

APPROVED

Town of Lansing

Monday, June 14, 2010 7:15PM

PLANNING BOARD

PLANNING BOARD MEMBERS

(*Denotes present)

	Nancy Loncto	*	Tom Ellis
*	Larry Sharpsteen	*	Lin Davidson, Chairman
	Viola Miller	*	David Hatfield 7:42PM
*	Richard Prybyl 7:31 PM		
*	Jeffrey Overstrom, EIT		
*	Lorraine Moynihan Schmitt, Esq.		
*	Robert Cree, TB Liaison		

Public Present

Eric Foster

Ron Ronsvalle

Jim Bentkowski

Jack Jensen

Larry Fabbroni

Kathy Miller

General Business

Lin Davidson called the Planning Board Meeting to order at 7:32 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

Eric Foster, Jim Bentkowski and Ron Ronsvalle appeared before the Board with Mr. Foster for Site Plan Review. After briefly reviewing the material presented to the Board Members, it was their consensus that the Board can not proceed due to an incomplete Application. The Board requested that Mr. Foster return with a scaled map of his proposal. Additional items should be considered; full cut off lights, buffering of parked cars and neighbors, plan of how hazardous material will be cared for.

The Applicant and Landowner (Bentkowski) was provided again, with the Site Plan requirements and advised to return with a completed Application that includes items that were previously discussed tonight. The Applicant was advised to the possibility that a Public Hearing may be set for this request.

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Public Hearing - Final Plat Approval-Farm Pond Circle, Collins Road, Tax Parcel # 38.-1-4.122

This Public Hearing was originally scheduled for May 10, 2010 however, due to lack of information from David Herrick and The Tompkins County Health Department it was adjourned until this Meeting.

Thomas Ellis made a motion to open the Public Hearing at 7:55 PM. Richard Prybyl seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

There were no Public comments.

David Hatfield made a motion to close the Public Hearing at 7:57 PM. Larry Sharpsteen seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Wayne Mattison provided the Board with the Health Department approval with conditions as follows:

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Your Partner for a Healthy Community

Environmental Health Division
401 Harris B. Dates Drive, Ithaca, NY 14850
(607) 274-6688; Fax (607) 274-6695

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

Issued to: Jack Jensen Development Co., LLC, 480 Lansingville Rd., Lansing, New York 14882

This certificate is issued under the provisions of Article VIII of the Tompkins County Sanitary Code in connection with the approval of plans on **14 June 2010**, for your realty subdivision in the Town of **Lansing** known as:

Farm Pond Circle Subdivision, LOT NUMBERS 1 through 11, and 13 through 18

(Note: Realty Subdivision approval is not required for Lot #12 and 19 because they are greater than 5 acres)

The following data was furnished with the application for approval:

Location: Corner of Collins Road and NYS Rte 34B, Town of Lansing

Tax parcel: 7-38.-1- 4.12 (p.o.) *Total acres:* 31.221 *No. of lots:* 17 *Size (approx.):* 1.0 to 4.216 acres

Owner intends to: built homes or sell lots *Topography:* gentle slopes; abandoned farm field

Soil: Gravelly and/or Silt loams *Depth to groundwater:* 2 to 6ft *Grading (max cut or fill):* 8ft

Drainage: Retention Pond; Roadside Ditch

Water Supply: individual drilled wells *Sewage Treatment:* Individual sewage systems

APPROVAL OF THIS SUBDIVISION IS GRANTED ON CONDITION:

1. The proposed facilities for the individual water supplies and sewage treatment systems shall be installed in conformity with said plans. Any modifications of the approved plans must be submitted by a P.E., R.A. or exempt L.L.S. and accepted by the Tompkins County Health Department.
2. No lot or remaining land (if applicable) shall be subdivided without plans for such re-subdivision being submitted to and approved by the Tompkins County Health Department.
3. The developer shall furnish each purchaser of a lot on which the water supply and/or sewage treatment system were installed a reproduction of the approved plans and an accurate as-built plan depicting all installed sanitary facilities.
4. The developer shall furnish each purchaser of a lot on which there was no water supply and/or sewage treatment system installed with a reproduction of the approved plans and shall notify the purchaser of the necessity of installing such facilities in accordance with the approved plans.
5. The individual sewage treatment systems on these lots shall be inspected for compliance with the approved plans at the time of construction by the Tompkins County Health Department, a P.E., R.A. or exempt L.L.S. Written certification to that effect shall be submitted to the Tompkins County Health Department and the local Building Code Enforcement Officer within 30 days and prior to occupancy.
6. Individual sewage treatment systems and/or water supplies shall no longer be constructed or used for household purposes when public facilities become available. Connection to the public system(s) is required within one year of the system(s) becoming available.
7. The plan approval is limited to 5 years and expires on **June 14, 2015**. The Tompkins County Health Department may extend the plan approval based upon development facts and realty subdivision regulations in effect at that time. A new plan submission may be required to obtain a time extension.
8. A copy of the approved plans, (sheets **Current Lot Layout, S-3, S-4, and S-4A**) must be filed with the Tompkins County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.
9. That all local and state agency rules and regulations shall be complied with.

By: Stephen J.A. Maybee P.E.

Stephen J.A. Maybee, P.E.

Public Health Engineer, Environmental Health Services

pc: Tompkins County Clerk

Clerk, Town of Lansing

Wayne Matteson, P.E.

Tompkins County Assessment

Tompkins County Planning Dept.

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David Herrick, P.E. offered the following comments;

T. G. MILLER P.C.
Engineers and Surveyors

David A. Herrick, P.E.
Lee Dresser, L.S.
Frank L. Santelli, P.E.
Andrew J. Sciarabba, P.E.
Darrin A. Brock, L.S.

June 14, 2010

Mr. Jeff Overstrom
Engineering and Planning Coordinator
Town of Lansing
29 Auburn Road
Lansing, NY 14882

Re: Farm Pond Circle Subdivision
Storm Water Pollution Prevention Plan Review (SWPPP)

Dear Mr. Overstrom,

As requested, I've reviewed the SWPPP document prepared by Mr. Wayne Matteson, PE dated August 2009 and last revised June 2010 and offer the following technical comments:

1. The Town should be provided a copy of any wetland disturbance or stream disturbance permits identified in the SWPPP that are quoted as having been "obtained". There are multiple locations where road construction will cross and fill existing delineated wetlands. The extent of disturbance on the site plan drawings (specifically S-5) should clearly coincide with the USACE permit.
2. Several design details should be checked:
 - Stabilized construction entrance note on S-5 should correspond with the detail on S-6.
 - All driveway and cross culverts in the proposed Town right-of-way require galvanized flared end sections.
 - Confirm the invert elevations of the proposed cross culverts on S-8 are consistent with the grading shown on S-5, specifically between Station 1+00 and 5+00.
 - The Typical Road Cross-Section on S-8 shows a total width of roadway (bituminous surface and shoulder) to be 32 feet while the hydrologic calculations indicate 20 feet of impervious cover. Shoulders are also considered impervious and the calculation should be revised.
3. Long-term ownership and maintenance of the permanent stormwater practices ('retention ponds') is not clearly defined in the SWPPP narrative and the site plans depict the physical limits of the practices straddling multiple lots. The "Operator", Jack Jensen Development Company, LLC is presumably retaining maintenance responsibilities but the legal documents establishing this relationship are still being prepared. I suggest this issue be coordinated with the Town's Attorney and resolved prior to dedication of the Town highway, or possibly sooner.

I believe the SWPPP provides the necessary temporary and permanent mitigation for the stormwater impacts resulting from the development. Subject to any conditions the Town may wish include for the above items, the Town can endorse the Notice of Intent. Feel free to contact me with any questions. Thank you.

Sincerely,



David A. Herrick, P.E.

203 North Aurora Street ■ Ithaca, New York 14850
Telephone (607) 272-6477 ■ Fax (607) 273-6322 ■ www.tgmillerpc.com

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Jeff Overstrom has discussed the road design and hydrologic calculations with David Herrick and he has no issues with them. Legal Counsel suggested that Mr. Overstrom put in writing the findings between him and Mr. Herrick.

Jack Jensen clarified for the record that the Storm Water Management Ponds will be located on lots that will remain in his possession. Mr. Jensen will be responsible for maintaining them. It was his understanding that he must provide an easement to the Town in case of an emergency.

Ms. Moynihan Schmitt will collaborate with Guy Krogh with respect to the easements, right of ways and maintenance agreement.

Wayne Matteson noted for the record the USACE approval was based on the drawings (specifically S-5).

Jack Jensen will provide copies of the SWPPP and the Wetland Disturbance to the Planning Office, and Mr. Matteson will prepare a letter indicating Mr. Jensen's intentions with respect to the maintenance of the Ponds.

After further discussion, it was determined that Mr. Jensen will return to the Planning Board Meeting on June 28, 2010 @ 7:20 PM for a final decision.

Site Plan Review & SEQR Review – 12 Unit Apartment Building, Village Circle, Tax Parcel # 39.-1-38.2

Mr. Larry Fabbroni, P.E. for Rocco Lucente appeared before the Board for Site Plan Review. Mr. Lucente intends on building a twelve (12) unit Apartment Building, 66,500 sq. ft. in size located in the R2 (Residential-Moderate Density) District. This building is proposed to be on the public sewer and completed next year. The four lower units will be handicap accessible. The following Site Map was presented;

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An over all Master plan for Stormwater will be in place if and when Mr. Fabbroni returns for any additional buildings.

Ms. Moynihan Schmitt inquired if there were going to be any sidewalks. Mr. Fabbroni states there is a proposed walk way in the front of the building. There is no easement on the property to the west. However, he can and will give an easement to the Town.

Thomas Ellis suggested a public bus pull off be added.

Ms. Moynihan requested that # 6 on the checklist be changed to "Unlisted".

Thomas Ellis made a motion to set a Public Hearing on the SEQR for July 12, 2010 @ 7:20 PM and 7:25 PM for the Application. Richard Prybyl seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Approval/Denial of the May 10, 2010 Minutes

Thomas Ellis made a motion to approve as presented. Rick Prybyl seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Approval/Denial of the May 24, 2010 Minutes

Thomas Ellis made a motion to approve as presented. David Hatfield seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

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Other Business-County Rep. Power Point Presentation

Kathy Miller, Town Board Member advised the Planning Board Members that County Legislator for The Town of Lansing, Pat Pryor will be giving a Power Point presentation on the County Budget here at the Town Hall on June 21, 2010 @ 7:00 PM, all are welcome to attend.

Other Business-Application Forms Updated

Thomas Ellis requested that the Application for the Site Plan have the owner of the property added to the form.

Richard Prybyl made a motion to adjourn the Meeting. Larry Sharpsteen seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.