

APPROVED

Town of Lansing

Monday, September 13, 2010 7:15PM

PLANNING BOARD

PLANNING BOARD MEMBERS

(*Denotes present)

Nancy Loncto	*	Tom Ellis
Larry Sharpsteen	*	Lin Davidson, Chairman
Viola Miller	*	David Hatfield
* Richard Prybyl (7:30PM)		
* Jeffrey Overstrom, EIT		
Lorraine Moynihan Schmitt, Esq.		
* Robert Cree, TB Liaison		

Public Present

Eric Foster & Parents

Andy Sciarabba

Wayne Matteson

Ron Ronsvalle

Jim Bentkowski

General Business

Lin Davidson called the Planning Board Meeting to order at 7:30 PM. Mr. Davidson inquired if there was anyone from the Public that would like to speak to the Board with issues other than the Agenda items. There were none.

Site Plan & SEQR Review - Auto Repair Shop- Foster, Eric 39 Ridge Road, Tax Parcel # 31.-6-9.2

Mr. Foster returned to the Planning Board with a Survey Map showing his proposal layout as previously requested by the Planning Board. Mr. Overstrom stated lighting will remain the same. A small sign that will meet the current Town of Lansing Sign Ordinance will be erected. There will be no more than four (4) registered and licensed vehicles on the property at one time. The hours of operation will be Monday thru Friday, 8:30 am to 5:30pm.

Mr. Bentkowski indicated the 14" apple tree near the corner/gravel area of garage has been removed.

Eric Foster advised the Board there will be no old oil left on the premises as it is given to his parents daily for heating purposes.

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David Hatfield made a motion to waive the Public Hearing on the Application.
Richard Prybyl seconded.

VOTE AS FOLLOWS:

**Thomas Ellis - Aye
David Hatfield - Aye
Richard Prybyl - Aye
Lin Davidson - Aye**

MOTION CARRIED.

The Planning Board reviewed Part I of the Short Environmental Assessment Form completed by the Applicant and completed Part II by the Planning Board Members. No significant adverse environmental impacts or effects were identified in Part II by the Planning Board Members.

Thomas Ellis made a motion declaring a negative declaration. David Hatfield seconded.

VOTE AS FOLLOWS:

**Thomas Ellis - Aye
David Hatfield - Aye
Richard Prybyl - Aye
Lin Davidson - Aye**

MOTION CARRIED.

Thomas Ellis made a motion to waive the SEQR Public Hearing. David Hatfield seconded.

VOTE AS FOLLOWS:

**Thomas Ellis - Aye
David Hatfield - Aye
Richard Prybyl - Aye
Lin Davidson - Aye**

MOTION CARRIED.

David Hatfield made a motion to approve the Site Plan Review as presented.
Richard Prybyl seconded.

VOTE AS FOLLOWS:

**Thomas Ellis - Aye
David Hatfield - Aye
Richard Prybyl - Aye
Lin Davidson - Aye**

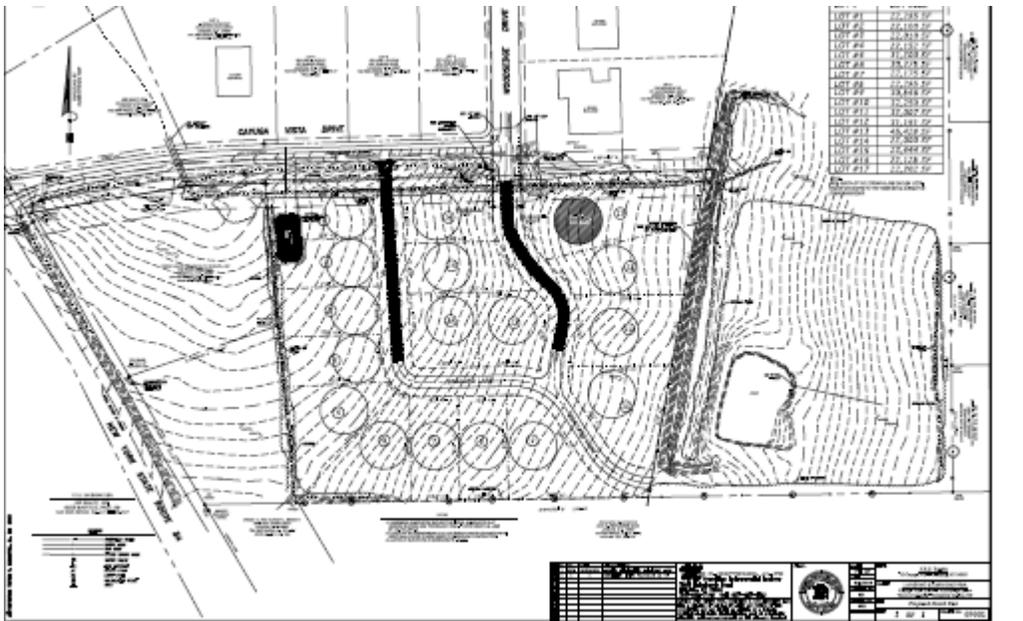
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MOTION CARRIED.

Review Lansing Commons Revisions, Cayuga Vista Drive Tax Parcel # 37.1-2-53.222

Wayne Matteson, P.E. for Mr. Ron Seacord appeared before the Board with an altered version of Lansing Commons PDA. Mr. Matteson indicated due to the outrageous cost of the stand alone sewer system along with the State permitting process, it became cost prohibitive. With this new plan, the Developer would be working within the County Health Department. The proposal will be less dense, with minimum ½ acre lots, each will have its own septic and sand filter. This project would be considered a single phase. The proposal is down from 37 residential to 17.

The following revised Map was presented;



Mr. Matteson is requesting guidance from the Planning Board as to how they are going to view this change.

Thomas Ellis stated the Planning Board and Town Board has done a lot for this Planned Development Area and the presented proposed Plan is so far off from the original Planned Development Area that he would suggest that the Planning Board cease the approved Planned Development Area Project and start the process over as a Major Subdivision. Mr. Ellis further stated he does not see this

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Planned Development Area relevant any longer as all lots are of legal size for the B1 & B2 District.

After some talk, it was determined that Mr. Overstrom will speak with Legal Counsel to see what the best route to take is.

Lin Davidson stated his feeling is that the Town would like to also encourage business in that area, and placing Deed Restrictions on the lots should not happen.

Approval/Denial of August 23, 2010 Minutes

Robert Cree, TB Liaison requested on page one under paragraph two, the correct spelling should be **clarify** not clarity.

Richard Prybyl made a motion to accept as amended. David Hatfield seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Public Hearing Set

Chairman Davidson stated a Public Hearing needs to be set for the next step in the proposed Warren Road Planned Development project.

Thomas Ellis made a motion to set a Public Hearing for Wednesday, October 6, 2010 at 7:20 PM to consider Public input on the Preliminary Plat approval. David Hatfield seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Planning Board Alternate Position

Thomas Ellis inquired if there have been any movement on filling the Alternate Member position. Mr. Davidson advised no.

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David Hatfield made a motion to adjourn the Meeting. Richard Prybyl seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.