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Town of Lansing

Monday, July 25, 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

Lynn Day, Zoning Officer
Doug Dake, TB Liaison
Mike Long, AICP
Guy Krogh, Esq.

Public Present

Connie Wilcox

Other Business

Thomas Ellis, Chairman called the Planning Board Meeting to order at 6:33 PM.

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

Connie Wilcox-Chairperson Comprehensive Plan

Ms. Wilcox inquired if the Planning Board Members had received their proposed plan for their review. She stated the document would have been given to the Planning Board sooner, however, the Comprehensive Plan Members continued to change parts of the document. Ms. Wilcox indicated Mike Long has a folder of all the changes made to the document thus far if someone cares to view them. Connie stated it was great having

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four Planning Board Members on the Comprehensive Plan, and they all did a great job in their assignments.

Mike Long states the document presented tonight will be the one that will be presented at the Public Hearing Meeting to be held on August 10, 2016 for Public in-put.

Depending on the number of Public comments there may be changes, and then passed on to the Town Board for their review and further Public Hearings.

The existing Comprehensive Plan was used as a guide for the newly proposed document.

Lynn Day Zoning Officer states if there is a proposed change to the Zoning Map, then that's what the Board/Planning Office should be going by and all parties should agree.

Ms. Wilcox expressed to the Planning Board Members their recommendations will go to the Town Board for further consideration. Ms. Wilcox is encouraging all comments/concerns in writing. The Public In-put Session will take place on August 10th at which time, the Board will only hears concerns and will NOT give responses.

Connie Wilcox states this document WILL BE completed and PASSED by the end of this year (2016).

The Planning Board Members thanked Ms. Wilcox for her volunteerism on this Committee.

Approval/Denial of June 27, 2016 Planning Board Minutes

Richard Prybyl made a motion to approve as presented. Deborah Trumbull seconded the motion and it was carried by the following roll call vote:

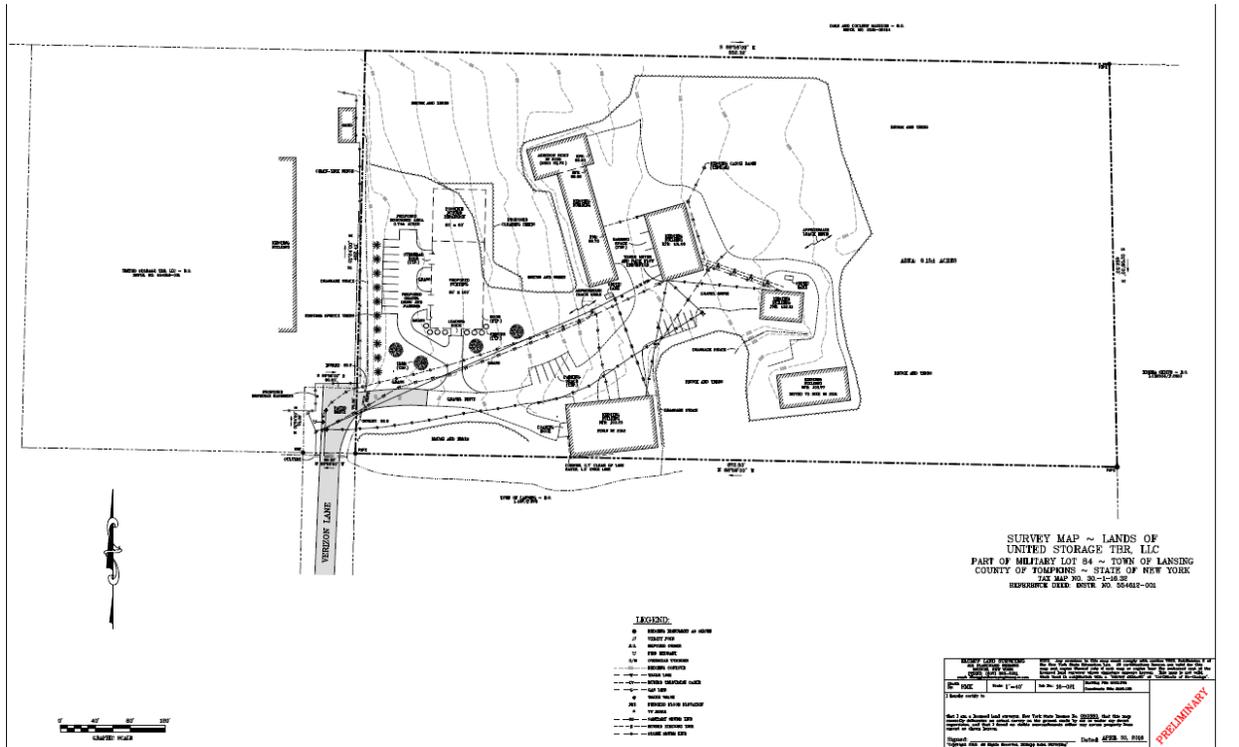
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Alternate
Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

*Gerald Caward arrived at 6:50 PM.

Informal Developer's Discussion of Site Plan- United Storage, 8 Verizon Lane, Tax # 30.-1-16.32

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Bill Duthie appeared before the Board for an informal discussion. Mr. Duthie presented the following proposal;



Mr. Duthie states it will be used for possible light Manufacturing as he has a potential tenant lined up and the rest most likely would be Warehouse Storage. Mike Long and Lynn Day felt Mr. Duthie should figure out exactly what type of Tenants he wishes to have in there before final Site Plan approval.

Lynn Day has concerns with additional parking spaces for customers and employees. Mr. Duthie states he has room for parking.

Mike Long states he has spoken with Mr. Duthie about a Storm Water Plan for the entire site, but felt it is up to the Planning Board as to whether they would require it or not.

Thomas Ellis inquired if the site has existing Stormwater practices on it. Mr. Duthie states they have some ditches. Trenches and stone tiles have been added (west and south side) and they drain to the ditch.

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Thomas Ellis inquired from legal counsel if the Stormwater accumulative affect have a “tripping” point even though some of the buildings were built prior to the NYS Stormwater Laws.

Guy Krogh, Esq. states yes, you would trigger Stormwater by adding to something that was not previously reviewed.

Lynn Day, Zoning Officer encouraged all Planning Board Members to take a drive to the site to get an idea of what the site actually looks like.

Mike Long, AICP suggested that Mr. Duthie move the proposed building to the north.

It was the consensus of the Planning Board Members that Mr. Duthie moves forward with Engineering Plans with respect to Stormwater Plan for the entire property/present and any future build out.

Other Business

Lynn Day, Zoning Officer states the Head-Start program located at the Lansing School is being required to move due a shortage of class space needed by the School. Mr. Day states the Daycare is moving to the Lansing Plaza/Strip Mall where the old Bank was located. Mr. Day states they will erect a Chain Link Fence to the north between the old Bank and RJ Storage for their recreational area. Mr. Day further states no changes will be made to the existing building. This is a State regulated Daycare.

Solar Array Discussion

Members reviewed previously presented examples of Solar Array Laws.

Norman (Lin) Davidson liked Geneva’s and Clinton’s.

Thomas Ellis states Lynn Day, Zoning Officer treats Arrays as an Accessory Building, and follows the rules in the Land Use Ordinance accordingly.

Thomas Ellis likes the Clinton Local Law the best.

Guy Krogh states he has reviewed numerous Solar Laws and they all need some sort of tweaking, but basically they all use the same template. Mr. Krogh feels they all focus around issues such as setbacks and spacing. In addition there is recognition that when you are not dealing with onsite service, but are dealing with remote metering or industrial size, that it is a primary land use and not necessarily just an accessory land use.

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Al Fiorille inquired if the Town has something in place now that states if the power is used on site, it is considered Residential or if off site, it is Commercial?

Lynn Day, Zoning Officer stated no. Mr. Day strongly feels that a Local Law is not necessary. Residential Solar could be processed under a Zoning Permit with general standard requirements, and for Commercial, this could go under Special Permit with Conditions. Residential Arrays should not have to go through Site Plan Review.

It was the consensus of the Planning Board Members that a standalone Law for Solar projects is not necessary, however, a change to the Land Use Ordinance with respect to Commercial usage should be inserted with stated conditions where Solar Arrays are allowed.

The 2nd Meeting in August, the Board will discuss this further and use the Clinton NY local Law as their model example for Lansing to begin with.

Comprehensive Plan

A brief discussion with respect to the proposed plan took place. The Planning Board Members felt there are several changes that should be re-considered to include the Zoning Map. Members have not had the proper amount of time to review changes made.

Al Fiorille states his biggest concern is the proposed future Land Use Plan. Mr. Fiorille states it is not in line with what the Planning Board Members as a whole worked on.

Mike Long states it's just a Draft to get comments. Once a list of the issues is made, changes can be made.

Lynn Day states he has several issues where "Form Based Codes" are proposed especially related to Single Family Homes requiring Site Plan Review.

Thomas Ellis went over his quick list of what he prepared, he also he mention a lot of these items have made for redundant reading.

Members reviewed and discussed the propose Map.

Mike Long requested each Member submit their comments and concerns in writing with regards to the changes they would like to see directly to him.

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Ed LaVigne, Town Supervisor gave a brief overview of the next steps to the process with respect to the Planning Board's input for changes and the requirements for Public Hearings at the Town Board level.

Upcoming Planning Board Agenda

Novalane

Mike Long gave a brief overview of the Novalane project. Mr. Long further advised the Board that Mr. Young has given the Town a very nice gift in order to construct the road to Eastlake. The ZBA will hear a Variance request on August 16, 2016 for Lot 1 of this proposal.

Rick Prybyl, Planning Board Member expressed to the Board that Mr. Young has been very willing to sit down with neighborhood people to discuss his proposal. He has been very transparent with this.

East Shore Christian Fellowship

A small addition has been proposed.

Lansing United Methodist Church

A small addition has been proposed

Two small Subdivision

Asbury Drive & Lansingville Road.

Cell Tower

Still in the discussion/planning stage.

Richard Prybyl made a motion to adjourn the Meeting at 8:21 PM. Norman (Lin) Davidson seconded the motion and it was carried by the following roll call vote:

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) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman