

APPROVED

# Town of Lansing

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Monday, May 10, 2010 7:15PM

PLANNING BOARD

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## PLANNING BOARD MEMBERS

(\*Denotes present)

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

## Public Present

Stacey Black  
Michael Coles  
Wayne Matteson  
H. Garrett  
Rod Kearl  
Ron Seacord

## General Business

Lin Davidson called the Planning Board Meeting to order at 7:15 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.

## Amended Agenda

Mr. Davidson advised the Public that we have amended two items on the Agenda due to incomplete information.

## Site Plan & SEQR Review - Expansion of Business, Munson, Jasper, 17 Peruville Road, Tax Parcel # 37.1-2-19

Jeffrey Overstrom advised the Members that he previously spoke with Lorraine Moynihan Schmitt, Legal Counsel for the Board and was advised that further information is needed in order to move forward. Concerns are with the NYSEG easements and right of ways. Ms. Moynihan Schmitt and Mr. Overstrom will be working on this project with Mr. Munson and the assistance of NYSEG. The Planning Board can set the setbacks once the easements and right of ways have

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been determined. Mr. Munson will have to return to the Planning Board on Monday, May 24, 2010 at 7:20 PM.

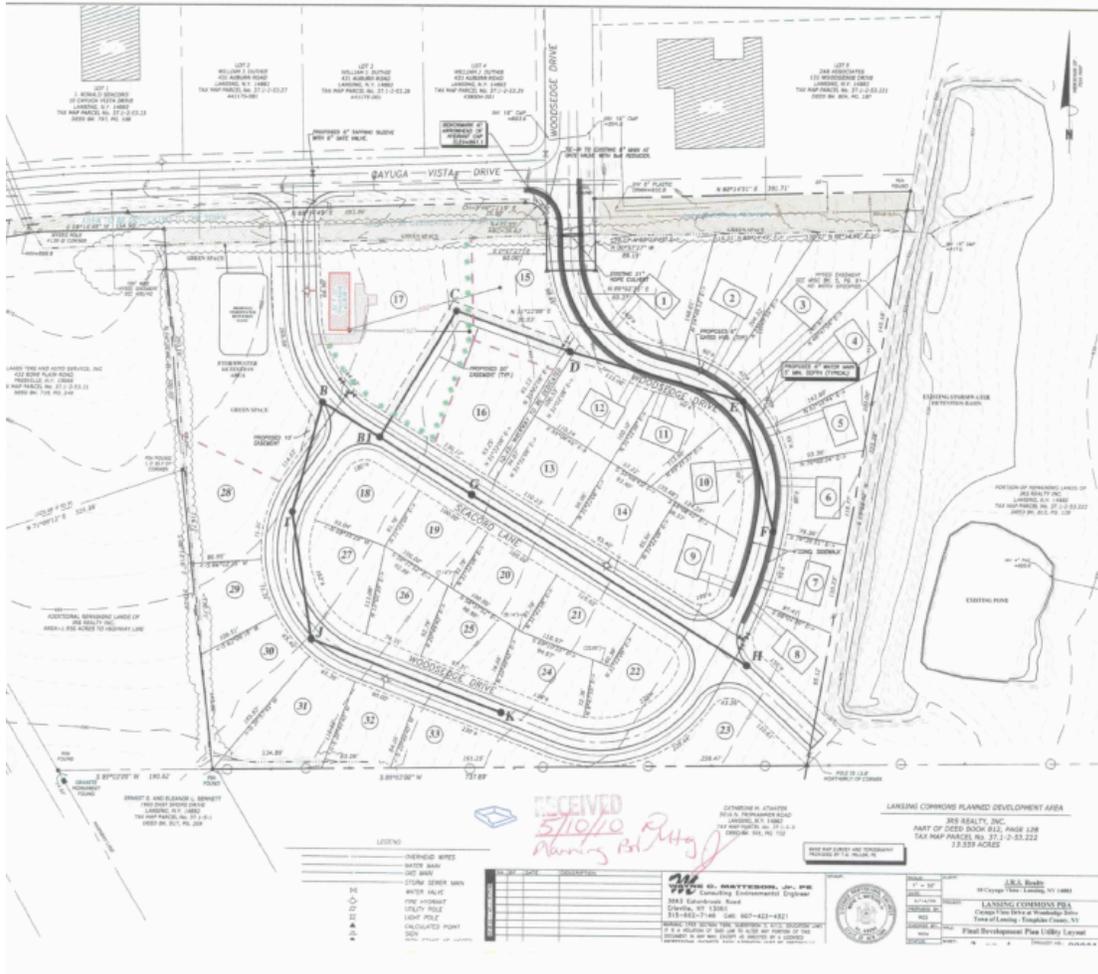
### **Final Plat Approval-Farm Pond Circle Subdivision, Collins Road, Tax Parcel # 38.-1-4.122**

Mr. Davidson advised the Public that a Public Hearing was scheduled and advertised in The Ithaca Journal for a Final Plat Approval however, the Health Department has requested further information from the Engineer therefore, delaying discussion at this Meeting. In addition, T.G. Miller is working on the Stormwater Pollution Plan but, has not completed their review as of this date. The Public Hearing has been adjourned until Monday, June 14, 2010 at 7:30 PM.

### **Discussion-Modification, Lansing Commons- Cayuga Vista Drive, Tax Parcel # 37.1-2-53.222**

Wayne Matteson, P.E. and Ronald Seacord appeared before the Board with plans for a modification to the project with respect to the location of the onsite treatment plant. Due to the conditions placed on the SPEDES Permit by NYS DEC, they require the Treatment Plant be at least 500' away from a Public Road and Housing. Mr. Matteson has been working with the DEC and they have come to a compromise with respect to the "standards" which current one are 35 years old, however, they are in the works on updating them. The agreement they reached was that The Treatment Plant had to be sited no closer than 150' from any lot line and 200' away from any dwellings. No mention was made to keeping it from Public Roads. In addition, it must be enclosed. Mr. Matteson indicated it would be placed in a structure that controls odor and noise. Due to these requirements, the project will loose four (4) build able lots. The following revised Plat was presented;

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Lin Davidson & Jeff Overstrom expressed to Mr. Matteson and Mr. Seacord that they believe that the Modification plan must go back before the Town Board for further Public Hearings and their re- approval. They will confirm this with Lorraine Moynihan Schmitt and get back to them.

Thomas Ellis had concerns with the density as the result of dropping off the additional four (4) lots. Mr. Ellis would like to see the density reduced accordingly.

### Approval/Denial of the April 26, 2010 Minutes

Richard Prybyl made a motion to approve the Minutes of April 26, 2010 as submitted. Thomas Ellis seconded.

### VOTE AS FOLLOWS:

Thomas Ellis - Aye  
David Hatfield - Aye  
Nancy Loncto - Abstained

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**Richard Prybyl - Aye**  
**Lin Davidson - Aye**

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David Hatfield made a motion to adjourn the Meeting. Nancy Loncto seconded.

**VOTE AS FOLLOWS:**

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

**MOTION CARRIED**