

Town of Lansing

DATE

2/8/10 ✓

Monday, December 14, 2009 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. | |

Public Present

- Kathy Miller Mark Wheeler
 Bong Sen Susan Worsell
 Tim Buhl Donald Worsell

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/Member Comments/Concerns

There were no public comments or concerns.

Minor Flag Lot(s) Three- Subdivision Review, Applicant; Donald Worsell, Ridge & Emmons Road, Tax Parcel # 16.-1-40.22

Mr. & Mrs. Worsell appeared before the Planning Board for a Minor Subdivision consisting of 3 Flag Lots. The Worsell's appeared before the Town of Lansing Zoning Board of Appeals on December 7, 2009 requesting approval of the length of two (2) of the driveways in this proposed Subdivision. The Town of Lansing Rules and Regulations state no Flag Lot driveway shall be over 500' long. The Zoning Board of Appeals granted Mr. Worsell's request with the condition that a (1) Single Family House or one (1) Duplex may be built on each lot. Discussion at the Zoning Board of Appeals level also discussed any future Subdivision of the proposed parcel(s) will require the Developer's to develop the driveway into a Town Road, built to Town Specifications and dedicated to the Town. The Zoning Board of Appeals publicized the Public Hearing on the SEQR process and completed their review declaring a Negative Declaration. Jeff Overstrom explained to the Planning Board Members that the driveways and Flag Lots are not contiguous.

Larry Sharpsteen made a motion to accept the Subdivision as presented with the Condition noted by the Zoning Board of Appeals;

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1. Any development on the two parcels will be limited to one (1) building for a Single Family Residence or Duplex.

In addition, the Planning Board accepts the completed SEQR Review performed by the Zoning Board of Appeals resulting in a Negative Declaration.

David Hatfield seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED

David Hatfield made a motion to waive the Public Hearing on the Flag Lots as there was no objection from the Public at the Zoning Board of Appeals with regards to the proposed Subdivision. There were two residents that were concerned with loosing their hunting rights. Larry Sharpsteen seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED

Site Plan & SEQR Review-In Home Business (Wine Sales), Applicant: Bong Sen, 737 VanOstrand Road, Tax Parcel # 19.-1-10.1

Mr. Sen appeared before the Board requesting Site Plan Review to allow him to produce and sell homemade wine from his residence. There will be no new buildings or any additional lighting. Mr. Sen intends on selling his product mainly on the weekends, and a majority of it at the Ithaca Farmer's Market. On occasion, sales will take place during the weekend from his residence. The property has the ability to handle approximately 5-6 customer vehicles at a time. There will be no employees, only Mr. & Mrs. Sen.

Larry Sharpsteen stated for the record, this is an Agricultural Use.

Lin Davidson suggested that a Tompkins County Soil Map be inserted into the files for future reference as well as a Sketch of the property showing the current buildings on the ground.

Larry Sharpsteen made a motion to approve conditionally upon receipt of approval from The Tompkins County Health Department, The NYS Liquor Authority and that a Tompkins County Soil Map is inserted into the files for future reference as well as a Sketch of the property showing the current buildings on the ground. DATE Richard Prybyl seconded.

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VOTE AS FOLLOWS:

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

MOTION CARRIED

David Hatfield made a motion to waive the Public Hearing due to no neighbors within 600' being present for this Review as they were notified on November 17, 2009. Larry Sharpsteen seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED

Larry Sharpsteen also indicated for the record that the last time they had a Site Plan Review on a Business expansion in a Business Park, the Planning Board waived that Public Hearing due to the neighbors being notified and were in favor of it.

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.

Lin Davidson made a motion declaring a negative declaration. David Hatfield seconded.

VOTE AS FOLLOWS:

- Thomas Ellis - Aye
- David Hatfield - Aye
- Nancy Loncto - Aye
- Richard Prybyl - Aye

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Larry Sharpsteen- Aye
Lin Davidson - Aye

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MOTION CARRIED

**Update on Project-Cayuga Farms, North Triphammer Road, Tax
Parcel # 37.1-6-3.362**

Timothy Buhl, P.E. and Mark Wheeler, Legal Counsel appeared before the Board with updates to the proposed project. An updated Site Plan Plat and Sewer Connection Maps were presented to the Planning Board. Mr. Buhl recapped what previously has occurred with the project and Planning Board. Mr. Buhl recalls being in the middle of a PB SEQR Hearing and it was tabled due to a sewer connection issue, which later turned into a sewer capacity issue. Mr. Buhl believes that issue has been resolved with the study that the Town did for the Village of Cayuga Heights. It explains there is plenty of capacity for the Warren Road Sewer, although, the Cayuga Farms project is not specifically mentioned in it. Email correspondence has taken place between Cayuga Heights (Brent Cross) and the Lansing School District Bus Garage, see attached below;

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CAYUGA HEIGHTS SEWAGE TREATMENT, LE

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Tim,

In response to your request for information about sewage treatment for the above referenced project, I offer the following:

1. As a result of the 2003 Intermunicipal Sewer Agreement, the Village of Cayuga Heights has available sewage treatment capacity due to the construction of the Kline Road sewer interceptor. This project was funded by the village of Lansing. This is not an unlimited capacity, but there is at least enough to cover a project of this size.
2. Since the location of this project is in the Town of Lansing, any capacity available to the Town would need to be approved by the village of Lansing. They need to "reserve" capacity for projects that will/have been approved in their collection system. There are other Town projects in "competition" for this capacity.
3. The current Village Sewer Ordinance, and contractual terms with the Lansing(s), classifies sewage based on 1 sewer unit = 1 dwelling unit. Therefore, this project would use 138 sewer units.
4. The village of Cayuga Heights has a connection permit fee of \$150 per sewer unit (due at the time of connection). It is my understanding the Town and Village of Lansing have per unit fees to connect to their system. you will need to get confirmation from them.
5. After construction, the village will charge the Town of Lansing annually for the cost of treatment. The current billing rate is \$183/dwelling unit. I do not know how much the Town charges their properties, but it is my understanding that the cost is added to the Bolton Point quarterly water bill. I believe that the village of Lansing may also charge an annual fee for capacity of their collection system. Again, you will need to verify with them.

I think this covers all of the information you will need. Please contact me if you have any other questions. I am providing a copy of this message to the Town/village of Lansing (Sharon: please forward to Scott/Bud)

Sincerely,
 BRENT A. CROSS, PE
 SUPERINTENDENT OF PUBLIC WORKS
 VILLAGE ENGINEER
 ZONING OFFICER
 BUILDING COMMISSIONER
 FIRE INSPECTOR
 STORMWATER MANAGEMENT OFFICER

39,000' 6PS

VILLAGE OF CAYUGA HEIGHTS
 836 Hanshaw Road
 Ithaca, NY 14850
 607-257-5536 VOICE
 607-257-4910 FAX
 bcross@cayuga-heights.ny.us

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Version: 7.5.524 / Virus Database: 269.24.6/1484 - Release Date: 6/4/2008 4:40 PM

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LANSING SCHOOL BUS ACCESS-Cayuga Farms Townhomes Project

Tim i don't see any problem in picking students up there as long as it will plowed in the winter.

On Fri, Dec 4, 2009 at 5:41 AM, Louis Varga <louis.varga@lcsd.k12.ny.us> wrote:
> Good morning Tim sorry i haven't gotten back with you i will check
> this over and get back with you today. Louie
>
> On Mon, Nov 30, 2009 at 10:03 AM, Timothy Buhl <tcbuhl@verizon.net> wrote:
>> Hi Mr. Varga:
>>
>> I have been asked by the Town of Lansing Planning Board to solicit you
>> comments on the attached site plan.
>>
>> We are planning a multi-building townhome project that will be targeting
>> both young working couples and empty-nested seniors. The plan is to build a
>> 26' wide private roadway to Town of Lansing specifications through the
>> project as shown, but which will most likely not be turned over to the Town
>> for public ownership. You will note on the plan we have shown three
>> separate bus pull-offs for school and TCAT bus service stops.
>>
>> Their questions is primarily if the School District Bus service will/will
>> not pick up students inside the project at the designated pull-offs, or if
>> stops will only be made from Triphammer Road at the roadway entrances. any
>> comments along these lines would be greatly appreciated. I would also be
>> willing to stop in and meet with you to go over the site plan in person, if
>> you think this would be helpful.
>>
>> Please give me a call at 607.423.1919 if you have any questions on the
>> attached or if you wish to set up a meeting time.
>>
>> Thanks for you help.
>>
>> Tim Buhl
>>
>> Timothy Buhl
>>
>> Timothy C. Buhl, P.E.
>> Goodrich Hill Road
>> Locke, NY 13092
>>
>>
>> Fax: 607.428.0208
>> Cell: 607.423.1919
>

Mr. Overstrom states the Kline Road Bypass did open up capacity within the Village of Cayuga Heights Sewer. The Study for the Warren Road District was completed and determined there is capable capacity for that project and future expansion. However, as noted in Mr. Cross's email, there are other Town projects in competition for this capacity. Mr. Buhl indicated that Mr. Cross suggested the Town consider possibly expanding the Warren Road District to include this project or, do a separate no cost extension to that district. Mr. Overstrom stated there are some projects on the table that will be taking some of the capacity. Once their full build out has been looked at, other projects will be reviewed. Mr. Overstrom further suggested going through the procedure of forming another Sewer District or Sewer District Extension of the Warren Road Sewer District. Once that is formed it should include the Cayuga Farms Project.

Larry Sharpsteen questioned if the Planning Board would need a Memorandum of Understanding in order to proceed with the Planning Board's work on the project.

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It was suggested that the Developer open dialogue with the Town.

Timothy Buhl states at this time, the Developer would like to be included in this District as an extension when it is established or they would do a separate district of their own that would tie into to get to the District.

According to Mr. Wheeler's notes, one of the questions that came up at the last Planning Board Meeting he attended was the Board would consider issuing Preliminary Site Plan Approval contingent upon final Sewer Plan and other Municipalities, if Counsel provided a written letter to that affect.

Jeff Overstrom states this is the first Sewer Route Map he has seen for the proposed route. The Town will need to have more details as to what exactly the Town wants to do and coordinate with David Herrick as far as the connection point along Warren Road.

Lin Davidson requested to know if Mr. Buhl had contact the School District to see if they can handle the capacity.

Jeff Overstrom is waiting to hear from the Fire Chief as to his opinion on the proposed project with respect to emergency vehicles being able to enter/exit the development without any problems.

Jeff Overstrom will make contact with Lorraine Moynihan Schmitt to further discuss the proposal. In addition, Mr. Overstrom will be meeting with Guy Krogh and David Herrick next week to discuss other matters, and he will bring up this proposal as well.

Approval/Denial of Minutes for November 9, 2009

David Hatfield made a motion to approve the Minutes as presented. Larry Sharpsteen seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED

David Hatfield made a motion to adjourn the Meeting at 8:22 PM. Larry Sharpsteen seconded.

VOTE AS FOLLOWS:

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

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