

APPROVED

Town of Lansing

Monday, February 08, 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
Mary Kelly	Kim Kelly
Maryanne Brubaker	Lisa Lucas
Beatrice Schultz	Jason Moore

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.

Upcoming Agenda

Mr. Davidson advised the Planning Board Members they will begin their Working Meeting on the By-Law Updates for approximately one hour and then move forward to meeting the new Lansing Recreation Pathway Group.

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

Lorraine Moynihan Schmitt, Legal Counsel for the Planning Board disclosed to the Public that her Law Office has represented Mrs. Kirby in the past with respect to Real Estate transactions. However, Ms. Moynihan Schmitt has not represented Mrs. Kirby. Ms. Moynihan Schmitt further wanted to make it clear

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that her allegiance is to the Planning Board. Ms. Moynihan Schmitt would like the Board and Applicant to grant a waiver of any perceived conflict.

Jeannine Kirby stated she has another Attorney. Mrs. Kirby agreed to move forward.

Larry Sharpsteen states this is the first time this has ever come up and the Board has had dealings with Thaler and Thaler for both sides. Mr. Sharpsteen does not have a problem with this.

Jeannine Kirby and her Engineer, Gary Wood appeared before the Board with a very rough sketch of the proposed project. Mrs. Kirby is proposing a 5 Phase Major Subdivision and is requesting an overall approval on the 9 lots. Ms. Moynihan Schmitt stated that Mrs. Kirby would have to return for each phase. In addition, for SEQR purposes the impacts for the entire project should be looked at.

Ms. Moynihan Schmitt advised the Board that due to the scale of the project, this should be classified as a Type I Action, which will require a long form.

Larry Sharpsteen stated for the record that he will have to recuse himself from the voting as he is related to the Applicant.

Jeffrey Overstrom stated Stormwater for the entire project will need to be addressed.

Mr. Wood, P.E. states he will have a package put together by the beginning of next month.

Public Comments/Concerns

Kim Kelly: Feels the area is being over built. Drainage problems already exist. Traffic will increase.

Ms. Moynihan Schmitt advised Mr. Kelly the drainage will be scrutinized through the Stormwater Review Process, the State Environmental Quality Review and the Tompkins County Health Department.

Larry Sharpsteen also expressed to Mr. Kelly that the Health Department will not let the construction continue without monitoring the drainage.

Mary Kelly: Represents 17 out of 23 of her neighbors who signed a petition who are not in favor of this type of Subdivision. The Subdivision is too dense for the area. Also concerns with increased traffic, drainage, and well contamination.

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Thomas Ellis advised the Public that the proposal submitted does meet the minimum requirements.

Mary Kelly: She did some research The Town's Comprehensive Plan and it does discuss density within certain areas. The way it is being built up is more like an R1 where there is water.

Thomas Ellis would like to see a letter from the Highway Supervisor stating the road is substantial.

Approval/Denial December 14, 2009 Minutes.

Thomas Ellis requested on page 2, 3rd sentence it should say weekday.
Larry Sharpsteen states we have the Applicants name reversed.

David Hatfield a motion to approve as amended. Thomas Ellis seconded.

VOTE AS FOLLOWS:

Thomas Ellis - Aye
David Hatfield - Aye
Larry Sharpsteen - Aye
Lin Davidson - Aye

MOTION CARRIED.

*After reviewing the audio tape and the original paper Application, the Recording Clerk left the Minutes as presented as they were correct.

Procedural Correction-Nomination and Election of Officers

Mr. Robert Cree, Town Board Liaison brought to Lin Davidson's attention that according to the By Laws, this procedure is to take place at the 1st Meeting of the month in February.

Larry Sharpsteen cast one vote in favor of the following slate of Officers.

Nomination and Election of Officers

"2010 Planning Board Officers

Lin Davidson	Chairperson
Thomas Ellis	Vice Chairperson
Larry Sharpsteen	Secretary
David Hatfield	Treasurer

David Hatfield seconded.

VOTE AS FOLLOWS:

Thomas Ellis - Aye
David Hatfield - Aye

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Larry Sharpsteen - Aye
Lin Davidson - Aye

MOTION CARRIED.

By Law Update/Discussion

Ag Statements in an AG Districts

Thomas Ellis questioned whether the Planning Department followed the procedure for notifying active farmers in a Ag District of proposed projects. Mr. Overstrom advised the Planning Board Members that his Department does indeed provide a copy of the Ag. Data Stmt, along with a Map of the area and the proposed project Application to all tax parcels that are receiving an Ag exemption within 600 ft of the project.

Terms of Appointment

Terms should be listed in the update, also staggered dates of appointments.

Length of "Draft By Laws"

David Hatfield and Thomas Ellis felt the "Draft By Laws" are overwhelming compared to the existing ones. Numerous items were redundant. It was agreed that less is more.

Alternate

Member should also receive material and stipends.

Redefine Rolls

Thomas Ellis felt the Planning Board Secretary should consider creating a chronicle log of any parcel that comes before the Board.

Larry Sharpsteen indicated many years ago, anything that passed from the Planning Board to the Town Board or Zoning Board of Appeals was signed by the Planning Board Secretary. Mr. Sharpsteen feels that there is no need for a Secretary or Treasurer.

Ms. Moynihan Schmitt stated according to Town Law, it must be signed by the Chairperson.

Lin Davidson suggested that Members also be provided with a Spread Sheet of all Resolutions that are prepared by Ms. Jacobsen.

It was suggested that a Laptop be available for the Planning Board Secretary to use at every Meeting.

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Ms. Moynihan Schmitt will check to see if the Law requires a Planning Board to have a Secretary and Treasurer.

Larry Sharpsteen made a motion to adjourn the Meeting at 8:18 PM. David Hatfield seconded.

VOTE AS FOLLOWS:

Thomas Ellis - Aye
David Hatfield - Aye
Larry Sharpsteen - Aye
Lin Davidson - Aye

MOTION CARRIED.