning Board . . . (Aye) 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) Larry Sharpsteen, Member
- Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
- Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

Informal Developer's Discussion- Wayne Davis, Agent for Mirabito Holdings Inc. Tax Parcel # 30.-1-16.22, Town Barn Road

Mike Long, Planning Consultant gave a brief overview of the proposed plan. Mr. Davis is requesting feedback from the Planning Board Members prior to finalization of his plan.



Larry Sharpsteen shared with Planning Board Members his concerns with respect to the water line. Mr. Sharpsteen states it must meet NFPA requirements for flow within the area of a storage area, of this nature. Larry Sharpsteen further stated for the record, he is not against this facility, he just wants to make sure it has proper protection with respect

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to the safety of the public and to make sure there is something there to divert any explosion away from homes and businesses. Mr. Davis states Mirabito will do a fire and safety analysis prior to moving forward on this project.

Mr. Davis states the actual propane tank will be gated and eventually when more phases are added a gated entry will be in place. The projected number of trucks entering the property will be very small in the summer and the winter depending on the weather conditions, there could be as many as two to three deliveries per week and of course the daily pickups.

Thomas Ellis inquired if retail sale is involved in this first phase. Mr. Davis states not at this time, although it may be a possibility in the future. It all depends on the market.

A brief discussion took place with respect to the road not being dedicated. Legal Counsel indicated that if the Town decides to open the other sections of the road going south to Peruville Road, the Town would most likely take legal action with respect to dedication.

A couple of Members had concerns with the increase of truck traffic to the already "infamous intersection". Other Members felt it would not make an impact in the already present traffic.

Buffering will be required on the south side of the property to properly protect the residents on Peruville.

Chairman Ellis advised Mr. Davis that the Board would require at Public Hearing at the time of the Site Plan Review Presentation. Mr. Ellis advised Mr. Davis the Board has no negative comments regarding the proposal.

Intent to Declare Lead Agency Status:

- 727 Lansing Station Road, Davis, Tax # 13.-2-2
- 4 Ladoga Park Road, Zavaski, Tax # 33.-1-44

Mr. Ellis states the two parcels require ZBA approval/denial and then Site Plan Review. Due to the Planning Board completing the primary action, it is in best interest that the Planning Board declares Lead Agency and complete the SEQOR prior to appearing before the Zoning Board of Appeals for their request.

Mr. Long gave the Board a brief overview of the proposals.

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Norman (Lin) Davidson made a motion declaring the Town of Lansing Planning Board Lead Agency on the following projects;

- 727 Lansing Station Road, Davis, Tax # 13.-2-2
- 4 Ladoga Park Road, Zavaski, Tax # 33.-1-44

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) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Abstain) Thomas Ellis, Member

Review proposed changes to the Town of Lansing Subdivision Rules and Regulations

Members reviewed proposed changes. Zoning Officer, Lynn Day and Attorney, Guy Krogh will review the requested changes by the Board and make the necessary changes to the document prior to bringing it to the Town Board.

Mike Long, A.I.C.P, Planning Consultant Update for October 26, 2015

- Novalane – Jack Young
 - Preliminary Plat subdivision plan with turnaround 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, letter dated Jan 26, 2015 of issues, revisions currently underway
 - Site meeting to walk future Smugglers Path road extension – 5/7/2015 –
 - Request for 1 lot subdivision as an interim step before the entire subdivision is completed – Sept 28, 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

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- SWPPP plan reviewed by TG Miller, recommended changes, Meeting held on 4/8/2015 – still waiting on revisions.
- Field work completed 9/4/2015 with Dave Herrick on site.
- Public Hearing date – after storm water plan revisions are approved by T.G. Miller...
- 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 – TBD.
- 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 SWPPP materials.
 - Revised plan will remove flag lot condition as per Engineer Tim Buhl
 - SEQRA, Preliminary and Final Plat approvals – TBD.
- 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
 - Town Board establishes 2nd Public Hearing for Sept. 16, 2015
 - Town Board to establish an Agriculture Committee as per the recommendations.
- Eisenhut Subdivision / (Sciarabba) Flag Lot - Minor subdivision (2 parcels).
 - Sketch Plan review (Aug 10, 2015).
 - Planning Board waiver for length of driveway over 500 feet and waiver for shared drive)
 - Public Hearing required – Sept 14th.
 - Subdivision Approved - Sept 14th meeting.
- Conway Subdivision (Lansing Station) Flag Lot – Minor subdivision (2 parcels)
 - Sketch Plan Review (Aug 10, 2015).

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- Planning Board waiver required for 3 continuous flag lots
- Public Hearing required – Sept 14th.
- Subdivision Approved - Sept. 14th meeting.
- Mirabito Holdings, Inc. – Site Plan Requested
 - 3 acre phased development – LP Gas storage facility
 - Informal Developer’s Discussion –Oct 26, 2015
 - SEQRA, SWPPP and Site Plan approval – TBD.
- A. Scott Piney – Peruville Road Site Plan to add 15 additional duplex buildings
 - SEQRA, SWPPP and Site Plan approval – TBD.
- Comprehensive Plan – Wed. November 11, 2015 at 7:00 PM

Other Business

Thomas Ellis, Chairman reminded Members about an up-coming Training Session on SEQR being held in downtown Ithaca on Thursday, October 29, 2015.

Norman (Lin) Davidson made a motion to adjourn the Meeting at 8:30 PM. 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) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (Aye) Al Fiorille, 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