Town of Lansing

Monday, February 08, 2016 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

Other Staff

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

Public Present

Matthew Meeham Wayne Davis David Lundeen Deb Harper Melissa Stephenson Steve Lehr

Other Business

Thomas Ellis, Chairman called the Planning Board Meeting to order at 6:32 PM. Mr. Ellis enacted Alternate Member, Sandy Dennis Conlon as a voting Member tonight due to a lack of a full Board. Mr. Ellis inquired if there were any questions or concerns from the Public with items other then what were on the Agenda. There were none.

Mr. Ellis advised the Planning Board Members that the Stormwater Management Officer has been reverted back to Lynn Day, Zoning Officer effective immediately.

Cricket Purcell will still be involved with physical inspections as will Donald "Dondi" Harner, from T.G. Miller's.

Larry Sharpsteen inquired if Cricket Purcell has taken the required number hour course that protects the Town from any liability. Lynn Day, Zoning Officer indicated a majority of the Town Highway Employees have completed the requirements. Mr. Ellis further indicated Mr. Harner will be very involved with all Stormwater issues as will David Herrick.

Public Hearing(s)- Consideration of an Application made by Wayne Davis, Agent for Mirabito Holdings, Inc. for Site Plan Review and (SEQRA) State Environmental Quality Review Act Review, Tax Parcel No. P/O 30.-1-16.22, 15 Town Barn Road, B2 (Commercial) Zoning District. Mirabito intends to have bulk Propane Storage and distribution from the site.

Mr. Ellis stated the Board had not planned to take any action tonight with respect to this proposal. Mike Long, AICP is requesting that the Board take action by declaring lead Agency for the State Environmental Quality Review Process.

Larry Sharpsteen made a motion to open the Public Hearing(s) @ 6:35 PM on the Application and the SEQR. 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) Sandy 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

Public Comments/Concerns

An unknown named Resident inquired to see a Map of the proposed project as she lives near to the area. Mike Long, AICP gave a brief overview to this person. She also inquired if the tanks would be buried. Mr. Davis indicated the tanks will not be buried.

Larry Sharpsteen indicated the initial proposal was for one (1) 30,000 gallon tank and expansion for different products in the future.

Lynn Day, Zoning Officer has great concerns with future safety issues with this proposal. In Mr. Day's opinion, there is a Fire Analysis Report that should be completed prior to Final Site Plan Approval of such an approval. This Form should be a condition on the approval.

Wayne Davis, Agent for Mirabito states their company has a person that completes Forms of this nature. They will meet with the Fire Chief prior to completing the Form.

Thomas Ellis inquired as to who inspects the tanks. Mr. Davis states his company self inspects, as does the municipality involved. In addition, Mirabito's Insurance Company will inspect too. He is unaware of who is responsible for the overall Inspection.

Thomas Ellis requested that Mirabito's Insurace Company CC the Code Office of their findings on inspections.

Norman (Lin) Davidson suggested that an annual training session with the Fire Chief and Mirabito personnel should be required.

Wayne Davis stated that normally the hours of operation at the proposed site would be 7:00 AM to 5:00 PM for truck traffic and up to 6:00 PM for deliveries in the colder weather.

Mike Long states the Tompkins County Planning Department sent their 239 response today and they have no negative impacts at a County level on this proposed project. However, they did mention due to the grading that the Town may want to recommend vegetation be replanted for buffering purposes. In addition, the Highway Superintendent would like to keep the road from the proposed site to Peruville Road closed. Mr. Long states there are some issues with the current Town Barn Road with respect to dedication and the Town's Legal Counsel will be working on that.

Mr. Davis was made aware that any further expansion past Phase I would be required to return to the Planning Board for further Site Plan Review.

Steve Lehr states he has concerns with the additional increase in traffic with the large trucks near his home.

Mike Long expressed to the Public the next steps with respect to the process of moving this proposal forward.

Gerald Caward made a motion to close the Public Hearing(s) at 7:15 PM. 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) Sandy 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
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Norman (Lin) Davidson made a motion to declare the Town of Lansing Planning Board Lead Agency in the State Environmental Quality Review process. Deborah Trumbull 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) Sandy 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
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Chairman Ellis expressed to Mr. Davis, the Planning Board will not move forward with a Final Approval until a Fire Analysis is completed. Mr. Davis will make contact Lynn Day, Zoning Officer and Scott Purcell, Fire Chief next week to set up a Meeting time.

Approval/Denial of December 14, 2015, 2015 Planning Board Minutes

Deborah Trumbull: Page 3, 2nd paragraph, "Our Friends" to our Neighbors Thomas Ellis: Page 6, iv: no **new** buildings, ix: may **be issued**

Gerald Caward made a motion to approve as amended. 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) Sandy 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
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Mike Long presented the following;

Planning Board Major Project List for: 2015

- Village Solars / Village Circle April 15, 2015.
 - o Revised PDA approval to align subdivision phase.
- Anne Sheldon Ridge Road 4 lot subdivision approved February 9, 2015.
- Barry and Cathy Putnam Ridge Road 2 lot subdivision and merging approved April 27, 2015.
- Novalane Jack Young
 - o Public Hearing opened Feb 9, 2015 and remains open.
 - o Discussion of connection between Smugglers Path and Eastlake Road continue.
- Advanced Design site plan approval 126 Ridge Road. approved May 11, 2015.
 - o 3,000 manufacturing addition. Enlargement revised approved Aug. 24, 2015.
- Tompkins Trust Site Plan Approval N. Triphammer Road.
 - o Drive-up ATM Machine approved May 11, 2015.
- Lansing Redemption Center Site Plan Approval -N. Triphammer Road.
 - o Site improvements approved June 8, 2015.
- Cayuga Farms N. Triphammer Road.
 - o 102 Dwelling unit apartments Site Plan approval July 13, 2015.
- Global Phoenix Computers / KAIDA Site Plan Approval.
 - o 151 car parking lot expansion approved Sept. 14, 2015.
- Grantchester Soccer Field Revised Special Use Permit
 - o Planning Board recommendations to Town Board June 22, 2015.
 - o Town Board revised and adopted July 15, 2015.
- Eisenhut (2 flag lot) subdivision and site plan
 - o Approved Sept. 14, 2015.
- Conway (2 flag lot) subdivision and site plan Lansing Station Road.
 - o Approved Sept. 14, 2015.
- 727 Lansing Station Road Site Plan review L1 Zone.
 - o Site Plan Approval Open shelter w/ ZBA area variance approved 11/23/2015.
- Mirabito Holdings, Inc. Site Plan Review Town Barn Road B2 Zone.
 - o Informal Site Plan meeting PB held Oct 26, 2015.
 - SWPPP, SEQRA and Site Plan approval TBD.
- Whispering Pines VI (AKA Asbury Hill) Subdivision 28 lots Richard Thaler.
 - o Preliminary Plat approval + Site Plan / Final for Lot 7–approved May 11, 2015.
 - o Final Platt approved December 14, 2015.

- Lake Forest Circle Drive L1 Zone Major subdivision of 16 lots plus (2) storm water.
 - o Preliminary Plat Approval December 14, 2015.
 - Final Plat approvals TBD.
- Agriculture and Farmland Protection Plan finalize report August 2015
 - o Town Board adopted Ag Plan on Sept. 16, 2015.
 - o Town Board to establish an Agriculture Committee in 2016.
- Cornell University "Design Connect Project" "Form Based Codes Project" for Comprehensive Plan supporting materials.
 - o Public presentation / Workshop scheduled for Thursday Nov 12th Town Hall.
 - o Final Public Presentation scheduled for Monday Dec 7th at 7:00 PM Town Hall.
- East Shore at Cayuga Vista Drive (B1 Zone) Site plan for a 9,100 SF retail store.
 - o Sketch Plan conference with Planning Board December 14, 2015.
 - o Needs formal application, 239 Review, etc.
- 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.
 - o SWPPP submitted to T.G. Miller Oct. 2015 preliminary review underway.
 - Submit for 239 Review TBD.
 - o SEQRA, SWPPP and Site Plan approval TBD.
- Comprehensive Plan next scheduled meetings Second Wed of the month at 6:00 PM.

Mike Long's Planning Department Update For February 8, 2016

- Novalane Jack Young
 - o Preliminary Plat subdivision plan with turn around extension of Smugglers Path.
 - o SEQR classified as an "Unlisted Action" and will have resolutions available.
 - o 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
 - \circ 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.
 - o Preliminary and Final Plat approvals TBD.
- West view Partners, Boris Simkin Major Subdivision 4 Lots.
 - o Original application 3 lot subdivision classified as minor
 - Joint Planning Board / Town Board Meeting Oct. 6, 2014 to review the history of the Sun Path development- reclassified as a "Major Subdivision" and future phases to be included and storm water considerations.

- 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 (12/15/2014) submitted to TG Miller Storm Water Plan for 4 lots with future lots #5-10 and road to north.
- o Revised 239 Review from County response 50 foot buffer 3/30/2015
- SWPPP plan reviewed by TG Miller, recommended changes letter 3/23/2015, Meeting held on 4/8/2015.
- o Field work completed 9/4/2015 with Dave Herrick on site.
- Revised SWPPP submitted Jan 10, 2016 and review letter issued 1/14/2016 by T.G. Miller
- 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
 - o 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.
 - Public Hearing Completed May 11, 2015 SEQR and Preliminary Plat Subdivision approved.
 - o SEQRA Adopted May 11, 2015 / Preliminary Platt May 11, 2015.
 - Revised SWPPP submitted T. G. Miller to review. Engineer review meeting 10/29/2015
 - 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.
 - o Final Plat approved December 14, 2015.
 - o Town adopted stormwater plan Jan. 20, 2016 meeting.
 - ZBA mtg. Feb. 16, 2016 to hear area variance request for lot#28 for an existing 20 foot wide driveway (condition of PB approval).
- Lake Forest Circle Drive L1 Zone Major subdivision of 16 lots plus storm water.
 - o 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.
- o "Public Hearing"- held December 14, 2015.
- SEQRA, Preliminary Plat approval December 14, 2015 included waiver of new town highway specs.
- Final Plat approval TBD.
- Ag Plan Follow up meeting finalize report meeting June 1, 2015
 - o Joint Planning Board and Town Board meeting held–June 22, 2015
 - o Town Board Public Hearing Meeting July 15, 2015
 - o Town Board establishes 2nd Public Hearing for Sept. 16, 2015
 - o Town Board adopted Ag Plan on Sept. 16, 2015.
 - Town Board to establish a formal "Agriculture Committee" as per the recommendations.
 - o Requested community volunteers Lansing Star and town web site.
 - o Meeting scheduled for Feb 8th 9:00 AM at Linda's Diner.
 - Proposed Ag Committee members to Town Board for consideration of adoption February 17th board meeting.
- Mirabito Holdings, Inc. Site Plan Requested Town Barn Road B2 Zone.
 - o 3 acre phased development LP Gas storage facility with later phase petroleum.
 - o Informal Site Plan meeting PB held Oct 26, 2015
 - o PB is requesting a "Public Hearing" to be established after SWPPP is prepared.
 - o 239 Review requested underway.
 - o Storm Water Plan submitted 1/11/2016 for T.G. Miller review.
 - o Applicant's agreement executed 1/18/2016 with deposit.
 - o Set "Public Hearing" as requested by Planning Board January 8, 2016.
 - SEQRA and Site Plan approval TBD.
 - o Town Board should designate Town Barn / Verizon as a "public road".
- 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 (9/14/2015).
 - o Application for Site Plan and Developers Agreement –received 11/15/2015.
 - o Revised SEQRA application received 11/16/2015.
 - o SWPPP submitted to T.G. Miller Oct. 2015 preliminary review underway
 - Revised SWPPP submitted 11/12/2015.
 - o SWPPP comments from T.G. Miller 11/24/2015 to engineer, waiting response.
 - o 239 Review comments received 1/6/2016.
 - o SEQRA, SWPPP and Site Plan approval TBD.

- East Shore at Cayuga Vista Drive (B1 Zone) Site plan for a "Dollar General" 9,100 SF retail store by Primax Properties, LLC. Together with a subdivision request to create 2 lots.
 - o Preliminary site plan drawings received 11/9/2015, application 11/30/2015.
 - o Informal sketch plan meeting held by Planning Board on Dec. 14, 2015 with neighbors notified.
 - Revised site plan with formal application and stormwater plan submitted 1/11/2016.
 - 239 Review submitted 1/21/2016.
 - o Approval for "Minor sub-division" creating 2 lots.
 - o Site Plan approval meeting, TBD, etc.
 - o Requested easement from the town for driveway access to Cayuga Vista Drive.
 - o ZBA will need to approve a sign area variance under current design.
- Airport Storage Building Arno Finkelday at 8 Hillcrest Road addition 8 storage units.
 - Application and SEQRA forms submitted 1/20/2016.
 - o SWPPP information submitted 1/20/2016. Forward to T.G. Miller for review.
 - o 239 Review submitted 1/21/2016.
 - o Formal Site Plan approval TBD.
- Comprehensive Plan Town Board appointment of members Jan 4, 2016
 - Planning Board Members appointed: Lin Davidson, Larry Sharpsteen, Jerry Caward and Sandy Conlon.
 - o Requested additional members Lansing Star and town web site.
 - o Reorganizational meeting held Wed. Jan. 13, 2016 at 7:00 PM.
 - o Committee Meeting scheduled for Wed. Feb. 3, 2016 at 6:00 PM.
 - Continue regular Full Comprehensive Plan Committee meetings 2nd Wed. at 6:00 PM (next Feb. 10, 2016.

Deborah Trumbull made a motion to adjourn the Meeting at 7:44 PM. Larry Sharpsteen 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) Sandy 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
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