

APPROVED

Town of Lansing

Monday, January 24, 2011 7:15 PM

PLANNING BOARD

PLANNING BOARD MEMBERS

(*Denotes present)

	Nancy Loncto	*	Tom Ellis
*	Larry Sharpsteen	*	Lin Davidson, Chairman
	Viola Miller	*	David Hatfield
*	Richard Prybyl		
	Jeffrey Overstrom, EIT		
	Lorraine Moynihan Schmitt, Esq.		
*	Robert Cree, TB Liaison		

Public Present

Maureen Cowan

Ruth Hopkin

Roger Hopkin

Gregg Travis

Kathy Miller

Linda Hirvonen

Dan Konowalow

General Business

Lin Davidson called the Planning Board Meeting to order at 7:15 PM. and introduced the Board to the Public.

Approval /Denial Minutes of: December 10, 2010

Larry Sharpsteen states page 2, paragraph 2, remove Mr. Sharpsteen's name and replace with New York State Law & Town Law.

Thomas Ellis page 3, baring should read: bearing

Richard Prybyl page 8 should include the following: Richard Prybyl commended the Developer for the depth and attention to detail in planning for the project.

Thomas Ellis made a motion to approve as amended. Larry Sharpsteen seconded.

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VOTE AS FOLLOWS:

Thomas Ellis - Aye
David Hatfield - Aye
Richard Prybyl - Aye
Larry Sharpsteen - Aye
Lin Davidson - Aye

MOTION CARRIED.

Review/Discussion of Zoning Ordinance Committee Report

Larry Sharpsteen inquired about an Economic Development Committee. Ms. Miller advised him that the Town has established this Committee and she is a Member on it. Ms. Miller further indicated that Andy Sciarabba is putting together a packet for Developers to use when considering work within the Town of Lansing.

On behalf of the Planning Board, Larry Sharpsteen thanked the Zoning Ordinance Committee for their dedicated work.

Under Appendix B of the Report, Mr. Davidson felt it would be a good idea for the Code Enforcement Office to keep a running log of the issues they come across. This log would also assist the Economic Development Committee in their planning process.

Dan Konowalow recalls requesting the Town Board to address and clarify the Intent and language on the Sign Ordinance.

Dan Konowalow states speaking as a Member of the Agricultural Committee, one of their concern is encouragement of Agricultural and preservation of Farm Land. In particular, they are considering a line at Peruville Road or Buck Road. This area will not stay farm land if the Town encourages strip development of housing along the road. Mr. Konowalow states the Town should encourage in fill development. Larry Sharpsteen agreed with Konowalow. On numerous occasions, that has fallen on deaf ears.

Setbacks

Linda Hirvonen feels that the setbacks are not enough in some of the residential areas. In addition, Ms. Hirvonen would like the Board to specifically look at the Agricultural District. Recently she attended a workshop that encourages Planning Boards to put into law setback requirements of 500' from any agricultural field for someone building a home or structure. Ms. Hirvonen

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further stated this will help prevent water contamination in the future as well as cut down on hunting so close to homes.

Lin Davidson indicated there is a 100' requirement for spreading manure, however, if you get in to any larger requirements you would need a 15 acre lot.

Larry Sharpsteen refocused the group to discuss set backs on standard 150' residential lots. Mr. Sharpsteen feels that a 15' set back is adequate, however for an ancillary structure such as a shed must be less (10').

Thomas Ellis felt 15' set backs are not enough especially for side set backs. If anything, one side should have a minimum over the other. With setbacks set at 15', this creates problems trying to get bulldozers, backhoes, etc...into a property to repair a septic system.

Larry Sharpsteen suggested for the R1 District that the setbacks be 15' on one side and the other side 25'. Others present agreed with him. For the R2, 10' side and rear setbacks with water and sewer were okay. Mr. Sharpsteen further stated density is being put where infrastructure is, which is a reason to have smaller setbacks in those areas.

Larry Sharpsteen and Thomas Ellis agreed no more than 15' side or rear setbacks for any auxiliary structure. This term auxiliary structure would need to be defined. In addition, a maximum size should be set.

Uses

R2

Larry Sharpsteen stated you must allow people to have recreation in the area people choose to live. One should not have to drive for recreation.

Thomas Ellis disagreed. The ultimate use should be looked at.

PDA

Gregg Travis does not feel a large recreation use should be permitted in the R2 District.

Maureen Cowan requested that large recreation be clarified.

Larry Sharpsteen gave examples for large recreation such as go cart tracks, tracks for recreational running, riding areas, football fields, and soccer fields.

R1 where next to R2

Lin Davidson provided a copy of the below for when a parcel is in two zones;

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Town of Mamakating Zoning Code Sec. 199-5 C.:

"In all cases where a district boundary divides a lot in one ownership, the lot is five acres or less and more than 50% of the area of such lot lies in the less restricted district, the regulations prescribed in this chapter for the less restricted district may apply to such portion of the more restricted portion of said lot upon the discretion of the property owner. For purposes of this subsection, the "more restricted district" shall be the district which is subject to regulations which prohibit the use intended to be made of the lot or which regulations are more restrictive with respect to lot area, development coverage, landscaping requirements, etc. For lots that are more than five acres in size, each portion of the lot shall conform to the applicable district in which it is located. A district boundary shall not be construed to subdivide a property."

Subdivisions

Thomas Ellis states the Subdivisions Rules and Regulations need to be reviewed especially for the RA District.

Update Junk Ordinance & Convert to Local Law

Some Members felt that our current Rules are not being applied evenly.

Storage Trailers, Pods etc.

Lin Davidson indicated the Board should look at what other Town's have regarding this issue.

Integrate Pathways

Thomas Ellis states the Planning Board can not push for these, unless the Town Board creates a Town Law indicating the Planning Board must allow for pathways. Larry Sharpsteen felt the Town needed to provide some sort of incentive to the Developers that consider putting pathways in their development. Also, some incentives could be given for residential owners. In the current Subdivision Rules and Regulations it states that 5% of land should be considered for open space. Lin Davidson suggested that the Planning Board should take a look at redefining open space and possibly include the pathways in that. Linda Hirvonen felt trails should be put in the Zoning Regulations.

The Members agreed to allow Mr. Davidson to contact Ms. Moynihan Schmitt and set up for training on Liability and Maintenance Laws for trails, pathways etc.

David Hatfield made a motion to adjourn the Meeting. Lin Davidson seconded.
VOTE AS FOLLOWS:

Thomas Ellis - Aye
David Hatfield - Aye
Richard Prybyl - Aye
Larry Sharpsteen - Aye
Lin Davidson - Aye

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