

APPROVED

Town of Lansing

Monday, February 22, 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
Guy Krogh, Esq.

Public Present

Richard Anderson
Caryn Mlodzianowski

Other Business

Thomas Ellis, Chairman called the Planning Board Meeting to order at 6:31 PM. Mr. Ellis inquired if there were any questions or concerns from the Public with items other than what are on the Agenda. There were none.

Approval/Denial of February 08, 2016 Planning Board Minutes

Gerald Caward: Page 3, 2nd paragraph, sentence 3, the word on should read: of
Page 1, 1st paragraph then should read: than

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

Public Hearing(s)-Consideration of an Application made by Primax Properties, LLC C/O Bohler Engineering MA, LLC for Site Plan, SEQR and a two (2) Lot Subdivision (creating (1) new) Review. Tax Parcel # P/O 37.1-2-53.21, located in the B1 Zoning District (Commercial Mixed Use). Primax Properties LLC, wish to erect a 9,100 Sq. Ft. "Dollar General" Commercial Building.

Mr. Ellis gave a brief overview of the two proposals before the Board, (2 Lot Subdivision (creating (1) new Lot) and Site Plan Review.

Norman (Lin) Davidson made a motion to open the Public Hearing @ 6:46 on the Application for a 2 Lot (creating 1 new) Subdivision & 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) 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) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

Subdivision Comments:

No comments from the Public.

Larry Sharpsteen voiced his concern regarding the configuration of the proposed 1.1 acre lot. Larry felt it was important for the Planning Board to note in their records that the parcel may not be the most useful piece of land.

Mike Long states there is a possible easement to connect the driveway from Dollar General, south to the vacant lot.

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Richard Prybyl made a motion to close the Public Hearing at 7:14 PM. . 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) 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) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

Mike Long, Planning Consultant explained to the Board the SEQR and finalization of the proposal(s) will not be completed at tonight's Meeting. Further engineering issues are being resolved at this time.

Guy Krogh reiterated to the Board, the SEQR is meant to include both projects as they are a common plan of development.

Norman (Lin) Davidson made a motion to open the Public Hearing @ 6:46 PM on the Application for Site Plan Review and SEQR. 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) 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) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

Site Plan Comments

Al Fiorille states he has concerns with the landscaping on the north side of the proposed building. Mr. Fiorille states he feels that corridor needs to be "softened up" a bit.

Caryn Mlodzianowski states they did add additional landscaping in the front of the building. They are at their max there due to the septic system location. As for the north side of the property, possibly some lowing lying shrubs could be added. Ms. Mlodzianowski will look in to this.

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Al Fiorille and Lin Davidson state NYSEG has a list of shrubs that they would allow to be planted in their right of way. It was suggested that Ms. Mlodzianowski contact NYSEG.

Lynn Day, Zoning Officer inquired to know if Bohler Engineering had contacted the Lansing Fire Chief regarding side access. Ms. Mlodzianowski states they have not however, they have designed hundreds of these Site Plans within NYS and they are fully aware of the Fire Codes for distances around the building.

Richard Anderson states for the record he lives diagonally down the road from the proposal and he thinks the building looks hideous. Mr. Anderson inquired as to why the developer didn't purchase more land to the south that would have allowed them to move the building and install more landscaping.

Larry Sharpsteen advised Mr. Anderson that the Dollar General owner was not interested in more land than what the required zoning requires for with the building of this size. Also, it is not the Town's purview to dictate how much land a developer should buy.

Ms. Mlodzianowski states she is open for public comments and will take them into consideration.

Mr. Day states the Signage requested would require a Variance. An Area Variance Application has been presented to the Planning Office for consideration at the April 19, 2016 Zoning Board of Appeals Meeting.

The following three (3) Sign requests are as follows;

1. Wall Sign from 48 Sq. Ft to 96.5 Sq. Ft.
2. Road Sign from 48 Sq. Ft. to 50 Sq. Ft.
3. Road Sign Height from 15 Ft. to 20 Ft.

Lynn Day further stated Dryden has the same size building with a 28 Sq. ft. Sign.

After some discussion by the Members it was suggested that the lighted Sign have limited hours of operation, possibly from 7:00 AM to 10:00 PM for the Mixed Use District. Also, the height of the Sign is bothersome and should be lowered.

Guy Krogh legal counsel advised the Board they may give a recommendation to the Zoning Board of Appeals with their concerns.

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Richard Prybyl made a motion to close the Public Hearing on the Site Plan Application & SEQR @7:40 PM. 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) 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) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

Further Member discussion

After some discussion it was decided that the recommendation should indicate that the Planning Board is looking at this proposal for a Subdivision and Site Plan as a common plan of development in the B1 (Commercial Mixed Use) District and have concerns of melding Commercial with Residential. Due to this location being in a mixed use district, the Board is requesting the Zoning Board of Appeals made sure the height of the free standing Signage meet the requirements of the Zoning

Richard Prybyl made a motion recommending Mike Long prepare a recommendation letter to the Zoning Board of Appeals addressing the Planning Board Members' concerns with respect to the signage size, hours of the signage operation, safety of the highway and neighborhood. 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) 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) Deborah Trumbull, Member
Vote of Planning Board . . . (Nay) Thomas Ellis, Chairman

Lynn Day, Zoning Officer requested that a condition be inserted into the Final Resolution requiring the Contractor provide special inspections such as (soil compaction, concrete, steel, etc).

Packets Discussion

Mike Long requested from the Board permission for the Planning Office to scale back on the hard copies of material that has previously been provided to them. Mr. Long

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would like to include the Application, SEQR, 239 Reply, T.G. Miller's report (initial and final), Stormwater Plans and Landscaping.

Mike Long presented the following;

Planning Board Project Update: February 17, 2016

- 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.
 - 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.
 - 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.
 - 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
 - Revisions to the draft subdivision map are being prepared 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
 - Revised Plans being developed by engineer. (submitted 3/26/2015)

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- 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.
- 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.
- Final Plat – approved December 14, 2015.
- Town adopted stormwater plan Jan. 20, 2016 meeting.
- ZBA mtg. TBD 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.
 - 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.
 - “Public Hearing”- held December 14, 2015.
 - SEQRA, Preliminary Plat approval December 14, 2015 – included waiver of new town highway specs.
 - Discussion regarding existing easements and potential changes – propose meeting with owner and staff to resolve outstanding issues.
 - Final Plat approval – 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.

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- Town Board to establish a formal “Agriculture Committee” as per the recommendations.
- Requested community volunteers Lansing Star and town web site.
- Meeting held Feb 8th 9:00 AM at Linda’s Diner with farmers, etc.
- 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.**
 - 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.
 - 239 Review requested underway.
 - Storm Water Plan submitted 1/11/2016 for T.G. Miller review.
 - Applicant’s agreement executed 1/18/2016 with deposit.
 - Set “Public Hearing” as requested by Planning Board – January 8, 2016.
 - SEQRA and Site Plan approval – TBD.
 - Town Board should designate Town Barn /Verizon as a “public road”.
- **A. Scott Pinney – 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).
 - 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
 - Revised SWPPP submitted 11/12/2015.
 - SWPPP comments from T.G. Miller 11/24/2015 to engineer, waiting response.
 - 239 Review – comments received 1/6/2016.
 - 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.**
 - Preliminary site plan drawings received 11/9/2015, application 11/30/2015.
 - 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 and received comments 2/2/2016.
 - Public Hearing scheduled for Feb 22, 2016.
 - Approval for “Minor sub-division” creating 2 lots.
 - SEQRA / Site Plan approval meeting, TBD, etc.

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- Requested easement from the town for driveway access to Cayuga Vista Drive.
- 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.
 - SWPPP information submitted 1/20/2016. Forward to T.G. Miller for review.
 - 239 Review – submitted 1/21/2016 and received Feb 9, 2016.
 - 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.
 - Requested additional members - Lansing Star and town web site.
 - Reorganizational meeting held Wed. Jan. 13, 2016 at 7:00 PM.
 - Committee Meeting scheduled for first Wed. of the month at 6:00 PM. – next 3/2/2016. Committees have been consolidated and new members assigned.
 - Full Comprehensive Plan Committee meetings 2nd Wed. – at 6:00 PM (next 3/9/2016).

Larry Sharpsteen made a motion to adjourn the Meeting at 7: 45 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) 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