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Town of Lansing

Monday, January 23, 2017 5:00 PM

PLANNING BOARD MEETING

PLANNING BOARD MEMBERS

(*Denotes present)

- Tom Ellis, Chairman
- * Norman (Lin) Davidson, Vice-Chairman
- * Larry Sharpsteen
- * Al Fiorille
- * Gerald Caward
- Deborah Trumbull
- * Sandra Dennis Conlon
- * Dean Shea, Alternate

Other Staff

Lynn Day, Zoning Officer
Mike Long, AICP
Ed LaVigne, Town Supervisor
Doug Dake, TB Liaison

Public Present

Ryan Kovac
Melissa Miller Fedrizzi
Pam Haring
John Haring
Jan Ruzicka
Stephen Fazzary
Melvin McLachlan

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Comprehensive Plan Review

The Planning Board Meeting was called to order at 5:00 PM. Members worked on the Comprehensive Plan Updates until 6:30 PM and then began other business.

Other Business

Norman (Lin) Davidson, Acting Chairman called the Planning Board Meeting for other business to order at 6:30 PM.

Comments/Concerns of Items not on the Agenda

There were none.

Approval/Denial of December 12, 2016 Planning Board Minutes

Gerald Caward states he was not present, nor did he vote.

Sandra Dennis Conlon made a motion to approve the Minutes as amended. Gerald Caward 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) Sandra Dennis Conlon, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Abstained) Larry Sharpsteen, Member
Vote of Planning Board . . . (Abstained) Dean Shea, Alternate
Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member

Informal Sketch Plan - The Computing Center, 957 Warren Drive, Tax Parcel # 44.-1-15.2

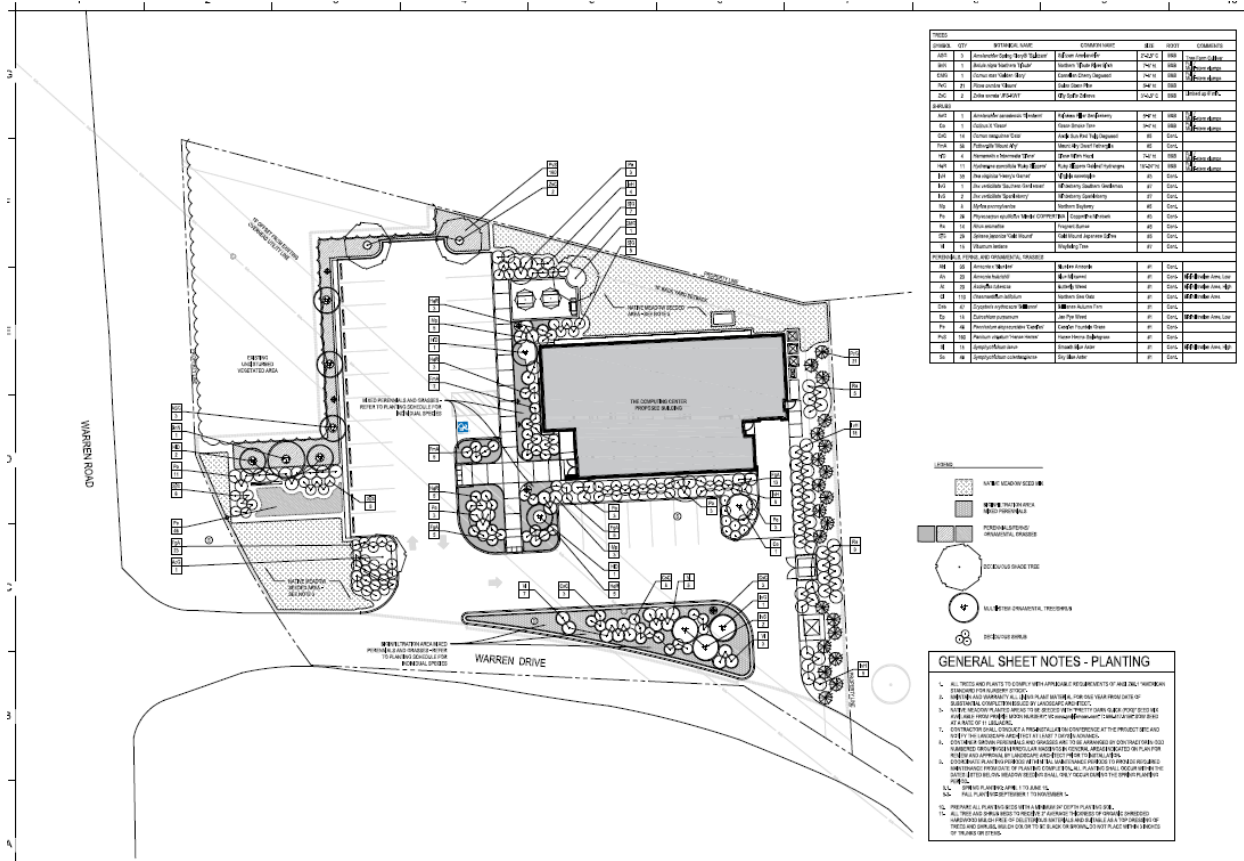
Ryan Kovak, Agent for the Computing Center gave an overview of the proposed project. The following explanation and plat was presented;

The proposed project will consist of other construction of an approximately 5,000 square foot wood frame structure. This one-story building will be the new primary business location for the Computing Center, and information technology business, established over 40 years ago. The proposed building is located at the corner of Warren

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Road and Warren Drive in the Industrial Research (IR) District and fully conforms with the requirement of this district as outlined in the Town of Lansing Land Use Ordinance. There will be 26 plus 1 ADA parking spaces. They current have 16-20 employees. Most of their work is Consulting work done out of the building. There will be an emergency generator for their Server and they are working with the Public Utility to get gas. If they are denied, propane will be used. The propane tank would be located near the emergency generator. There will be Signage that will be in compliance with the Town's Sign Law. The Signage design is down lighting designed for the night sky. As for Stormwater, there is a flush condition along the western edge of the parking lot. The existing drainage for the site is basically what's being mimicked in the proposed conditions. A very high percentage of stormwater is being kept on their site. All trees will be in dwarf size. This project will be connected to the sewer. The only suggestion the Board had for Mr. Kovak was to add to his Map where the propane tank will be located. The Board will place this Site Plan on the Agenda for February 13, 2017.

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Informal Sketch Plan - John Haring, Agent for The Estate of Eleanor Ruzicka, Milliken Station Extension.

Melissa Miller Fedrizzi, Real Estate Agent for the Ruzicka family gave an overview of the proposal. The family lives to the north of this proposal and the rest of the land has been leased to friends for the last 60 years. The individual leases of the lots that are being rented have been informed of what the Ruzicka would like to do, which is offered to allow each individual leasee to outright purchase their lot. The second option would be to sell the entire parcel as one. Each lot is an existing, nonconforming lot.

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The following Map was proposed;



One of the thoughts were to extend the lots to make them more user friendly, saleable, and to meet septic requirements in the event a new one is required.

Ms. Fedrizzi is fully aware that they cannot make a non-conforming lot, more non-conforming but can they make a non-conforming lot more conforming?

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Ms. Fedrizzi states the Map presented makes the most sense.

Al Fiorille inquired if they have been to the Health Department? Ms. Fedrizzi states no.

Lynn Day, Zoning Officer states he has spoken with the Health Department and they will not get involved with this as long as nothing changes and there are no issues.

John Haring states they are going to make 6 lots into 5 lots.

A new drive would have to be installed.

Mr. Haring states he has three lots that are under the 20,000 Sq. ft. and two that are not.

Mike Long, Planner suggested that they all be made more than 20,000 Sq. Ft. otherwise they will have to apply for a Variance and prove a hardship.

Lynn Day, Zoning Officer states due to the lack of frontage on a public road, our current Land Use Ordinance states this can not be done as presented. This proposal must be considered under Town Law 280a (Open Development) which is a Town Board function. The Planning Board would have to provide the Town Board and the ZBA with a recommendation. The Fire Department would have to give the ok as well and a Variance would have to be granted for the frontage requirement.

These are seasonal homes. Each lot is leased with a clause in the lease stating if the land is to be sold and the leasees does not wish not to purchase the land, the home may be dismantled and removed but can not be burned.

Ms. Fedrizzi states there are 4 families that have lived down there for many years and the Mr. Haring's would like to be able to keep them there and give them the first offer to purchase the property.

The Board suggested that a new base line Survey be completed showing all lots more than 20,000 sq. ft. The Health Department would not get involved until such time as needed.

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Mike Long, Planning Consultant provided his Report of Completed Projects for 2016 as follows;

- Asbury Hill / Whispering Pines – 28 Lot Major Subdivision approved 12/14/15
 - ZBA area variance for lot #28 approved 2/16
- Novalane – Jack Young - 6 lot Major Subdivision
 - Public Hearing 3/28
 - Preliminary Plat approved 8/8
 - ZBA Area Variance Lot 1 – approved 8/17
 - Final Plat approved 8/22
 - Town Highway assisted connector road to East Lake – September completed
- West view Partners, Boris Simkin – Sun Path R1 Zone - Major Subdivision – 4 Lots + Parent parcel (5).
 - Public Hearing 3/ 28
 - SEQRA and Preliminary Plat approved 4/11
 - Final Plat review approved 4/25
- Agriculture Committee -
 - Members appointed by the Town Board February 17th meeting.
 - Committee Meetings held 2/8, 3/7, 4/13, 5/2, 7/11, 8/8, 10/10.
 - Farm Day – 10/15
- Town Barn / Verizon Lane - Town Board designated as a “Public Road” – 4/13
- Mirabito Holdings, Inc. – Site Plan – Town Barn Road B2 Zone.
 - LP Gas storage facility with later phase petroleum.
 - SEQRA, Stormwater and Site Plan approved 5/9 and 6/9
- Dollar General - East Shore at Cayuga Vista Drive – (B1 Zone) – Site plan 9,100 SF retail store by Primax Properties and subdivision.
 - Public Hearing for One-Lot subdivision held 2/22
 - SEQRA / Site Plan approved 3/14.
 - Easement from the Town Board access to Cayuga Vista Drive 4/20
- Airport Storage Building – Arno Finkelday at 8 Hillcrest Road - addition 8 storage units.
 - SEQRA / Site Plan approved 3/28

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- Cell Tower – Crown Castle (Verizon Wireless tenant) –
 - Sketch Plan review meeting – 4/11
 - SEQRA / Site Plan approved – TBD.
- Christian Fellowship Church – Building addition and parking improvement
 - SEQRA / Site Plan approved 8/ 8
- 33 Lansingville Road – 3 lot subdivision –Harry Powers
 - Public Hearing and approved 8/22
- Lansing United Methodist Church – Building addition and parking improvements
 - SEQRA / Site Plan approved 8/22
- United Storage – Bill Duthie –Construct 10,000 SF storage and site improvements.
 - Sketch plan meeting 7/25
 - Storm Water Plan- SWPPP report 10/11
- Village Solars / Village Circles – PDA amendment
 - Changes building density, number of dwelling units, parking, site plan changes– approved 9/12
 - Town Board – PDA amendments approved 10/19
- Buck Road - Scott Morgan – 2 duplex buildings
 - SEQRA / Site Plan Approved 10/24
- Reach Works Rock Climbing Facility – The Rink / The Field 1767 East Shore Drive.
 - Height visual simulation 10/19
 - Public Hearing 10/24
 - ZBA area height variance approved 11/15
 - SEQRA / Final Site Plan approved 11/14
- 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.
 - Public Hearing held 11/14
 - SEQRA, SWPPP and Site Plan approved 11/28
- Comprehensive Plan – Town Board appointment of Connie Wilcox Chair and additional members 1/4
 - Planning Board Members appointed: Lin Davidson, Larry Sharpsteen, Jerry Caward and Sandy Conlon.
 - Reorganizational meeting 1/13

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- Sub Committee Meetings 3/2, 4/6, 5/4, 6/1, 7/6,
- Full Comprehensive Plan Committee Meetings 3/9, 4/13, 5/11, 6/11, 7/13,
- Committee Public Hearing – 8/10
- Committee Adopted Final Recommended Comprehensive Plan 8/22.
- Planning Board Review of Comprehensive Plan-Meetings 9/12, 9/26, 10,24, 11/14, 12/12

Larry Sharpsteen made a motion to adjourn the Meeting at 7:55 PM. Dean Shea 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) Sandra Dennis Conlon, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Dean Shea, Alternate
Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member