

Town of Lansing

Monday, May 11, 2009 7:15 PM

PLANNING BOARD

PLANNING BOARD MEMBERS

(*Denotes present)

Nancy Loncto	*	Tom Ellis
* Larry Sharpsteen	*	Lin Davidson, Chairman
Viola Miller	*	David Hatfield
* Marty Christopher, Town Board Liaison	*	Richard Prybyl
* Jeffrey Overstrom, EIT	*	David Buck, Alternate
Lorraine Moynihan Schmitt, Esq.		

Public Present

Connie Wilcox Lucy Mix
Jay Dietershagen Jim Bentkowski
Joe Lovejoy Ross Benson
Pat & Steve Barber
Julie Berens
Jo-Ann Mancini
John Dietershagen

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

Connie Wilcox, Deputy Town Supervisor advised the PB Board Members that the first Meeting for the Farm Agricultural Land Protection Grant was held this morning and the turn out went well. There were approximately ten farmers present at the breakfast. The next scheduled Meeting will be June 15, 2009 to be held at the Town Hall. The Committee is made up of the following people; Skip Hardie, Larry Moore, Dave Buck, Matt Dedrick, Larry Sharpsteen, Jeff Overstrom and Scott Doyle from the County Planning Department. Debbie Teeter and Monica Roth from the Cooperative Extension will be used as Consultants. Most of the farmers are not interested in selling their development rights. Ms. Wilcox feels this is a great way to open up the dialogue with the farmers. They would like to set up an advisory committee and meet three to four times per year with the Town Board.

In addition, another big concern with Ms. Wilcox and the Town Board is the large parcel owned by The Kingdom Farm. It is just sitting there not being utilized. They do not pay taxes on it, nor do they farm it or use it for religious purposes.

The next Farmer's Market Meeting will be held tomorrow night at the Town Hall.

Site Plan & SEQR Review- Retail Sales (Liquor & Wine),
Applicant: Kuznir Enterprises, Inc., 15 Ridge Road, Tax Parcel #
31.-6-11

Chairman Davidson advised the public that an error with respect to the Tax Parcel number was made on the original Agenda. The correct Parcel # is 31.-6-11. Mr. Davidson distributed a copy of the Tompkins County's Planning Department 239 reply. See below;

Jeff Overstrom indicated the Code Enforcement will perform a Fire & Safety Inspection prior to the opening and parking will be taken into consideration at that time. Mr. Davidson clearly explained to Mr. Kuznir that there should be no parking in the front of the building, the front area should only be for deliveries. A sign indicating no parking should be placed in the front. There will be a statue sign erected on top of the Building with a spot light. The signage will follow the Town of Lansing Sign Ordinance Rules and Regulations. Drainage will not be an issue. No additional landscaping will be done.

David Hatfield made a motion to waive the Public Hearing. Larry Sharpsteen seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

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

MOTION CARRIED.

Thomas Ellis made a motion to accept the proposed Site Plan with the condition of no parking in front of the building, only deliveries. Larry Sharpsteen seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Approval/Denial of March 23, 2009 Minutes

Richard Prybyl made a motion to approve the Minutes as presented. Larry Sharpsteen seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Approval/Denial of April 27, 2009 Minutes

Thomas Ellis made a motion to approve the Minutes as presented. David Hatfield seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Site Plan & SEOR Review- Restaurant & Bar, Applicant: Chef Jay Ltd, 3120 North Triphammer Road, Tax Parcel # 31.-7-3

John and Jay Dietershagen appeared before the Board for Site Plan Review. The Dietershagen's are in the process of reopening the former Crossroads Restaurant/Bar. Their main focus will be on the restaurant. The hours of operation will be from 11:00 to 11:00 during the week and till 1:00AM on weekends or based on business. This will be a family restaurant, where everyone can come and enjoy themselves.

As the result of a concerned resident, Thomas Ellis inquired about their plans for the use of the outside deck for special events. John Dietershagen responded by saying in the beginning stages of opening, they intend on closing between 10:00 PM and 11:00 PM. However, their Liquor License allows them to stay open until 1:00 AM. Weekends will be based on business. Tentatively, the their opening date will be in July or August.

Lin Davidson inquired if they plan to use the outdoor horseshoe pits. John Dietershagen indicated they have made no decisions with regard to their use. However, horseshoes are played during daylight as is baseball and there are no outdoor lights at the site.

Larry Sharpsteen indicated access and traffic are not going to be an issue. Drainage is existing. Signage will under the jurisdiction of the Code Enforcement Office. In the future if additional lighting is to be added, the Planning Board is requiring that they use the Shoe Box style.

Carol Chase from the Tompkins County Health Department has given approval on the water & septic. Parking is exiting.

Thomas Ellis suggested that the Planning Board hold a Public Hearing.

John Dietershagen states each and every year since the Crossroads was closed a Permits has been issued by the NYS Liquor Authority and money exchanged under the Catering Business owned by his partner, Leo Mahool. Mr. Dietershagen is requesting the Planning Board consider waving the Public Hearing.

Richard Prybyl and David Hatfield did not have a need for a Public Hearing as the Dietershagen's are not doing anything different that should be a concern to the neighborhood. All residents within 600' of the site have been notified of this Meeting being held tonight, and no one voiced their concern in person, only 1 written letter.

David Hatfield made a motion to waive the Public Hearing. Rick Prybyl seconded.

VOTE AS FOLLOWS:

**Thomas Ellis - Aye
David Hatfield - Aye
Richard Prybyl - Aye**

Larry Sharpsteen - Aye
Lin Davidson - Aye

MOTION CARRIED.

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 to declare a negative declaration. Thomas Ellis seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Thomas Ellis made a motion to accept the Site Plan as presented. Larry Sharpsteen seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Site Plan Review- Accessory Storage Container, Applicant: Ross Benson, Owner of Hygear Motorsports, 8 Cayuga Vista Drive, Tax Parcel # 37.1-2-53.23

Ross Benson appeared before the Planning Board for Site Plan Review. Mr. Benson would like to place a temporary outdoor storage shipping container on Tax Parcel # 37.1-2-53.23 where his business is located.

Jeff Overstrom explained to the Members that this storage shed will be refurbished, painted, and placed on a stone pad. The container will be placed in the back of the property. Ronald Seacord, owner of the property has given written permission to Mr. Benson for this proposal.

Thomas Ellis and Richard Prybyl had concerns as to what the definition of temporary is. Larry Sharpsteen stated there is no definition and most likely Mr.

Benson will remove the container when his rental lease has expired.

All neighbors within 600' of this project has been notified of this Meeting.

David Hatfield made a motion to waive the Public Hearing. Larry Sharpsteen seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Larry Sharpsteen stated the Planning Board should stress in any discussion or approval of this Site Plan that it is to be considered a temporary structure and at some point in time depending on the needs of the Town, additional buffering may be needed by the owner of the property. Mr. Benson stated he has in writing that it is Mr. Seacord's discretion to remove at any time.

Richard Prybyl made a motion to accept the Site Plan as presented with the condition that additional buffering may be required in the future by the owner. David Hatfield seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Ag. Farm Meeting-Further comments

Larry Sharpsteen stated at the Meeting he had the opportunity to ask some of the Farmers in Town if they would like to have more stringent controls on the RA District. Mr. Sharpsteen further explained the Site Plan Review process for the Commercial Businesses that go into the Ag. District and expressed to the Farmers that they could approach the Town Board and request the Zoning to be changed to be more restrictive. Mr. Sharpsteen did not get the impression that they in any big hurry to do that. As far as the purchase for development rights, they were not interested in it. There was some very vague interest in leasing of development rights.

Larry Sharpsteen made a motion to adjourn the Meeting. David Hatfield seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

APPROVED

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