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Town of Lansing

Monday, March 28, 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, Code Enforcement Officer
Doug Dake, TB Liaison

Public Present

Jacob Robbins
Maura Kennedy-Smith
Carol Vineyard
Tyler Merrill
Chris Williams
Boris Simkin

Other Business

Thomas Ellis, Chairman called the Planning Board Meeting to order at 6:34 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.

Chairman Ellis enacted Sandra Dennis Conlon, Alternate Member as a voting Member this evening.

Approval/Denial of March 16, 2016 Planning Board Minutes

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Richard Prybyl, Planning Board Member who was absent on this evening offered the following edits be made to the Minutes of March 16, 2016.

In reading through the packet for tonight, I note a few MINOR (almost insignificant) errors with the minutes:

- 1) Page 7: second line from the bottom: there should be a comma between the words utilized and then.
- 2) Page 10: 3rd line from the bottom: two words should be deleted: after the words “shall be”, delete the two words: “and be”.
- 3) Page 11: Lines 5, 6 and 7: replace commas with semi colons after the words: “highway”, “engineer”, and “Cayuga Vista Drive”.

Sandra Dennis Conlon made a motion to approve as amended. Al Fiorille 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) Thomas Ellis, Chairman

Public Hearing (s): SEQOR Determination of Environmental Significance and Preliminary/Final Plat Approval on the Application of a Major (5) Lot Subdivision submitted by Boris Simkin, Agent for Westview Partners, LLC,. The Application is for a Major 5 Lot Subdivision known as “Sun Path Development”, located in The Town of Lansing, on Sun Path Road, Ithaca, New York, 14850 and otherwise known as Tax Map Parcel # 42.-1-2.25

Norman (Lin) Davidson made a motion to open the Public Hearing(s) at 6:37 PM. 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) Thomas Ellis, Chairman

Comments/Concerns

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Thomas Ellis, Chairman stated for the record that this Agenda item is Public Hearing(s) and the Planning Board Members would consider the SEQOR and overall Subdivision Application tonight. No finalization of approval will be made tonight.

Lynn Day, Code Enforcement Officer inquired from Mr. Simkin why the Village of Lansing issued East Shore Drive addresses for the initial two homes. Mr. Simkin states the reason given to him by the Village is that previously there were buildings on the lot where he built, so they used the existing address.

The Planning Board recommended that Mr. Simkin contact the Village of Lansing Zoning Office and request the two homes located in the Village be issued addresses for Sunpath Road for 911 purposes.

Al Fiorille inquired about the Tompkins County 239 Letter that recommended a 50' set back from the stream. After discussion, the Planning board Members agreed to utilize a 30' set back from the stream which when approved will require a super majority of the vote from the Planning Board Members. Mr. Fiorille also questioned the use of driveways within that setback area. The Board discussed permitting a 12' wide maximum width driveway and culvert as appropriate.

The Board also discussed the future lots (5-10) which are to be developed under a later Phase. The setback from the stream will make those lots much more difficult to develop as to the amount of area available will be limited. Mr. Long suggested that this area be designated as Lot # 5 which is the balance of the parcel. After consideration, Thomas Ellis stated that the Planning Board would require the Developer to complete the northern extension, from the existing pavement at the end of Sunpath to the southern boundary of the former East Lake Development PDA.

Mr. Simkin questioned whether the Town Board would be able to limit the future approval of additional lots connecting to that planned road, when the Eastlake connection piece has not been completed?

Mr. Ellis indicated that the Eastlake section would be discussed with the Town Board and would not be the responsibility of Mr. Simkin. Again Mr. Ellis stated that lot # 5 would be considered un-developable until the second Phase of the subdivision and road way extension would be completed. He indicated this would be a condition of the Subdivision approval for Phase 1.

Town Board Member, Doug Dake asked if lot 5 meets all of the Zoning requirements and there is not a need to build the Sunpath Road, why couldn't Mr. Simkin build 1 house on that large parcel?

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Carol Vineyard of Smuggler's Path inquired about Sunpath being connected with Eastlake as a part of this project. Mr. Ellis indicated that this is a long term goal of the Planning Board which has been discussed over 40 years. Mr. Ellis anticipates that this connection road will not be completed in this Phase. It is anticipated to be completed when the balance of the undeveloped parcel is developed.

Mr. Simkin wanted to make sure that everyone's responsibilities were clear as to the future Phases and the proposed road extension. Mr. Simkin further questioned the alignment connection between the proposed northern extension of Sunpath to the Eastlake property as those points are offset.

Norman (Lin) Davidson made a motion to close the Public Hearing at 6:46 PM. Sandra Dennis Conlon 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) Thomas Ellis, Chairman

It is anticipated that the Planning Board would consider both the Preliminary and Final Plat approval at the next Planning Board Meeting on April 11, 2016.

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.

Arno Finkeldey was present to discuss the proposed Airport Storage addition. Mr. Finkeldey met with the neighbor, Maura Kennedy-Smith and they had agreed to add additional items to the siteplan which would satisfy Ms. Kennedy-Smith's concerns.

1. Color Scheme of Building (proposed to match the existing building colors)
2. Plant a row of conifers of 5 ft. from the property line to screen the proposed addition area. It is suggested to use Hemlock or White Pine.
3. Signage (Volume of Radios lowered please...)
4. Hours of operation will be continued as previously approved and posted on site.

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Norman (Lin) Davidson offered the following Resolution declaring a Negative Declaration. 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) Thomas Ellis, Chairman

RESOLUTION PB 16-03

STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION MAKING NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS FOR THE PROPOSED AIRPORT STORAGE SITE PLAN AND 1,600 SF ADDITION AT 8 HILLCREST ROAD

WHEREAS, an application was made by Arno Finkeldey, owner of Airport Storage, for site plan approval for the proposed construction of a commercial addition of 9 storage units to be added to an existing storage facility located at 8 Hillcrest Road, Lansing, New York, also known as TPN 44.-1-19, located in the IR Zone and consisting of approximately 1.170± acres, and such proposal more specifically will add 1,600 SF of dry storage space and 3 parking spaces on a cleared site and amend a prior site plan and approval; and

WHEREAS, the owner completed an updated Stormwater Plan for considering the additional impacts of development on the site and the stormwater system, and the same was reviewed and generally approved by the Town Engineer; and

WHEREAS, this proposed action is an Unlisted Action for which the Town of Lansing Planning Board is the sole involved agency for the purposes of a State Environmental Quality Review Act ("SEQRA") review, and the Town will thus 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

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the project because there are no current or planned farm operations on the project site and it is within an industrial-research zone; and

WHEREAS, on February 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) 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 proposed Airport Storage addition, as based upon the site plan as submitted, will individually and cumulatively through amending the existing approved site plan, 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

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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 28, 2016

VOTE AS FOLLOWS:

Gerald Caward, Jr. - Aye
Sandra Dennis Conlon, - Aye
Norman L. Davidson -Aye
Al Fiorille - Aye
Thomas Ellis - Aye

Gerald Caward offered the following Resolution approving Site Plan with conditions. Al Fiorille 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) Thomas Ellis, Chairman

RESOLUTION PB 16-04

RESOLUTION APPROVING SITE PLAN AND ISSUING SITE PLAN APPROVAL FOR EXPANSION OF FACILITIES AT AIRPORT STORAGE, 8 HILLCREST ROAD

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WHEREAS, an application was made by Arno Finkeldey, owner of Airport Storage, for site plan approval for the proposed construction of a commercial addition of 9 storage units to be added to an existing storage facility located at 8 Hillcrest Road, Lansing, New York, also known as TPN 44.-1-19, located in the IR Zone and consisting of approximately 1.170± acres, and such proposal more specifically will add 1,600 SF of dry storage space and 3 parking spaces on a cleared site, thereby expanding an existing business previously subjected to site plan approval whereby 10,359 SF of storage buildings and other structures and improvements were duly approved with conditions; and

WHEREAS, the owner completed an updated Stormwater Plan for considering the additional impacts of development on the site and the stormwater system, and the same was reviewed and generally approved by the Town Engineer; and

WHEREAS, this proposed action is an Unlisted Action for which the Town of Lansing Planning Board duly issued a Negative Declaration of environmental impacts under SEQRA; and

WHEREAS, a General Municipal Law § 239 referral was delivered to, and a review dated **February 9, 2016** was received from, the Tompkins County Planning Department, which **determined that the proposed action had no negative inter-community or county-wide impacts; and**

WHEREAS, the Planning Board has again considered and carefully reviewed the requirements of the LUO relative to site plan review, the unique needs of the Town due to the topography, the soil types and distribution, and other natural and man-made features upon and surrounding the area of the proposed site plan, and the Planning Board has also considered the zoning in the area and the project in light of the Town's Comprehensive Plan and compliance therewith, and the Planning Board has again reviewed and considered the aforementioned amended site plan application and determined that no public hearing is required for this amended site plan due to its small size, the fact that no new stormwater permanent practices are triggered and no SEQRA or 239 impacts were found, the location within an IR Zone, and the fact that it is an addition to an already existing business; and

WHEREAS, on March 14, 2016, the Planning Board duly considered the proposed site plan in accordance with the provisions of LUO § 701.4 *et seq.*, including concerns addressing site drainage, lighting, nearby residences, landscaping, parking, buffering,

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screening, driveways, and any potential on and off site environmental impacts, and upon due consideration thereupon and deliberation by the Town of Lansing Planning Board, *now therefore be it*

RESOLVED, that the Airport Storage site plan application for the proposed construction of a 1,600 SF building addition for 9 units and related site area improvements located at 8 Hillcrest Road, Lansing, New York, be and hereby is granted and approved, subject to the following conditions:

1. All conditions of any prior site plan approvals shall remain in force and effect.
2. Verification that the existing stormwater system and features, including specifically the level spreaders, are properly working prior to issuance of any CO or the close-out of any building permit.
3. Building Permits will be required to construct the approved building addition and such plans must meet all code requirements, including the sealing of plans by a licensed engineer or architect, and be constructed in compliance with all building code requirements.
4. All existing or required vegetative buffers shall be maintained as healthy and natural non-invasive vegetation designed to provide both visual and sound buffering. Emphasis shall be placed upon solid cover barriers, such as hedges and offset rows of evergreen trees, or densely placed deciduous trees with variable heights and interspersed with evergreens or other plants as provide for such cover. Existing and any new Buffers shall be properly maintained and any dead, diseased, or dying trees or plants shall be promptly replaced, and any tree or plants that, whether singularly or in combination, due to lack of growth, death, recession, disease or other cause, cease to function as buffers shall be replaced in a manner as promotes the goal of such buffer as stated in this site plan approval. This condition shall be deemed to augment and further define prior site plan approval conditions and site plan features hereby or heretofore approved by the Town.
5. Color Scheme of Building (proposed to match the existing building colors)
6. Plant a row of conifers of 5 ft. from the property line to screen the proposed addition area. It is suggested to use Hemlock or White Pine.

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7. Signage (Volume of Radios lowered please...)
8. Hours of operation will be continued as previously approved and posted on site.

March 28, 2016

VOTE AS FOLLOWS:

Gerald Caward, Jr. – Aye
Norman L. Davidson – Aye
Al Fiorille – Aye
Thomas Ellis – Aye

Other Business

Lynn Day, Code Enforcement Officer asked the Planning Board Members if they would require JCM Tires and Auto Sales to submit a modification to the Site Plan approval which was granted in 2005. They were permitted to have 10 used vehicles for sale on the lot in addition to their Tire Repair Service. Mr. Day indicated that after speaking with the Munson's they would like to display between 15-20 vehicles on the site. Recently, Mr. Day stated he noted 13 vehicles. Recently the Munson's have removed the Mulch piles from along Peruville Road and have begun to park vehicles there.

Al Fiorille stated that he would like to see additional landscaping including trees and shrubbery at this location to improve the ascetics of the area.

This is a heavily traveled area of the town and there is another area of concern which is the Towing and Repair service across the road. This business is of concern also. The Ridge Road Imports located on East Shore was complimented in that they have a neat appearance building, with vehicles all aligned. Lynn Day inquired if they have 13 vehicles and they were approved for 10, does the Planning Board want them to apply for a Site Plan modification? Mr. Day inquired to know if the Planner would accept the Munson's drawing without hiring an Architect? The Munson's original Site Plan was not prepared by an Engineer either. (Town of Lansing has specific requirement for Site Plan drawings. Mr. Long offered to assist the Applicant in preparing a Site Plan Sketch that would be part of the modification as he previously did for the Lansing Bottle Redemption Center)

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The Planning Board determined if the Munson's intentions were to have 13 vehicles, then yes they would be required to submit a Site Plan Modification.

Other- 1 Lot Subdivisions

Lynn Day informed the Planning Board Members that he has issued several 1 lot Subdivisions. Such as; Sperry Lane, Buck Road, Breed Road and Asbury Road.

Proposed Cell Tower

Mike Long, Planner informed the Planning Board Members that at the next Meeting a Sketch Plan/Developer's Conference has been proposed for a Cell Tower to be located on Atwater Road (behind the Car Wash). The copy of the Application material submitted today were distributed to the Planning Board Members present so they could familiarize themselves with the overall proposal. After received feedback from the Planning Board Members, the Applicant will prepare a Test Balloon visual simulation at the site. The Developer did not want to proceed to that step until such time that the Planning Member provided their input. At the last Planning Board Meeting, Members were given copies of the current Cell Tower Local Law. Legal Counsel, Guy Krogh has been requested to attend the next Meeting.

Mike Long presented the following;

Planning Board Update: March 28, 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.

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- 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.
- 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.
 - Revised documents submitted March
 - 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.

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- 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.
- Applicant has submitted the Fire Safety Analysis dated March 1, 2016.
- Revisions being made to the site plan for new driveway entrance and additional landscaping to coordinate with the SWPPP plan before final submission.
- 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 approved at the March 14, 2016 meeting.
 - Requested easement from the Town Board authorization for driveway access to Cayuga Vista Drive.
 - ZBA will review the sign area variances at the April 12, 2016 meeting.

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- **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 28, 2016.**
- **Cell Tower – Crown Castle** (Verizon Wireless tenant) – applicant represented by Matthew Kerwin attorney of Barclay Damon.
 - Preliminary application materials received 3/21/2016.
 - Copy submitted to structural engineer for review.
 - **Sketch Plan review – April 11, 2016**
 - SEQRA / 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 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.

Norman (Lin) Davidson made a motion to adjourn the Meeting at 7: 58 PM. Sandra Dennis Conlon 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) Thomas Ellis, Chairman