

APPROVED

Town of Lansing

Monday, September 12, 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
Ed LaVigne, Town Supervisor

Public Present

Connie Wilcox
Larry Fabbroni
Scott Gibson

Other Business

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

Comments/Concerns

There were none.

Approval/Denial of August 22, 2016 Planning Board Minutes

Pg. 15 incorrect Church listed.
Pg. 19 sentence 8, curbs to curves
Pg. 18 insert the word **are** in the first sentence after the word features
Pg. 19 sentence 5, insert the words North/South after the 2nd word the

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Pg. 19 under Comments: change 6-10 to 610.

Larry Sharpsteen made a motion to approve as amended. Norman (Lin) Davidson seconded the motion and it was carried by the following roll call vote:

Vote of Panning 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

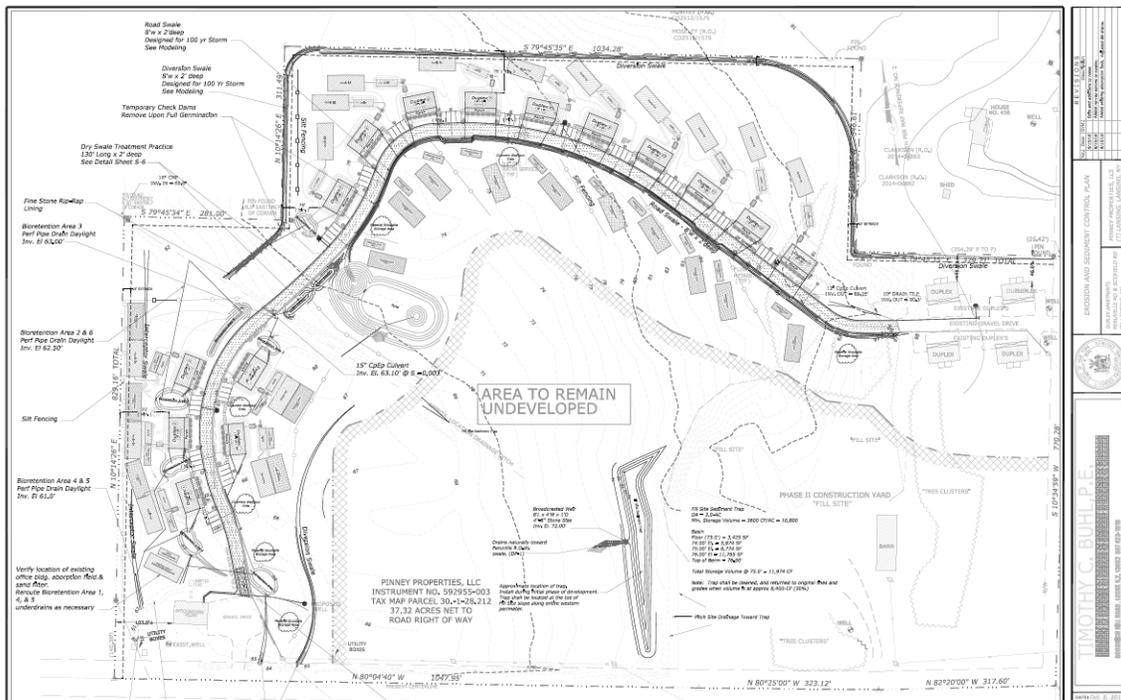
Developer's Conference for Site Plan Review - Construction of 15 Duplexes, Applicant, A. Scott Pinney, 390 Peruville Road, Tax # 30.-1-28.212

Chairman Ellis clarified for the record, this is NOT a Subdivision request, it's for a future Site Plan review. This Meeting is for a Developer's Conference.

Mike Long explained that Mr. Scott Gibson will be the Stormwater Specialist working on this project to address any Stormwater issues that may arise. Mr. Long states there are Wetlands to the north on the property. According to Mr. Long's calculations, with the 15 duplexes built out on the site, it will limit the amount of further development on the site.

The following is a Sketch Map presented of the proposed project;

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Al Fiorille inquired if the construction site that is currently on site will remain there?

According to Scott Gibson, the constructions site to the east with stay there and they will develop a temporary sediment fill site until such time that Phase II happens. A distant plan is to erect a Pole Barn on the construction site. Mr. Gibson reiterated he is working on the phase for the Duplexes and is unsure of any future plans.

Lynn Day, Zoning Officer advised the Members that Mr. Pinney was sent a Violation Letter back in May of 2016 indicating he is using his site illegally. He was advised he must come before the Planning Board for Site Plan Review for a "Contractor's Yard". Due to Mr. Pinney not providing future plans of his overall project, Mr. Day recommended that the Board think about placing condition(s) on this upcoming Site Plan for the Duplexes to include the remaining property that is still currently being used illegally.

Al Fiorille inquired if the Stormwater Ponds shown on the proposed Map will handle Phase II of any construction?

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Scott Gibson states currently there is no treatment for runoff for the entire site. Mr. Gibson was asked to design a temporary sediment trap until such time that Mr. Pinney figures out what he is doing.

Mr. Long states the Town would like the Stormwater addressed for the entire site.

Chairman Ellis indicated Site Plan is a living document and Mr. Pinney must continue to return to the Planning Board for continuing development.

A brief discussion with respect to the road occurred. The County 239 has requested that it be built to Town Specs. Building the Road may also decrease the number of units Mr. Pinney can build.

Thomas Ellis suggested that Mr. Pinney give himself some wiggle room with respect to the number of duplexes.

T.G. Miller has been working on this proposal for some time and has their review under control.

The question was brought up about ownership of the Stormwater facilities. Mr. Guy Krogh, Legal counsel for the Town states Phase II has flexibility to go either way. It's universally best practice to make sure the Stormwater facilities are maintained. There are several ways this can be done, but, a Stormwater District Agreement is an option.

Mr. Ellis states the fill site should not be expanded or changed. He also wants to know if Wayne Matteson will be the Engineer in charge of the project.

Due to the size of the proposed project, it was discussed that a Public Hearing will be held for the actual Site Plan Review.

Mike Long will send an email to Wayne Matteson summarizing what the Board has discussed this evening regarding Mr. Pinney's project.

Update of Modification of PDA, Applicant; Stephen Lucente, Village Solars LLC, Warren Road & Village Circle, Tax Parcel(s) 39.-1-38.1, 39.-1-38.5, 39.-1-35, 39.-1-38.3

Mr. Ellis gave a brief overview of the proposal. The modifications would be to increase the overall number of units from 174 to 206 units. The building footprint will not change. There are no issues with the water and sewer capacity. Mr. Fabbroni states he reviewed the parking on several occasions and at different times of the day/night hours. Mr. Fabbroni states he came up with the number of parking spaces for the units

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and the actual number used. 56 units are given 86 spaces and only 62 spaces were used. The suggestions for the PDA modification would be to require 1.25 spaces per dwelling unit. 3 additional parking areas have been reserved and could be added if needed. The restaurant is intended for the residents however, it will not be closed to the public. The square footage for that space is 1,500 feet and would only require 30 parking spaces. (Asphalt pavement proposed)

Larry Sharpsteen states with the information that has been provided to the Planning Board and the Town Engineer, the Board should see no problem with the modification. In the northeast corner will be a standalone building 15' x 24' at NYSEG request for their compressor lines

Gerald Caward made a voice motion recommending the Town Board approve the proposed modifications and request that the Town Board require from the project Engineer that a Phase report and a yearly site visit occur to monitor the parking. The Town Board should provide all reports to the Planning Office and Code Enforcement Officer. Norman (Lin) Davidson seconded the motion and it was carried by the following roll call vote:

Vote of Panning 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

Other Business

Mike Long gave a brief update on United Storage. Mr. Long met with Mr. Duthie, his Stormwater Engineer and Dondi from T.G. Miller's with respect to the overall site Stormwater.

A new Application came in the Office today for Reach Works Climbing Rock Facility. This will be a state of art rock climbing wall. The closest training facility for this type of facility is in Atlanta Georgia. This will be forthcoming to the PB for Site Plan review and then will be required to go to the Zoning Board of Appeals for the proposed height.

Lynn Day states the Mirabito Site Plan required that the existing west side vegetation remain between Lansing Market and Mirabito in a 40' strip. In addition, 6 more White Pine were be planted 25' on center. Mr. Day states the Contractor installing the

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Stormwater Pond used an incorrect map and removed all the existing vegetation. It was Mr. Day's suggestion that additional trees be planted to replace the vegetation removed.

Mike Long will contact Wayne Davis from Mirabito and request that an amended Site Map be prepared and presented to the Planning Board showing the corrected buffer zone and placement of additional Pines.

A brief discussion regarding the Lansing Pathway Committee occurred. Ed LaVigne stated the Pathway Committee is no longer in existence. Mr. LaVigne further gave a brief overview of how NYS Comptrollers' Office looks at these Committees and how funds are handled.

Al Fiorille made a motion to adjourn the Meeting at 8:00 PM. Larry Sharpsteen seconded the motion and it was carried by the following roll call vote:

Vote of Panning 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