

APPROVED

Town of Lansing

Monday, March 15, 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		
*	Jeffrey Overstrom, EIT		
	Lorraine Moynihan Schmitt, Esq.		
*	Robert Cree, TB Liaison		

Public Present

Jeannine Kirby	Gary Wood
Beatrice Schultz	David Schultz
Lisa Lucas	Kim Kelly
Tom Butler	Stephanie Behler
Kathy Miller	Donald T. Lalonde

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.

Public Comments/Concerns

There were no comments or concerns.

Site Plan & SEQR Review- Used Vehicle Dealership, Donald T. Lalonde, 433 Peruville Rd, Tax Parcel # 38.-1-6.21

Mr. Lalonde appeared before the Board requesting a Site Plan Review of his proposed Used Vehicle Dealership to be located on his residential lot. Mr. LaLonde will be selling his products via the internet. Mr. Prybyl was concerned with the possibility of a future sale of the property or expansion. Mr. LaLonde indicated this is his primary residence and he does not intend on selling the property. The Members agreed the maximum number of vehicles would be five (5) and any future expansion would require an additional Site Plan Review. There will be no additional signage, other than the one required by the Department of Motor Vehicle.

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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.

David Hatfield made a motion declaring a negative declaration. Richard Prybyl seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED

Larry Sharpsteen made a motion to accept the Site Plan as presented with the limitations presented in the Application indicating a maximum of five (5) vehicles on the premises. If any change is to occur in the number of vehicles, a new Site Plan Review will be required. Richard Prybyl will second.

VOTE AS FOLLOWS:

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

MOTION CARRIED

Sketch Plan – Major Subdivision, Jeannine Kirby. Goodman Road, Tax Parcel # P/O 20.-1-8.22, RA District

Larry Sharpsteen requested that the Board clarify for the record that at the Planning Board's request this proposal is presented and classified as a Major Subdivision due to the Town of Lansing Subdivision Rules and Regulations. The Developer's original plan was to propose an additional couple of lots which triggered the mechanism in the Town's Subdivision Regulations.

Gary Wood, P.E. for the Kirby's reiterated the following to the Members regarding this project;

- Is not over an Aquifer (it is shown as till/bedrock)
- Is in the Agricultural District (the date sheet is in Appendix 7)
- Is not in or near a Unique Natural Area
- Does not have any NYS or Federal mapped Wetlands.

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With respect to the increase of traffic due to the proposed Subdivision, the Town Highway Department has provided a letter indicating Goodman Road can withstand the potential volume increase of traffic that may be created by this Subdivision.

Well testing has taken place and as far as the data results go, Mr. Wood states there is adequate water and with no contamination.

Public Comments/Concerns

Kim Kelly: Concerned that Agricultural land is being turned into minimal residential lots. Wants to know who is going to stop owners from doing this in Rural Agricultural areas?

Larry Sharpsteen: Expressed to Mr. Kelly that as long as things are done legally, any person has the right to dispose of their own property as they wish.

Jeffrey Overstrom states Mr. Wood has been working closely with him and thus this far has provided the Planning Department with all the required information. Stormwater rain gardens will be present on each lot. A complete Stormwater Plan will be presented as part of the Preliminary Plat presentation.

Richard Prybyl made a motion to approve the Sketch Plan as presented. In addition, a Stormwater Prevention Plan will be required and reviewed prior to moving forward to the Preliminary Plat Stage. Thomas Ellis seconded.

Larry Sharpsteen recused himself.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Richard Prybyl made a motion to adjourn the Meeting. Viola Miller seconded.

VOTE AS FOLLOWS:

Thomas Ellis - Aye
David Hatfield - Aye
Viola Miller - Aye

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**Richard Prybyl - Aye
Larry Sharpsteen- Aye
Lin Davidson - Aye**

MOTION CARRIED