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Town of Lansing

Monday, August 28, 2017 6:30 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 Sue Munson, Information Aide
Edward LaVigne, Supervisor Guy Krogh, Esq. Doug Dake, Town Board Liaison

Public Present

Carol Oster Francis Kabat Jesse Sudol Roger Grant Tim Harris
Janet Hoag Andy Sciarabba Suzanne Hinderliter Roger Van De Poel
Sue Ruoff Colleen Hilliard Mike Koplinka-Loehr Carrie Koplinka-Loehr
Doug Caveney Linda Hirvonen

Chairman Tom Ellis called the Planning Board Meeting to order at 6:30 PM.

Chairman Tom Ellis enacted Dean Shea due to the absence of Larry Sharpsteen and Gerald Caward.

Floor Open for Comments/Concerns of Items not on the Agenda

No Comments

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Approval/Denial of Amended Planning Board Minutes for August 14, 2017

Page 14 - second bullet point - "15 percent of the apartment units are Handicap Accessible" to "Ten percent of the apartment units are Handicap Ready, all the first floor apartments are able to be Handicap equipped if needed making the complex ADA Compliant."

Lin Davidson made a motion to approve the minutes. Deborah Trumbull seconded the motion and it was carried by the following roll call vote:

- Vote of Planning Board . . . (Aye) Lin Davidson, Vice-Chairman**
- Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Member**
- Vote of Planning Board . . . (Aye) Al Fiorille, Member**
- Vote of Planning Board . . . (Aye) Dean Shea, Alternate Member**
- Vote of Planning Board . . . (Aye) Deborah Trumbull, Member**
- Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman**

DEVELOPER MEETING with Cayuga Farms/Cayuga Orchards Site Plan Modification - Tim Buhl



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SUMMARY OF MODIFICATIONS TO THE SITE PLAN INCLUDE:

- * Reduction in the number of building units from 21 down to 14.
- * Reduction in size of building units reducing roof surface area runoff.
- * Reduction of parking area surfaces reducing surface area run off.
(Combined reduction of 27% of previous impervious cover has been eliminated.
Should reduce storm water runoff by one third)
- * Placement change by pushing buildings back from Triphammer Road.
- * Reduced Driveway locations.
- * Reduction in bedrooms will lower public water consumption and wastewater by approximately 15 %.
- * Overall reducing vehicle trip generation to the site.
- * Increased green space by 8%.
- * Center driveway will be changed from private access to a Town-dedicated Roadway.

(General lessening of the overall project scope)

SUMMARY OF BOARD MEMBERS QUESTIONS/ANSWERS IN REFERENCE TO THE MODIFICATIONS

- Orchard Way will have 42 one bedroom apartments
42 two bedroom apartments
10 three bedroom apartments
- The style of the apartments will be like a townhouse with an upstairs and downstairs.
- The color rendering has the correct road layout. New public road will intersect with Horvath.
- Only two of the buildings need to be setback further from the dedicated Town Road to clear the 60' setback requirements.
- The trail or walking path is still there un-changed.
- Revising the Sewer Package Plant due to the reduced plan.
- Revisit the SQER with the changes to make sure it is a negative declaration. Should be due to the reductions made to the plan.
- Update the 239 review
- Project start date goal is October or November

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PUBLIC HEARING - SITE PLAN REVIEW/PRESENTATION On Lansing Trails Apartments - Auburn Road Parcel C - from Rochester's Cornerstone Group.

Legal Notice has been published in the Ithaca Journal as required by Law for Lansing Commons Apartments/Lansing Trails Apartments Public Hearing.

Lin Davidson motions to open the floor for the Public Hearing at 6:56pm. Deborah Trumbull seconded and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Lin Davidson, Vice-Chairman
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Dean Shea, Alternate Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

The Presentation was shown again for the Public to see and understand the project better.

Presentation given by Tim Harris and Jesse Sudal.

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Project Description and Background

The "Lansing Commons Apartment Project" is proposing to develop the 22.4 - acre, Town Parcel "C" property on Auburn Road. The project consists of:

- Phase 1 - ±13.5 acres to be subdivided from the 22.4 acre total
 - 9 apartment buildings
 - 72 multi-family apartment units
 - One, two and three bedroom units
 - +/- 3,100 SF Community Center
 - Playground and community garden
 - Package wastewater treatment plant (PWWTP) to handle site generated wastewater
 - Stormwater management area with infiltration basins and vegetated swales to handle site generated stormwater runoff.
- The proposed project aligns well with the Town's Comprehensive Plan which makes recommendations for dense multi-family development near the Town's Center.

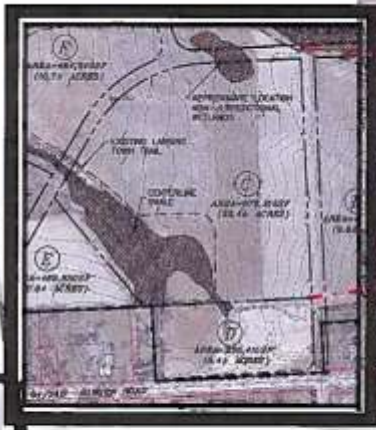
Phase 2 (Future) - ±8.9 acres to be subdivided from the 22.4 acre total

- 7 apartment buildings
- 56 multi-family apartment units
- One, two and three bedroom units
- +/- 3,100 SF Community Center
- Playground and community garden
- Package wastewater treatment plant (PWWTP) to handle site generated wastewater
- Stormwater management area with infiltration basins and vegetated swales to handle site generated stormwater runoff.

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Town Center Parcel Map

"Preliminary Conceptual Development Plan-2016"
prepared by by TG Miller,
P.C. dated April 2016



Site Plan



Site Bulk Requirements Overview (Full Build)

	Required	Proposed
Setbacks		
Front	100'	100'
Rear	10'	140'
Side	10'	24'
Building Height	N/A	2 stories
Building Elevation	N/A	49'
Lot Area		
Phase 1	N/A	±13.5 acres
Phase 2	N/A	±8.9 acres
Min. Lot Coverage		
Phase 1	N/A	7.9%
Phase 2	N/A	8.2%
Open Space		
Phase 1	N/A	82%
Phase 2	N/A	85%
Density		
Phase 1	13.5 acres * 42560 sf/ac = 568,060 sf / 8000 sf/unit = 71 units	72 units
Phase 2	8.9 acres * 43560 sf/ac = 387,684 sf / 8000 sf/unit = 48 units	56 units*
Parking		
Phase 1	(1.5/unit * 72 units) + (1/100sf * 5100 sf Community Building) = 139	148 spaces
Phase 2	(1.5/unit * 56 units) + (1/100sf * 3100 sf Community Building) = 115	126 spaces

Overview of Proposed Apartment Units

- LEED for Homes Version 4
- Energy Star 3.1 Revision 8
- NYSERDA PON 2309
- HCR Design Handbook
- R-2 Occupancy Classification
- 5b Construction Classification
- 2-Story slab on grade with floor trusses and roof trusses
- Type A Accessible Units and some Hearing/Visually Impaired units (10% and 4%)
- Designed to meet and exceed the 2015 Building Code of NYS
- Patio/Balcony on each unit

Overview of Proposed Units Cont'd

- Covered entries into units
- Exterior unheated storage rooms per each unit integrated into the design
- NFPA 13R Sprinkler System
- 1, 2, 3 bedroom unit buildings, all 4 over 4, 8 - plexes
- 29'-8" maximum ridge height from top of floor slab
- Vinyl siding, vinyl windows, asphalt roofing shingles, 1 x Fiber Cement/PVC casing on columns and headers
 - Colors will be earth tone and vary by building
- Electric hot water tanks in each unit
- Laundry facilities will be provided in each unit (no common laundry areas)
- Community Bldg. (3,045 sf gross not including covered porches) w/offices, community room, toilet rooms, computer room, maintenance, fitness center & laundry. The fitness center & laundry room are available to the residents on a 24/7 basis.

Previous Completed Project Photos

Community Center will provide

- Office for property management staff who will be on site Monday Through Friday.
- Community Room
- Maintenance storage area/backflow room
- Officer for the service provider (Catholic Charities and Providence Housing Development)
- Fitness Area/Center
- Additional laundry areas
- Computer rooms for residents



Community Center

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Floor Plans – One Bedroom Building

- 6,108 SF building
- Phase 1 includes 4 one bedroom unit buildings



Floor Plans – Two Bedroom Building

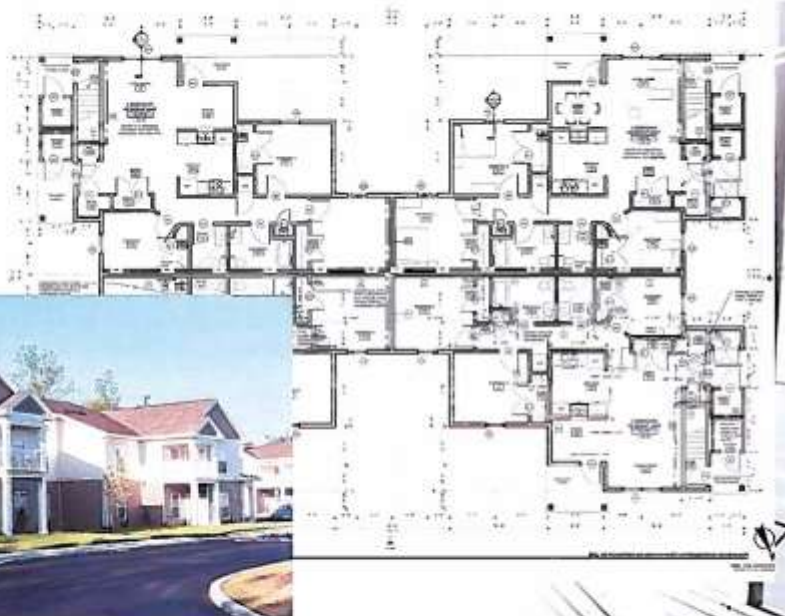
- 7,404 SF building
- Phase 1 includes 3 two bedroom unit buildings



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Floor Plans Three Bedroom Building

- 9,630 SF building
- Phase 1 includes 2 three bedroom unit buildings



Stormwater Discussion

- Project to comply with the **NYS Stormwater Design Manual and NYS Standards and Specifications for Erosion and Sediment Control Manual (Blue Book)**
- **Swales and filters with vegetation** - Grass-lined swales will be proposed throughout the development to convey stormwater runoff from building roofs to the proposed infiltration basin. By implementing this practice, Runoff Reduction volume (RRv) from impervious area will be treated in the swale, rather than through a closed piped system.
- **Buffer between development, existing wetlands and streams** - The proposed project will be designed to avoid impact to existing wetlands and provide as much buffer as practicable between wetlands and clearing limits.
- **Infiltration practices** - the SWPPP and site's drainage design will incorporate an infiltration basin upstream of the stormwater management area. This in conjunction with the proposed vegetated swales, will help in providing water quality and runoff reduction volumes required by NYSDEC. Pre-treatment will be provided prior to runoff entering the basin.
- **Rooftop disconnect** - Where possible, the downspouts for each building will discharge to lawn areas, thereby "disconnecting" them from the enclosed storm sewer system. This will aid in roof runoff being filtered by lawn areas prior to discharge to the pond

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Wastewater Treatment Plant

- Plant to be designed to handle 19,000 GPD sanitary waste flow
- Phase 1 and 2 will have separate plants
- A certified plant operator will be hired to perform inspections and maintenance as required by NYSDEC
- Project will create a NYS Transportation Corporation that will provide a means for establishing maintenance and inspection responsibility for the plant and associated sewers and appurtenances.
- Plant will discharge to an intermittent on site stream, through a federal wetland
 - Nationwide 3 permit is required from USACE
 - 13 gpm discharge to the stream in Phase 1.
- Alternatives
- Leachfields/septic tanks - would be too large and take up a majority of the site (a single family 4 bedroom residence can be as large as 60' x 60', not including buffer areas)
- Connecting to existing gravity sewers - unfortunately there are none located in the vicinity

Site Access and Dedicated Road

- The dedicated road will be ±600 feet long and connect to Auburn Road.
- The road will temporarily terminated with a cul-de-sac, which is designed to Town roadway standards (48' radius)
- Cul-de-sac will accommodate fire apparatus turnaround
- Alignment "jogs" near Auburn Road to accommodate existing properties to the east.
- Per International Fire Code, a second access is not required based on the number of units and the fact that the buildings will be sprinklered.
- Roadside ditches are being considered for drainage. A culvert pipe at the Auburn Road connection will be required.
- Road will be extended as the lands to the north and west are developed. Utilities within the ROW will also be extended to serve those future developments, within the Town ROW.



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Pedestrian Connections and Trails

- Existing trail is currently a grass mowed trail with no amenities.
- The site will relocate a short portion the trail that crosses the site near the Phase I community garden. The remaining trail on the project site will remain undisturbed
- The dedicated road will be designed with a crosswalk to accommodate the existing trail that will cross the road
- A new sidewalk along the dedicated road will connect the site to the Town Hall and Lansing Town Park
 - Sidewalk on the south side of Auburn Road and Auburn Road crossing to be completed by the Town
 - The Town will maintain all dedicated sidewalks.
 - All sidewalks on site will maintained by the developers operations staff



Utilities

- No sanitary sewers available.
- All on site sanitary sewers will convey flows to the on site package WWTP. Sewers will be designed in accordance with industry standards (10 State Standards, NYSDEC, NYSDOH, Tompkins County HD).
- All storm sewers on site will discharge to on site stormwater management areas. Discharge from the SMA will be to the existing on site wetlands.
- Electric will be provided by NYSE&G. The project will need to install power from Auburn Road to the site
- There is no gas available near the site
- Water is proposed to be provided by Bolton Point Water District - there is ample pressures and flow to serve the site
 - Water will be designed in accordance with Bolton Point Water district standards
- All utilities proposed on site will be underground. Electric brought to the site from Auburn Road may be above ground. That will be determined by the electric company and their design
- Utility connections to future development areas north of this site, will be designed and installed by those respective developers.

Landscaping, Lighting and Signage

- Landscaping
 - Native species to be proposed
 - Variety of species proposed
 - Screening will be provided as necessary
 - Trees will be 2.5-3" caliber - minimum.
 - Fencing provided around
- Lighting
 - Limited security lighting around the site
 - Post top, decorative fixtures
 - Dark Sky/Full cutoff compliant
 - LED fixture
 - Scones will be provided at the buildings/building entrances
- Signage
 - Decorative monument sign to be provided at the complex entrance

Evolve™ LED Post Top
Salem 11951



current
powered by GE

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SEQR Highlights

- **Type I Action – coordinated review**
 - Type I triggered due to the number of units (72, threshold is 50) to be connected to public utilities
- Per DEC mapping, no significant environmental factors (rare plants and animals do not exist on site, site was former farming operation, wetlands will be avoided of major disturbance, no disturbance of natural resources or habitat)

Draft Schedule and Approvals

- **Town of Lansing Planning Board - Site Plan Approval and SEQR Approval (Phase 1)**
 - **Tentative Schedule:**
 - 8/14/17 - Project Inbo to the Board, obtain Board feedback, PB to declare lead agency and start SEQR clock, and set public hearing
 - 8/21/17 - Full submission for 9/11 meeting
 - 9/11/17 - Public Hearing
 - 9/28/17 - Planning Board - Vote on site plan, subdivision and SEQR determination
- **NYSDEC – Package Plant Approval**
- **NYSDOT – Perm 33 and Perm 32 Permits for utility and roadway work on Auburn Road**
- **Tompkins County Health Department – Water and Sewer main extensions, package plant approval**
- **Tompkins County Planning Board – Review**
- **Bolton Point – water main extension review and approval**
- **Town Engineer**
- **NYSHCR – Application Deadline of October 3, 2017**
- **USACE – Nationwide Permit for PWWTP discharge**

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Summary of Comments/Concerns from the Public Hearing

- Mike Long spoke to NYS DOT. they think the road entrance to the complex off Auburn Road would be project based. (Phase I should not have an impact)
- No natural gas available, Heat pumps will be use instead.
- Buildings will be built to LEED green standards.
- Foundations will be Slab on Grade.
- Cornerstone's analysis of the possible number of school children in Phase I would generate 43 children with 14 of the students already enrolled in the Lansing School system.
- Phase I goal is to start by November 2018.
- Phase II is possibly three years before construction starts.
- They will have a fulltime manager and maintenance staff.
- With the grant money and low cost financing Rochester's Cornerstone Group is held accountable to build on time, stay on budget and pay for any short falls that arise.
- The extra cost of the package plant is around 20 to 30 thousand. The plant will have dual systems one for each phase. Location will be by the wetlands and will discharge to the stream while being closely monitored.
- Solar was looked into but didn't work out.
- There will be space for available for community gardening.
- No proposed changes to the existing trails system.
- Permeable sidewalks were not an option due to clay and bedrock. Permeable surfaces need to be on sandy soil to work best.
- They are working with NYSEG to assure enough electric to sustain the complex and Town of Lansing.
- There was concern with Woodsedge Drive and the new entrance not aligning perfectly on the already busy Auburn Road. The Town of Lansing and RCG is working together to mate them as close as possible.
- Affordable Rent scale:
 - one bedroom \$700 plus to \$1,000 plus
 - two bedroom \$800 plus to \$1,100 plus
 - three bedroom \$950 plus to \$1,400 plus
- On-site manager will provide thorough back-round checks to reduce number of police involved situations.
- Request to find a way to install stackable washer/dryers in the 1 bedroom apartments. Greatly needed for seniors and handicap tenants.

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- Out of 24 one bedroom apartments 18-19 will be senior residence.
- The market study shows high demand for family size apartments.
- Seniors can move into a 2 bedroom apartment when there is a medical reason like the need for a caretaker or need for separate rooms for the spouses. They cannot move into the three bedroom apartments.
- RCG will draft a plan of how they will handle tenant issues and avoid drug related issues along with possible loitering issues.

At 8 pm Chairman Tom Ellis and the Board decided to keep the Public Hearing open.

WORKING SESSION

Solar

The Solar Committee will set up a meeting for next week to compile recommendations and discuss other alternative options like wind....

LAND USE ORDINANCE - SCHEDULE II

The Planning Board has unanimously agreed there are some issues with the proposed changes on Schedule II and have decided to form a committee to review and bring forth a corrected version.

- **Schedule II Committee** will consist of: Deborah Trumbull, Larry Sharpsteen, Jerry Caward, Lynn Day and Mike Long. (may change as Larry and Jerry were not present)

LAND USE ORDINANCE SCHEDULE II WORKING ON PROPOSED CHANGES

- Proposing changes ONLY in the areas where municipal sewer and/or water exists.
 - Leave R2a at 75' for the Minimum Road Frontage
 - Add a Footnote to the R2a, stating that on main roads like "Triphammer" the Minimum Road Frontage will be 100 feet.
 - Proposed changes are below in **RED**
- August 14, 2017 Additional Proposed changes to Footnotes in Red:
 - *13 Each **multiple** dwelling unit shall be contained in one common structure
 - *14 The total number of dwelling units shall be contained to a maximum of four **individual structures**
 - *15 On the main roads in the R2a zoning, the Minimum Road frontage will be 100' (example "Triphammer Road")

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SEC. 504. SCHEDULE II: AREA, FRONTAGE, YARD, HEIGHTS AND COVERAGE REQUIREMENTS *												
<ul style="list-style-type: none"> *Footnotes on following page Building Type a.= 1 or 2 Dwelling Units; b.= 3 or more Dwelling Units; c.= Non-residential or Mixed Development 												
District	Building Type (see below)	Minimum Lot Area (sf x 1000)			Minimum Road Frontage (Feet)*****		Minimum Yard Set Back (Feet)			Max. Building Height (Ft) ¹⁰	Min. Open Space	Notes (See Next Page)
		With Municipal Sewer or Water ³	Without Municipal Sewer or Water ⁴	With Municipal Sewer & Water	With Municipal Sewers &/or Water ^{1,4,7}	Without Municipal Sewers or Water ⁷	From Center of Rd ^{**2,5}	Side ¹	Rear			
RA	All	40/DU 20/DU	40/DU	20/DU	150 100	150	60	15 ¹²	15 ¹²	35	None	1,2,4,5,8, 10,12
L1	All	40/DU	40/DU	40/DU	150	150	60 ^{2,4}	10	25 ¹²	35	75%	1,2,3,4,5, 6,8,11, 12
L1- with Lake Frontage	All	20/DU	20/DU	20/DU	75	75	30 ^{2,4, 11}	10				
R1	All	40/DU	40/DU	20/DU ¹²	150	150	60 ^{2,4}	15ea. ¹²	25 ¹²	35	75%	1,2,3,4,5,6,8, 11,12,13
R2	a.	20/DU	20/DU	20/DU ¹²	75 ¹⁵	150	60 ²	10/25	25 ¹²	35	75%	1,2,4,5,8, 12,13,15
	b.	12/DU ⁹	3 Acres & Health Dept.	12/DU ¹⁴	25/DU ¹	50/DU	60	20ea. ¹²	25 ¹²	35	40%	1,2,4,5,8, 9,12, 14
	c.	20/DU	20/DU	20/DU	75 ¹	150	60	10 ea.	25 ¹²	35	30%	2,4,8,12
R3	All	40/DU 20/DU	40/DU	20/DU	150 100	150	60	15 ea. ¹²	15 ¹²	35	75%	1,2,4,5,8, 10,12
B1 & B2	a.	20/DU	20/DU	20/DU	75	100	60 or less with Site Plan Approval	10 or less with Site Plan Approval	10 or less with Site Plan Approval	35	50%	1,2,4,5,8
	b.	8/DU ⁸	20/DU ²	8/DU	20/DU ¹	50/DU				35	30%	1,2,4,5,8,9
	c.	Subject to SP/SC	None	Subject to SP/SC	None* ¹	100				35	20%	2,4,5,8
IR	All	None	None	None	50	50	60 or less with Site Plan Approval	10 or less with Site Plan Approval	10 or less with Site Plan Approval	35	20%	2,4,5,8

COMPREHENSIVE PLAN

Wednesday, August 30, 2017 Public informational meeting will be held at the Lansing Community Building at 6:30pm. All are welcome.

TRAILS

Lansing's Parks and Recreation department will be liaison for the Friends of Lansing Trails (Non-for-Profit).

GENE' MACHINES LOCATION

There is interest for auto repair use of the building. They can only use the west end of the building. It is decided that yes, it will need to be brought in front of the Planning Board for review.

TINY TIMBERS

Waiting on revised plans. Questions on if they have a history of running an HOA facility. Concerns with the parking being so far from the homes.

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MIKE LONG REVIEWS PLANNING UPDATES

Ag Plan

- Farm Day Oct 7, 2017 – Community Celebrations \$1,200 Grant awarded.
- Louise Bement and Connie Wilcox assisting with poster boards via History Center.

Comprehensive Plan

- Planning Board Blackline version of changes to the 2016 Comp Plan available 8/14/2017.
- Informational session planned – (8/30 at 6:30pm Community Center).
- Planning Board Public Hearing – TBD and recommendation to TB.
- 239 Review from Tompkins County Planning – TBD.

Rochester Cornerstone Group

- NYS DEC meeting re: Package Plant – 8/23/2017.
- Highway comment – circle drive – not completely paved.
- Public Hearing – 8/28/2017 meeting.
- Site Plan Approval – tentative September 11, 2017 meeting.

Cayuga Farms / Cayuga Orchard

- Town Road ownership interior roadway.
- Package Plant System – NYS DEC - Meeting 8/23/2017.
- Water System – Bolton Point – Meeting 8/23/ 2017 master meters?
- Highway Comments – ok but need to comply with town highway specs.
- Amend site plan approval – Sept 11, 2017 meeting?

Sandra Dennis Conlon made a motion to adjourn at 8:30 PM. Al Fiorille seconded the motion.