

APPROVED

Town of Lansing

Monday, November 23, 2015 4:30 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

Other Staff

Mike Long, Planning Consultant
Lynn Day, Zoning Officer
Doug Dake, TB Liaison

Public Present

Gary Bush, P.E.

Other Business

Thomas Ellis, Chairman called the Planning Board Meeting to order at 4:30 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.

Approval/Denial of November 9, 2015 Planning Board Minutes

Deborah Trumbull states on Page 2, a comma after Planning Consultant. Also, **any** should be added before Board. Add Land Use Ordinance after Zoning.

Deborah Trumbull made a motion to approve as amended. Larry Sharpsteen 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) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

Site Plan Review, Applicant: Gary R. Bush, P.E. Agent Elizabeth & Steve Davis, 727 Lansing Station Road, Tax # 13.-2-2

Mike Long, AICP gave a brief overview of the proposal. The owner wishes to construct an open air Pavilion. The Applicant appeared before the Town of Lansing Zoning Board of Appeals on November 17, 2015 and was granted an Area Variance with (1) condition (never to be enclosed) to allow for the Pavilion to be built closer to the Shoreline than the required Zoning setback.

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) 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 . . . (Abstained) Thomas Ellis, Chairman

RESOLUTION PB 15-25

RESOLUTION ISSUING CONDITIONAL SITE PLAN APPROVAL OF PAVILION TO BE LOCATED AT 727 LANSING STATION ROAD

WHEREAS, an application was made by Gary Bush, P.E. for site plan approval for a pavilion, to be located at 727 Lansing Station Road, Lansing, New York, Tax Parcel #13.-2-35, located in a L1 Lakeshore Zone, consisting of the construction of an open sided pavilion located on an overall site of approximately 0.63± with an existing lakefront parcel with a house, across the railroad tracks, and the proposal is construct a 14' by 14' open side pavilion and deck, together with related site improvements; and

WHEREAS, on November 23, 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 L1 Lakeshore Zone, subject to obtaining site plan approval from the Planning Board; and

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WHEREAS, as less than one acre is disturbed by this application the owner may 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 on November 9, 2015: and

WHEREAS, General Municipal Law §§ 239-1 and 239-m referrals were not required to be sent to the Tompkins County Planning Department by the Town of Lansing Planning Department; 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*

RESOLVED: that the Town of Lansing Planning Board does hereby grant Final Site Plan Approval to Gary Bush for the proposed construction of an open sided pavilion with deck and site improvements, located at 727 Lansing Station Road, Lansing, Tax Parcel #13.-2-35, in a L1 Lakeshore Zone, *subject to the following conditions:*

1. Building Permits will be required for such improvements and for the entirety of the site plan, including a 14 foot by 14 foot open sided pavilion and deck and associated improvements shall meet the requirements of the NYS building and property codes.
2. If required, The Town Highway Dept. shall review and approve a "Basic SWPPP" for the proposed 0.005 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. This approval is contingent upon the approval of the Town of Lansing Board of Zoning Board of Appeals (ZBA) which on November 17, 2015 granted an area variance which requires this to remain an open sided pavilion and to locate the site improvements 12 feet from the Cayuga Lake shoreline as indicated on the site plan submitted by Gary Bush, P.E.

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VOTE AS FOLLOWS:

Gerald Caward, Jr. – Aye
Norman L. Davidson – Aye
Al Fiorille – Aye
Richard Prybyl - Aye
Larry Sharpsteen – Aye
Deborah Trumbull - Aye
Thomas Ellis – Abstained

Other Business

Gary Bush, PE voiced his dissatisfaction with the handling of the Zavaski case at the Zoning Board of Appeals level. Mike Long, AICP explained to the Board at their request how to move forward with an Article 78 filing. Also, the procedure for changing the zoning was discussed.

Mike Long's Planning Department Update

- 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, 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. Withdrawn at this time.
 - 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).

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- 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.
- 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 (AKA **Asbury Hill**) – 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 approved 5/11/2015 meeting. Subdivision Map filed with Tompkins Co. Clerk 10/28/2015.
 - Public Hearing – Completed May 11, 2015 – SEQR and Preliminary Plat Subdivision approved.
 - SEQRA - Adopted May 11, 2015 / Preliminary Platt May 11, 2015.
 - Revised SWPPP submitted – T. G. Miller to review and letter issued Nov 5, 2015. Engineer review meeting 10/29/2015. Follow up Meeting week of Nov. 23rd.
 - Town Board Roadway approval – proposed November 18, 2015 – waiver of new highway specs requested.
 - **Town Board to adopt storm water management plan. – TBD –draft plan under review.**
 - **Final Platt – tentative December 14, 2015.**
- **Lake Forest Circle Drive** – L1 Zone - Major subdivision of 16 lots plus storm water.
 - Tompkins Co. 239 review (Letter 11/12/2014) has been completed.
 - Storm water plan revisions requested T.G. Miller. Letter dated 11/19/2014.
 - **Revisions are being made to the SWPPP materials. Submitted 10/26 revised maps. Letter (Oct. 27, 2015) from Tim Buhl in response circulated. Comments on map sent on map 10/28/2015. Revised review letter dated November 17, 2015 and follow up meeting scheduled 11/20/2015 at T.G. Miller's office.**
 - **Schedule a “Public Hearing”- tentative December 14, 2015.**

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- SEQRA, Preliminary Plat approval – request waiver of new town highway specs. Tentative December 14, 2015.
 - 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 adopted Ag Plan on Sept. 16, 2015.
 - Town Board to establish an Agriculture Committee as per the recommendations.
- Mirabito Holdings, Inc. – Site Plan Requested – Town Barn Road B2 Zone.
 - 3 acre phased development – LP Gas storage facility with later phase petroleum.
 - Informal Site Plan meeting – PB held Oct 26, 2015
 - PB is requesting a “Public Hearing” to be established after SWPPP is prepared.
 - SWPPP, SEQRA and Site Plan approval – TBD.
- 727 Lansing Station Road – Site Plan review – L1 Zone
 - 14 foot by 14 foot open sided pavilion
 - Lead Agency review with ZBA area variance required 30foot setback from water -10 foot proposed
 - SEQRA Review - 11/9/2015 –
 - ZBA Meeting area variance – approved 11/ 17/ 2015 -
 - Site Plan Approval – tentative 11/23/2015.
- 4 Ladoga Park – Site Plan Review L1 Zone
 - Special Use Permit for a Bed and Breakfast (permitted with site plan) – room above existing garage on a narrow building lot. (meets setbacks for garage)
 - Lead Agency review with ZBA area variance required 50foot setback from side property line -11 foot proposed each side.
 - SEQRA Review - 11/9/2015 –
 - ZBA Meeting area variance – denied 11/ 17/ 2015 -
- A. Scott Piney – Peruville Road Site Plan (RA Zone) to add 15 additional duplex buildings in addition to 4 existing duplexes and office / barn complex.
 - Site Plan draft submitted (12/2014) , meeting held and revised site plan resubmitted (9/14/2014).
 - Application for Site Plan and Developers Agreement –received 11/15/2015.
 - Revised SEQRA application received 11/16/2015.
 - SWPPP submitted to T.G. Miller – Oct. 2015 preliminary review underway.
 - Submit for 239 Review – TBD. Documents sent.

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- SEQRA, SWPPP and Site Plan approval – TBD.
- East Shore at Cayuga Vista Drive – (B1 Zone) – Site plan for a 9,100 SF retail store.
 - Preliminary site plan drawings received 11/9/2015.
 - Needs formal application, 239 Review, etc.
- Cornell University – “Design Connect Project” – “Form Based Codes Project” for Comp Plan supporting materials.
 - Working meeting 10/29/2015
 - Public presentation / Workshop scheduled for Thursday - Nov 12th – Town Hall.
 - Final Public Presentation scheduled for Monday Dec 7th at 7:00 PM Town Hall.
- Comprehensive Plan – Wed. December 16, 2015 at 7:00 PM

Mike Long advised the Members that the Cayuga Highland and Lakewatch neighborhoods presented a petition to the Town Board at their regular Meeting in November. Mr. Long will request that Ms. Jacobsen forward the information to all Members for review.

Richard Prybyl made a motion to adjourn the Meeting at 5:08 PM. Larry Sharpsteen seconded the motion and it was carried by the following roll call vote:

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