
Town of Lansing

Monday, February 23, 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

| | |
|-------------------|-------------------|
| Wayne Matteson | Robert S. Miller |
| Ron Seacord | Dan Veaner |
| Bryan Warren | Bill Demo |
| Connie Wilcox | Susan Mehr |
| Roger Van De Poel | Elisabeth Hegarty |
| Patricia Pryor | Hugh Bahar |
| Jim Eyster | Ruth Hopkins |
| Roger Hopkins | Richard Wentworth |
| Jack Young | Jill Vaughan |
| Dan Pace | Ron Ronsvale |
| Larry Fabbroni | Edward Ebersold |
| Margaret Ebersold | |

General Business

Lin Davidson called the Planning Board Meeting to order at 7:18 PM.

Public Comments/Concerns

Mr. Davidson, Chairman inquired if there were any Public Bodies present that would like to make a statement that is not related to any Agenda item.

Public:

Jim Eyster: Concerned with the proposed change in the Planning Board term length from seven years to three. Believes there is a reason for the State Law that

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is set for seven years, and the Town should abide by that. Requested to know from the Planning Board Members;

1. How long have the Members known that this change in term length is a possibility?
2. Beyond three years, at who's pleasure does the Members serve?

Marty Christopher: Explained to the Public that Mr. Eyster concerns will be addressed at the Town Board level at their next Meeting on February 24, 2009. In addition, Mr. Christopher stated what Mr. Eyster said with respect to the term length is partially true. Mr. Christopher further stated the Local Law is merely stating a term change to three year. No where in the Local Law does it say the Members will not be serving longer than three years.

Viola Miller requested that the minutes reflect Marty Christopher speaking as a Lansing Citizen, not as representation for the Town Board.

Thomas Ellis: Advised the Public that he learned about this possible change 40 days ago.

Marty Christopher: Expressed that finding residents to serve on the Planning Board for a seven year term is a big commitment. If the initial commitment was less, it would be easier to get people to run for the Planning Board.

Roger Hopkins: Inquired if the Planning Board as a whole would be at the next Town Board Meeting or will Members come as individuals. Some Members will be in attendance.

Public Hearing - Lansing Commons, Cayuga Vista Drive, Tax Parcel # 37.1-2-53.222

Larry Sharpsteen made a motion to open the Public Hearing at 7:26 PM. David Hatfield seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

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Ms. Moynihan Schmitt clarified for the record the reason for this Public Hearing is for the Planning Board to make a determination about whether or not the Planning Board will recommend an approval at the Town Board level for the formation of the PDA with conditions set forth in the Statement of Intent and Addendum or recommendation to deny the PDA.

Public Comments/Concerns:

Hugh Bahar: Inquired how does this proposed project fit in to the vision of the Comprehensive Plan?

Ms. Moynihan Schmitt advised Mr. Bahar that the project Engineer has included the information he is requesting in the Applicant's Preliminary proposal on page 4. Mr. Bahar may obtain this information from the Clerk in the Planning Department.

Hugh Bahar: Inquired if it was the Developer's intent to have the Town of Lansing take over the maintenance and operating cost of the plant and future capital replacement?

Larry Sharpsteen: Negative. Any discussion that has come before the Planning Board has been discussed to be a benefit district.

Elisabeth Hegarty: Inquired what happens if the project belly ups.

Connie Wilcox: Advised Ms. Hegarty that the Developer has provided a Bond up front to cover the Town in the event this should happen.

Roger Van De Poel: Concerned with increased traffic.

Thomas Ellis: Explained the traffic issue is on the radar for this project.

Nancy Loncto: Advised Mr. Van De Poel that the Planning Board has received a Traffic Study on this proposed project and will be reviewing it. A copy is available in the Planning Office.

Larry Sharpsteen: Advised the 2nd Phase of this development provides a 2nd entrance for this development on to Cayuga Vista Drive, west of the corner. Mr. Sharpsteen suggested that Mr. Van De Poel talk to the Town Board about adding stop signs between his road and the road by the elderly housing.

Susan Mehr: Inquired as to how many new homes and apartments.

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Larry Sharpsteen: Advised the septic system is being designed for optimum build out. The Planning Board has received a plan showing single family homes, 2 bedroom townhouses and an area for either townhouses or professional offices may go.

Ronald Seacord: Advised 37 lots total, 12 homes will be built in the 1st phase. It is hard to tell as it is market driven.

Thomas Ellis: Concerned with the Developer going over the allotted number of dwelling units allowed for the density. Mr. Ellis presented the following;

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Thomas Ellis suggested that the Planning Board look at setting a bedroom limit as opposed to a gallon limit for this PDA.

Elisabeth Hegarty: Inquired what the cost is for affordable housing in this area.

Chris Vann: Affordable housing at the state level is around \$210,000 - \$215,000.

Wayne Matteson: Inquired if there is any reason why the Developer would not be able to expand the project beyond the 15,000 gallons per day.

Larry Sharpsteen: Advised Mr. Matteson that he previously suggested that the Developer build out to his maximum capability.

Larry Sharpsteen made a motion to close the Public Hearing at 8:07 P.M. Nancy Loncto seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

The Planning Board felt it was too premature to forward this proposal to the Town Board.

Larry Sharpsteen made a motion to discuss the proposed project at the next Planning Board Meeting. David Hatfield seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

APPROVED

Public Hearing- SEQR, Cayuga Farms Town Homes, N. Triphammer Road, Tax Parcel # 37.1-6-3.362

David Hatfield made a motion to open the Public Hearing at 8:10 PM. Richard Prybyl seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Public Comments/Concerns:

Edward Ebersold: Concerned with increased drainage, traffic and wildlife.

Elisabeth Hegarty: Concerned with issues such as, pollution, traffic, length of time to build project, wildlife issues, view sheds issues.

Jill Vaughn: Concerns of additional traffic in terms of air pollution and noise.

Pat Pryor: Inquired as to what the impact of connecting the sewer line to the plant would have on property owners that the lines will go through their land. Also requested to know if the Developer has permission/agreement from the owners of the plant?

Tim Buhl: Stated the Developer is looking at three alternate plans. No formal agreements or letter of Intent has been obtained from the Cayuga Heights Plant, or permission from private property landowners.

Elisabeth Hegarty: Inquired if once the sewers are complete, wouldn't they be given back to the Town, and the Town be held responsible for the maintenance.

Larry Sharpsteen: A Benefit District will be established. To this point, the Planning Board and Town Board have been very careful in assuring that any additional cost will not evolve to the town or the residents other than the ones residing in the area involved.

Lorraine Moynihan Schmitt: Clarified for the record that the Planning Board is reviewing the Environmental Review tonight on the Site Plan. There will be an

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additional State Environmental Quality Review (SEQR) at the Town Board level to look at the Sewer District formation and the build outs. Scrutiny will be heightened at that review. Ms. Moynihan Schmitt further stated to Mr. Buhl that the Planning Board needs know where the tie in will be in order to complete this review and the long Environmental Assessment Review.

Connie Wilcox: Advised the Planning Board and Mr. Buhl that there is no connection on Cherry Road for sewer. Before the Planning Board moved forward, Ms. Wilcox would like to see letters of agreements from the other Municipalities/Village of Lansing and Cayuga Heights.

Dan Pace: Advised Mr. Buhl P.E. and, Agent for WB Groups that he owns an existing Driving Range near the proposed project that has four light poles, each with 10,000 watts that can and are used every night. These lights are very bright. Mr. Pace is requesting that the Developer advise perspective buyers of this business as he does not want complaints regarding his existing business.

Pat Pryor: Inquired about a Timeline

Tim Buhl: Approximately One year away from beginning of construction, 138 Units total, built in four Phases with the build out being in 12 years.

Elisabeth Hegarty: Inquired who would be responsible for drainage ditch issues.

Lin Davidson: Advised that North Triphammer is a County Road.

Nancy Loncto made a motion to close the Public Hearing at 8:37 PM. David Hatfield seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Roger Hopkins: Inquired if there are provisions for protecting the old railroad.

Tim Buhl: Yes, provisions will be made for that and the current streams on the property.

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Nancy Loncto suggested that the Planning Board request further information from the Developer such as a Traffic Study, also feedback from the Lansing School District, The Recreation Department and the Police Department with respect to the density and what impacts this may have on them.

Nancy Loncto offered the following Resolution 09-19;

STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA")

NOTICE OF INTENT ESTABLISHMENT OF SEQRA LEAD AGENCY TOWN OF LANSING PLANNING BOARD

TO: Involved and Interested Agencies (see attached list)

DATED: February 23, 2009

This notice is issued pursuant to Part 617.6(b) of the implementing regulations pertaining to Article 8 of the State Environmental Conservation Law (State Environmental Quality Review Act).

Please take notice that the Town of Lansing Planning Board has determined that it is willing to act as SEQRA Lead Agency for environmental review of the proposed action described below and shall coordinate environmental review pursuant to Article 8 of the ECL and Implementing Regulations (6 NYCRR Part 617).

Name of Action: Cayuga Farms Townhomes

SEQRA Status: Type I

Description of Action: Residential development of approximately 41.44 acres into 138 condominium townhomes.

The Project consists of the following:

Development of 138 condominium townhomes on 41.44 acres of land. Twenty-seven (27) residential buildings will be constructed that will house 4-6 dwellings each. Approximately 600 LF of new Town roadway and 2,200 LF of private internal roadway will be constructed, along with a similar amount of new public water and sewer mains to serve the development. A pumping station and sewer

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force main will be used to connect to the Village of Lansing/Cayuga Heights wastewater collection system.

Location: The Project Site is located in the Town of Lansing, County of Tompkins, State of New York. The proximate Project Site boundaries are within tax parcel numbers 37.-6-3.362 and 37.1-6.3.35 located on the west side of North Triphammer Road, in the Town of Lansing, New York.

Contact Person: Jeff Overstrom
Engineer & Planning Coordinator
Lansing Town Hall
29 Auburn Road
Lansing, New York 14882
(607) 533-7054

Please take further notice that unless any involved agency objects to this determination and Intent of Lead Agency status within thirty (30) calendar days of the above date, the Town of Lansing Planning Board shall be deemed Lead Agency.

Dated: Lansing, New York
February 23, 2009

Town of Lansing Planning Board

Larry Sharpsteen seconded.
VOTE AS FOLLOWS:

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

MOTION CARRIED.

It was requested by the Planning Board that Mr. Buhl provide the Board with a letter of interest from the other Agencies involved with respect to the sewer issue.

**Final Plat Approval – Cardamone, 4 Lot Minor Subdivision,
Teeter Road, Tax Parcel # 37.1-7-18**

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Larry Fabbroni, Engineer appeared before the Board requesting Final Subdivision approval. Mr. Fabbroni indicated a modification to the plat was made with respect to the Rain Gardens. In the Preliminary Plat approval stage, swales we originally going to be used, however, due to neighbor concerns, Rain Gardens were used in their place. Mr. Fabbroni states each lot owner will be responsible for their own garden. A Water District has been formed.

Larry Sharpsteen requested that a deed restriction be included in the filing of the Final Plat indicating if the Town has to perform maintenance on the gardens, the Town must have access to the property.

Thomas Ellis made a motion to waive the Public Hearing on the minor modification. Larry Sharpsteen seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Thomas Ellis made a motion to approve the Final Plat with the modification discussed above, to include a deed restriction on the Final Map, and final approval from Engineering and Legal Counsel with respect to the modifications made. Larry Sharpsteen seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Approval/Denial of January 26, 2009 Minutes

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Larry Sharpsteen requested the word: perceptions corrected to read: misperceptions.

Lorraine Moynihan Schmitt requested on page 9, last paragraph that Jeff Overstrom's Title be corrected to read: Engineering and Planning Coordinator.

Thomas Ellis made a motion to approve as amended. Nancy Loncto seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.

Larry Sharpsteen requested the Lansing Commons project be placed on the Agenda for the next regularly scheduled Meeting to be held on, Monday, March 9, 2009 for further discussion of the proposed project.

Thomas Ellis requested examples of other areas that are using the proposed package plant. Connie Wilcox stated she has picked up information on these plants and will leave them in the Planning Department for Mr. Ellis to pick up.

Nancy Loncto made a motion to adjourn the Regular Meeting at 9:06 PM.
Thomas Ellis seconded.

VOTE AS FOLLOWS:

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

MOTION CARRIED.