

APPROVED

Town of Lansing

Monday, September 26, 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

Other Business

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

Comments/Concerns

There were none.

Approval/Denial of September 12, 2016 Planning Board Minutes

Pg. 5, 3rd sentence after per add: dwelling unit. At end of that paragraph add in brackets (Asphalt pavement proposed). Second sentence after the Board, the word should be inserted. 3rd paragraph voice should be inserted after the 1st a, seconded by Norman L. Davison, All in favor and the vote.

APPROVED

Pg. 4, 11th sentence, add “know if” before Wayne Matteson. Under Village Solar add overall before number of units.

Pg. 3 2nd paragraph distance should read: distant. Last sentence, hand to handle.

Richard Prybyl made a motion to approve as amended. 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

Revised Landscape Plan, Mirabito - 15 Town Barn Road, Tax # 30.-1-16.25

Lynn Day, Zoning Officer states the approved Map showed a 40' buffer around the west side perimeter of the property. Due to changes in the Stormwater Pond, the 2nd Map prepared did not show the buffer, and was used by the Contractor. Mr. Day states the original approved Plan showed a buffer around the entire property. After some discussion, trees should be added to at least three buffered sides and be properly maintained (North, West and South) of the property. The West side should have alternating trees 25' on center, 12.5' between each tree and the South and North side having trees planted in a straight line, 15' on center. A White Spruce is the preferred tree.

Lynn Day is requesting the previous Resolution be amended to show the above request.

Deborah Trumbull made a motion requesting the above change. 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

APPROVED

Other Business

Mr. Ellis states a Meeting was held last week with Mr. Scott Pinney in regards to his property on Peruville Road where he is proposing additional duplexes as well as the remaining dump site. Mr. Pinney still has decisions to make with respect to his proposal after he was advised once he builds out the duplexes, he will have no more density left for further development.

Mike Long states the Lansing Agricultural Committee and Lansing Library have worked together to plan a “Farm Day” on Saturday, October 15, 2016. Mike gave the following Planning update;

- 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 T.G. Miller, letter dated Jan 26, 2015 of issues, revisions currently underway
 - Site meeting to walk future Smugglers Path road extension – 5/7/2015 –
 - Town Board / Highway agreement to connect to ROW Eastlake Rd – 7/20/2016.
 - SEQRA and Preliminary Plat approved by Planning Board 8/8/2016 meeting
 - Area variance for Lot#1 – road frontage dimension ZBA meeting 8/17/2016
 - Final Plat approvals – 8/22/2016
 - Road construction begun Sept 1, 2016.
- 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 SWPPP documents submitted for review T.G. Miller March 16, 2016.
 - 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 adopted Ag Plan on Sept. 16, 2015.

APPROVED

- Ag Committee members appointed by the Town Board February 17th meeting.
- First Ag Committee Meeting held Monday March 7, 2016.
- Next Ag Committee meeting Monday – October 10, 2016 at Linda's Diner.
- Farm Day – Held Oct. 15, 2016 at Town Hall
- 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.
 - SWPPP revision dependent upon drainage tests. Review letter sent June 15, 2016.
 - Revised SWPPP completed June 30, 2016 and T.G. Miller letter approval 7/27/2016.
 - Sketch Plan Planning Board Meeting – Sept. 12, 2016.
 - Meeting to review Phase 2 proposed changes if any – 9/21/2016.
 - SEQRA, and Site Plan approval – TBD...
- Cell Tower – Crown Castle (Verizon Wireless tenant) – applicant represented by Matthew Kerwin attorney of Barclay Damon (Syracuse, NY).
 - Preliminary application materials received 3/21/2016.
 - Copy application submitted to structural engineer for review and comments.
 - Sketch Plan review meeting – April 11, 2016
 - Planning Board mtg discussion April 25, 2016 -Tower Height does not comply with the current fall zone regulations.
 - Balloon site test / Visual Analysis scheduled for August 16th (Aug 23 rain date).
 - Revised site plan may acquire neighboring property? Discussions underway.
 - SEQRA / Site Plan approval – TBD
- United Storage – Bill Duthie
 - Sketch plan review – Planning Board Meeting 7/25/2016
 - Storm Water Plan – SWPPP base information – mtg. 8/24/2016
- 33 Lansingville Road – 3 lot subdivision –Harry Powers
 - Minor Subdivision classification meeting held Aug 8, 2016.
 - Public Hearing and approval – Aug 22, 2016.
- Lansing United Methodist Church – site plan approval
 - 239 reviews approved - August 5, 2016.
 - SEQRA / Site Plan approval – Aug 22, 2016.

APPROVED

- Village Solars / Village Circles – PDA amendment
 - Requested change – meetings on water and sewer capacities, Parking, site plan changes
 - Planning Board reviewed the density changes (174 to 206) within the existing building footprint, asphalt parking for rest., parking ratio of 1.25 / du. – approved 9/12/2016 meeting.
 - Town Board – PDA waiver to increase density Building M (18 to 24 units)
 - Town Board – PDA amendment – Oct. 19, meeting
- Buck Road - Scott Morgan – 2 duplex buildings – Site Plan Review
 - 239 Review letter dated 9/20/2016
 - Planning Board Meeting 10/24/2016
- Reach Works Rock Climbing Facility – The Rink / The Field 1767 East Shore Drive.
 - Application received and sent to for 239 Review – Sept 12, 2016
 - Require Planning Board SEQRA review TBD
 - ZBA area variance required for Height over 35 feet
 - Final 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.
 - Reorganizational meeting held Wed. Jan. 13, 2016 at 7:00 PM.
 - Committee Meeting scheduled for first Wed. of the month at 6:00 and new members assigned.
 - Full Comprehensive Plan Committee meetings 2nd Wed. – at 6:00 PM - next 7/13/2016.
 - Committee Public Hearing – August 10, 2016----
 - Committee Final Document – approved Sept 14, 2016. – Recommendation to Town Board. Planning Board to give input on this version.
 - Town Board Public Hearing -TBD.

The Board requested that a Balloon Test be completed on the proposal for the indoor climbing proposal. The Board requested a Public Hearing be held for the indoor climbing and Scott Pinney's Duplex proposal.

Ed LaVigne inquired if the Board was setting another date for make up on the Columbus Day Meeting they are going to be missing. Mr. LaVigne states Andrew Sciarabba contacted him on behalf of the indoor climbing proposal to see if the project could be placed on the Agenda sooner than anticipated.

APPROVED

Thomas Ellis states the Board is holding a Working Meeting on Tuesday, October 11, 2016 to review the proposed Comprehensive Plan only. Mr. Ellis states the Board can place the Climbing Project on the Agenda and hold a Public Hearing on October 24, 2016 as long as the Balloon Test is performed in advance of that date. The project will then have to go before the Board of Zoning Appeals for the height issue.

Gerald Caward made a motion to adjourn the Meeting at 6:55 PM. Norman (Lin) Davidson 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) 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