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Town of Lansing

Monday, March 14, 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
Guy Krogh, Esq.
David Herrick, P.E.

Public Present

Connie Wilcox
Caryn Mlodzianowski
Maura Kennedy-Smith

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.

Planning Board Member Norman (Lin) Davidson disclosed for the record that he is in the process of purchasing an additional property in Lansing and will be subdividing it. His proposed Subdivision will be considered an Exempt Subdivision. Mr. Davidson offered the Members copies of Maps and Pictures for their viewing.

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Planning Board Member Larry Sharpsteen disclosed that he will be subdividing his rental property which is located on Auburn Road. Mr. Sharpsteen states his will be an Exempt Subdivision as well.

Approval/Denial of February 22, 2016 Planning Board Minutes

Pg. 3, 4th paragraph, David should be Davidson.

Pg. 3, 4th paragraph, Deborah Trumbull seconded on the Motion

Pg. 4, 2nd line from top, but to be.

Pg. 4, 3rd paragraph, last sentence, instill to install.

Pg. 5, Under Further Member discuss, 1st paragraph, melting to melding

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:

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

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.

Mike Long brought to the Board's attention the response letter from T.G. Miller's. Mr. Long states the letter was sent out electronically today to the Members for their review.

Mr. Fiorille inquired what the status was between the permanent easement versus the temporary easement. Mr. Long states it will be a construction easement during the initial construction phase, and then it will become a permanent easement when the second lot is formed. In addition, a driveway easement for the second lot is a part of the proposal, therefore, only having access to the state road. The Cayuga Visa drive access has also been marked out.

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Mr. Long further expressed to Ms. Mlodzianowski one of the conditions in the Resolution is that the Signs are in compliance with the existing Sign Ordinance. It would be up to the Zoning Board of Appeals for any changes to the size.

Members reviewed part 1 of the State Environmental Assessment form, and completed part 2.

Norman (Lin) Davidson 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 . . . (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

RESOLUTION PB 16-01

STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION MAKING A NEGATIVE DECLARATION OF ADVERSE ENVIRONMENTAL IMPACTS FOR THE PROPOSED PRIMAX PROPERTIES, LLC-DOLLAR GENERAL STORE ONE-LOT SUBDIVISION AND PROPOSED SITE PLAN IMPROVEMENTS

WHEREAS, an application was made by Caryn Mlodzianowski of Bohler Engineering, agent for Primax Properties, LLC (purchaser from and agent for current owner Finger Lakes Tire & Auto Service, Inc.), for: (i) a one-lot subdivision of property located at the southeast corner of NYS Route 34 and Cayuga Vista Drive, Lansing, New York, TPN 37.1-2-53.21, zoned Mixed Use Commercial (B1), to create 2 conforming lots, one of 2.17 acres and one of 1.07 acres; and (ii) for a site plan approval for construction of site improvements for a retail store, as an allowed use in such B1 zone, upon the 2.17 acre parcel; and

WHEREAS, more particularly, the proposal is to subdivide the existing parcel into two parcels and construct a 9,100 ft² retail building with 36 on-site parking spaces, together with other traditional commercial site improvements, such as entrance drives, signage, etc. on the larger parcel; and

WHEREAS, the owner will complete a "Full SWPPP" for the development site which will: (i) include the stormwater drainage swale on the adjacent parcels through an

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easement as approved by the Town; and (ii) be properly sized to serve the stormwater needs of the site and the retention practices located thereupon; and

WHEREAS, this proposed action is an Unlisted Action for which the Town of Lansing Planning Board is an involved agency for the purposes of a State Environmental Quality Review Act ("SEQRA") environmental review, and the Town will undertake as Lead Agency an uncoordinated review of the Short-form Environmental Assessment Form ("SEAF") under SEQRA; and

WHEREAS, the requisite General Municipal Law § 239 referrals were duly made, and the reply and recommendations of County Planning are reflected in their letter dated February 9, 2016, none of which concerns affect this environmental review, and the Planning Board further finds that agricultural/farm operations will not be impacted by the project because there are no current or planned farm operations on the project site and it is within a business zone; and

WHEREAS, the Town of Lansing Planning Board duly noticed and held a public hearing at the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882, upon February 22, 2016, concerning this project and its' environmental review, and all citizens were given an opportunity to voice any concerns respecting the environmental review and given a full opportunity to be heard concerning the project; and

WHEREAS, on March 14, 2016, the Town of Lansing Planning Board, in performing its reviewing agency functions in conducting an environmental review in accordance with Article 8 of the New York State Environmental Conservation Law and SEQRA regulations: (i) pursued its thorough review of the project and the Applicant's SEAF, as well as a review of all other documents prepared and submitted with respect to this proposed action; and (ii) thoroughly analyzed the potential relevant areas of environmental concern of the project to determine if the proposed action may have any moderate or significant adverse impacts on the environment, including the criteria identified in 6 NYCRR § 617.7(c); and (iii) reviewed the SEAF on the record; and

WHEREAS, each identified potential environmental impact was analyzed and duly considered by the Planning Board in relation to the question of whether any potential environmental impacts were so probable of occurring or so significant as to require a positive declaration, and after weighing the above and all other potential impacts arising from or in connection with this project, and after also considering: (i) the probability of each potential impact occurring; (ii) the duration of each potential impact; (iii) the irreversibility of each potential impact, including permanently lost resources of value; (iv) whether each potential impact can or will be controlled or mitigated by permitting or other processes; (v) the regional consequence of the potential impacts; (vi)

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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 impact to be or be likely to become a moderate or significant impact such that a negative declaration will be issued.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. After consideration of the potential environmental impacts, including those reviewed in accord with 6 NYCRR § 617.7(c), the Planning Board finds that the proposed action of approving the one-lot subdivision of TPN 37.1-2-53.21, and the development of the site for a Dollar General store, as based upon the site plan as submitted, will individually and cumulatively have no moderate or significant negative environmental consequences or impacts.

2. This declaration is made in accord with Article 8 of the New York State Environmental Conservation Law and SEQRA regulations promulgated thereunder, and accordingly, the Planning Board of the Town of Lansing, based upon: (i) its thorough review of the SEAF, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review; (ii) its thorough review of the potential relevant areas of environmental concern to determine if the proposed action may have any moderate or significant adverse impact on the environment, including, but not limited to, the criteria identified in 6 NYCRR § 617.7(c); and (iii) its completion of the SEAF, including the findings noted therein (if any, and 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 actions, and determines that an Environmental Impact Statement is therefore not required.

3. A Responsible Officer of the Planning Board 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 SEAF and determination of significance shall be incorporated by reference in this Resolution

Dated: March 14, 2016

VOTE AS FOLLOWS:

Gerald Caward, Jr. - Aye
Norman L. Davidson - Aye

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Al Fiorille - Aye
Richard Prybyl - Aye
Larry Sharpsteen - Aye
Deborah Trumbull - Aye
Thomas Ellis - Aye

After some discussion with respect to the construction access, it was determined the draft resolution be amended to reflect the construction access road should be from Cayuga Vista Drive only.

Deborah Trumbull 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 . . . (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

RESOLUTION PB 16-02

RESOLUTION CONDITIONALLY APPROVING PRIMAX PROPERTIES, LLC / DOLLAR GENERAL ONE-LOT SUBDIVISION AND SITE PLAN IMPROVEMENTS

WHEREAS, an application was made by Caryn Mlodzianowski of Bohler Engineering, agent for Primax Properties, LLC (purchaser from and agent for current owner Finger Lakes Tire & Auto Service, Inc.), for: (i) a one-lot subdivision of property located at the southeast corner of NYS Route 34 and Cayuga Vista Drive, Lansing, New York, TPN 37.1-2-53.21, zoned Mixed Use Commercial (B1), to create 2 conforming lots, one of 2.17 acres and one of 1.07 acres; and (ii) for a site plan approval for construction of site improvements for a retail store, as an allowed use in such B1 zone, upon the 2.17 acre parcel; and

WHEREAS, more particularly, the proposal is to subdivide the existing parcel into two parcels and construct a 9,100 ft² retail building with 36 on-site parking spaces, together with other traditional commercial site improvements, such as entrance drives, signage, etc. on the larger parcel; and

WHEREAS, the Planning Board held a sketch plan review meeting on December 14, 2015, whereat conceptual subdivision and site planning input was duly provided upon a pre-application basis, such input having mainly been focused upon stormwater, buffering, traffic, and related

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issues, and the developer has since then amended the site and project plans several times and had submitted a completed site plan application that was deemed complete, such that a public hearing thereupon was duly scheduled; and

WHEREAS, the owner will complete a “Full SWPPP” for lot #1 and develop a properly sized stormwater retention practice and treatment site and, in furtherance thereof, the developer’s engineer has designed the on-site stormwater retention management practices for this site, including the creation of a drainage swale on the adjacent Lot #2 through a temporary work easement that will become a permanent feature to remain on lot #2, thereby requiring a permanent easement or other means of providing for long-term management and maintenance of the same per stormwater phase II regulations; and

WHEREAS, the proposed building and land uses are a permitted use under the Land Use Ordinance in the Commercial Mixed Use (B1) 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 an Unlisted Action under the State Environmental Quality Review Act (“SEQRA”) and, as an involved agency, the Planning Board had conducted an uncoordinated review and duly issued a negative declaration of moderate or significant potential negative environmental impacts arising from this project; and

WHEREAS, General Municipal Law § 239 referrals were duly delivered to the Tompkins County Planning Department and such **Department responded by letter dated February 9, 2016, which was amended by letter dated March 1, 2016, recommending that the proposed action be modified as follows: (i) if the entire parcel was utilized then the turn-around for the tractor trailers could be accessed from Cayuga Vista Drive and (ii) if that is not**

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determined feasible then only one access should be permitted on Route 34 which has been designated on the subdivision and site plan as a shared driveway access to Lot #2; and

WHEREAS, a public hearing was duly held upon February 22, 2016, and the public was duly allowed to speak upon and address the one-lot subdivision and site plan and environmental issues pertaining to this project, and whereafter the Planning Board considered approval of the subdivision and site plan, including in accordance with the provisions of the Town's Subdivision Local Law, including as this is a one-lot subdivision that requires no roadways or other significant permanent infrastructure (other than the usual stormwater facilities and improvements), and further including consideration of site planning requirements contained in the Town of Lansing Land Use Ordinance, § 701.4 *et seq.*, including concerns addressing site drainage, lighting, nearby residences, landscaping, parking, and buffering/screening, driveway and any potential on and off site environmental impacts; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board, *now therefore be it RESOLVED as follows:*

1. A waiver of the formal requirements for a formal subdivision plat be and is hereby issued under the Subdivision Local Law (Article 9 of Local Law #4 of 2008) and, pursuant to § 503 thereof, this proposed one-lot subdivision plat map, being a certified survey as submitted to this meeting as part of Site Plan Sheets 1-14, including the survey and building elevations, be and hereby is accepted and approved as a final plat, and the Chairperson of the Planning Board be and hereby is authorized to seal and endorse such plat, subject to the requirement that the developer-applicant become vested in title prior to, or substantially contemporaneously with, the filing of such final, sealed, and endorsed plat map.
2. Final Site Plan approval be and hereby is issued for this project for the proposed site area improvements, located upon the afore-described 2.17± acre parcel #1, being a portion of current TPN 37.1-2-53.21, as shown in and on: (i) the Site Plan Sheets #1-14, as updated February 9, 2016; with (ii) a Landscape Plan dated November 4, 2015, revised through February 25, 2016 by

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Bohler Engineers, which also show revised building elevations prepared by Primax Construction, Inc., dated February 29, 2016, which indicate Split Face CMU block foundation and decorative louvered shutters on three elevations; and Survey Maps, including Boundary and Topographic Survey of Lands of Finger Lakes Tire and Auto Service, Inc., and Final Plat Subdivision Two Lot Subdivision of the Lands of Finger Lakes Tire and Auto Service Inc., dated September 4, 2015, as last revised February 26, 2016 and drawn by Ausfeld & Waldruff Land Surveyors, LLP, as submitted by the applicant to this meeting; ***subject to the following conditions:***

- i. The proper execution of a temporary construction easement as indicated on the Final Plat Subdivision Map, in a form as approved by the Town prior to the issuance of a building permit, to allow for the construction and siting of stormwater facilities upon adjacent lot #2 during the construction phase of the project.
- ii. The obtaining and filing of a permanent easement appurtenant for the continuation, maintenance, and repair of all off-site stormwater facilities, in a form as approved by the Town and to be filed as a land record with the Tompkins County Clerk's Office, indexed to the burdened estate, prior to the issuance of a building permit for the project.
- iii. Compliance with the approved final Stormwater Pollution Prevention Plan (SWPPP) for the developed site, and proper completion of all stormwater reports, permits, and facilities in a form and manner as approved by the Town and NYSDEC, prior to the issuance of any certificate of occupancy or compliance for the project.
- iv. Obtaining a Permanent Curb Cut Highway Access Permit from NYSDOT for the driveway entrance from NYS Rt. 34 in a form as does not materially impair any of the stormwater or site planning features herein approved; further noting that if, at any time, the Planning Board deems NYSDOT conditions or approvals as potentially and negatively impacting the approvals or impact mitigation features of the approvals and conditions herein provided and stated, then and in such event the Planning Board may revoke, amend, or otherwise review the project site plan and the SEQRA, upon a *de novo* or supplemental basis, mainly, but not exclusively, to reconsider this matter and ensure that the impact mitigation features of the site plan and approval are preserved to the maximum extent then possible.
- v. An easement from the Town of Lansing to provide a driveway access to the Cayuga Vista entrance/exit driveway to the north side of the project site as indicated on the Final Plat Subdivision Map, with such access to be built in a manner as required by NYSDOT (if applicable) and approved by the Town Highway Superintendent, and such easement to be duly filed as a land record with the Tompkins County Clerk's Office.
- vi. A septic system as approved by the Tompkins County Health Department, with a permit therefor to be issued and approved prior to the issuance of any certificate of occupancy or compliance.

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vii. A water connection permit approved through the Southern Cayuga Lake Intermunicipal Water Commission (Bolton Point), with all final inspections and approvals completed and issued prior to the issuance of any certificate of occupancy or compliance.

viii. All new construction must meet the requirements of the New York State Building Codes.

ix. Completion of the site plan improvements as shown upon the site plans (maps and pages 1-14), each as updated, including compliance with the drawings and visualization material as submitted for the Planning Board review, specifically including the installation of vegetative buffering as meets the goals of subparagraph (a) below, and the maintenance and other goals and requirements of subparagraph (b) below:

(a) Buffering shall be designed to provide both visual cover buffering and sound baffling features, and thus emphasis shall be placed upon solid cover barriers, such as hedges and offset rows of evergreen trees, or large or densely placed deciduous trees with variable heights and interspersed with evergreens or other plants as provide for such cover and buffering.

(b) Developer and landowner(s) (and their existing and future tenants), as an express condition of site plan approval (the violation of which shall be a violation of the Land Use Ordinance and Town Law § 135, and enforceable as such), shall hereafter and at all times: (i) properly protect and maintain such trees and other vegetative buffers as healthy and natural non-invasive vegetation designed to provide both visual and sound buffering; (ii) promptly remove and replace any dead, diseased, or dying trees or plants; (iii) promptly replace, supplement, enhance, or otherwise effect changes in buffers whenever such buffers, or any plants therein, whether singularly or in combination due to lack of growth, death, recession, disease or other cause, cease to function as buffers as afore-required; and (iv) effect such maintenance in a manner as promotes the goals of such buffers as stated in this site plan approval.

x. All signs shall comply with the Town's signage local law unless variances shall be issued therefor, but in all cases site plan approval is conditioned upon the following signage conditions: (i) all on-structure and freestanding signs shall be placed where indicated in the approved site plan; signs shall not be lighted during closed business hours, except the half-hour before opening and after closing.

xi. Any fill material brought to the site shall require fill compaction testing, and verification of proper completion of compaction and compaction testing shall be delivered to the Town's Code Enforcement Officer prior to the close-out of any building permit(s).

3. These resolutions shall be and be deemed the formal response to the recommendations of County Planning as required by the General Municipal Law: (i) the recommendation of detailed landscaping plans was addressed by the Planning Board at the sketch plan conference, even

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before the referral under § 239, and again addressed thereafter twice, such that the Developer has been required to submit detailed site plans, and conditions have been stated requiring compliance with such buffering and landscaping requirements, such that the first recommendation has been substantially and materially met; and (ii) the second suggestion was not fully met and the reasons therefore are that delivery vehicles need access to the state highway, NYSDOT approved the design and traffic safety plans designed by the developer's engineer, a single entrance proved difficult due to multiple easements and restrictions along Cayuga Vista Drive, there is a deliberate effort to avoid excess traffic routing onto Cayuga Vista Drive in consideration of the potential future development of adjacent sites, and as it was deemed wise to try to have residential vehicular traffic use differing routes into the site than commercial traffic and large trucks.

4. A copy of this resolution shall be sent to County Planning per General Municipal Law § 239-1, *et seq.*

5. The construction access entrance indicated on NYS Route 34 in the original drawings label "Soil Erosion and Sediment Control Plan", Sheet # 7 will be relocated to the Cayuga Vista Drive entrance.

Dated: March 14, 2016

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 - Aye

Consideration of an Application made by Arno Finkeldey, for a Site Plan Review of an Expansion-Airport Storage Units, Hillcrest & Warren Road, Tax Parcel # 44.-1-19, located in the IR (Industrial/Research) District.

Mike Long, Planning Consultant gave a brief overview of the proposed expansion. Mr. Arno Finkeldey owner of Airport Storage., has proposed to expand and add nine (9) Storage Units to his current development located at Tax Parcel #44.-1-19, IR Industrial / Research Zone. This site is located near the intersection of Hillcrest Road

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and Warren Roads. The overall site parcel consists of 1.170 +/- acres site which has an existing residential structure and has 10,359 Square feet of structures and proposes to add 1,600 of additional storage space. They have added (3) three additional parking spaces to serve the expansion. Currently, area is the primary Industrial / Research (IR) area of the town in close proximity to the airport and business park. Tompkins County IDA / Borg Warner Plant is south of Cherry Road. The Tompkins County Planning Department offered the following comments/concerns;

February 9, 2016

Ms. Rachel Jacobson, Planning Clerk
Town of Lansing
PO Box 186
29 Auburn Road
Lansing, NY 14882

Re: Review Pursuant to §239 -l, -m and -n of the New York State General Municipal Law
Action: Site Plan Approval for proposed Airport Storage expansion at 8 Hillcrest Road, Town of Lansing Tax Parcel #44.-1-19, IR-Industrial Research Zoning District, Arno Finkelday, Owner/Applicant.

Dear Ms. Jacobson:

This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Planning Department pursuant to §239 -l and -m of the New York State General Municipal Law. The Department has reviewed the proposal, as submitted, and has determined that it has no negative inter-community, or county-wide impacts.

The Department offers the following comments regarding the proposed project, which are not formal recommendations under General Municipal Law §239 -l and -m:

- The Site Plan notes the "Existing Treeline to Remain" which is located on the adjacent parcel owned by Tompkins County (Town of Lansing Tax Parcel #44.-1-20.1). As the Town assesses the impact of the proposal and its buffer to adjacent parcels, please note that treeline referenced is not under the control of the project applicant. If the Town determines that a buffer should be required it should be provided on the applicant's property.

Please inform us of your decision so that we can make it a part of the record.

Sincerely,



Edward C. Marx, AICP
Commissioner of Planning

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Public

Resident Maura Kennedy-Smith states she just received a notice of the proposal in the mail today. Ms. Kennedy-Smith states it was post marked March 10th and she does not feel herself or neighbors were given a sufficient amount of time to review the proposal.

Thomas Ellis, Chairman expressed to all present the Board is not required to send Notices, this was a courtesy notice.

Richard Prybyl felt the neighbors should be given a sufficient amount of opportunity to review the proposal and felt two weeks is sufficient.

Ms. Kennedy-Smith has concerns with the buffering and noise.

Members discussed the Lama's original site plan that had conditions placed on it. It was the consensus of the Board to table this proposal until such time that Members can re-review the original site plan.

Larry Sharpsteen made a motion to table the Finkeldey proposal until the March 28, 2016 Planning Board Meeting. 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) 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 presented the following;

Planning Board Project Update: March 14, 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.

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- 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 –March 28, 2016 Planning Board Meeting.
- 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.
 - 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

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- 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 granted February 29, 2016 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.
 - 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.
 - Ag Committee members appointed by the Town Board February 17th meeting.
 - First Ag Committee Meeting held Monday March 7, 2016.
 - Next Ag Committee meeting Wed. April 13, 2016.
- 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.

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- Set “Public Hearing” as requested by Planning Board – January 8, 2016.
- Applicant has submitted the Fire Safety Analysis dated March 1, 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 with an updated letter dated March 1, 2016.
 - Public Hearing for One-Lot subdivision held Feb 22, 2016.
 - Approval for “Minor sub-division” creating 2 lots.
 - SEQRA / Site Plan approval meeting, March 14, 2016 meeting.
 - Requested easement from the Town Board authorization 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 and comments received dated February 3, 2016.
 - 239 Review – submitted 1/21/2016 and received Feb 9, 2016.
 - Formal SEQRA / Site Plan approval – March 14, 2016.

DRAFT

- **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 4/6/2016. Committees have been consolidated and new members assigned.
 - Full Comprehensive Plan Committee meetings 2nd Wed. – at 6:00 PM - next 4/13/2016.

Cell Tower Ordinance

Mike Long states an Applicant will be forthcoming for a Developer's Conference. Members were provided with an updated copy of the Tower Ordinance for their review. It was the Board's consensus to have it placed upon on the April 11th Agenda.

Deborah Trumbull made a motion to adjourn the Meeting at 7: 35 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) 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