

APPROVED

Town of Lansing

Monday, September 11, 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
Edward LaVigne, Supervisor

Mike Long, AICP
Guy Krogh, Esq.

Sue Munson, Information Aide
Doug Dake, Town Board Liaison

Public Present

Tom Butler	John Klucsik	Dallas Tunnickliff	Joseph Wetmore
Josh Bridwell	Matt Fuller	Ed Davidson	Mike Koplinka Loehr
John Dennis	Dave Plumeau	William Gracon	Carrie Koplinka-Loehr
Joy Vernneau	Tom Parker	Louise Buck	Shawn Wilczynski

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

Chairman Tom Ellis reminded everyone that the Public Hearing is still open on the Cornerstone's Project - Parcel C.

Approval/Denial of Amended Planning Board Minutes for August 28, 2017

Deborah Trumbull made a motion to approve the minutes. Sandra Dennis Conlon 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) Jerry 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

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Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

Chairman Tom Ellis made note that the SEQR determinations for Cargill are already done by the DEC and passed with a Negative Declaration.

The Planning Board will review storm water and the site plan review.

DEVELOPER MEETING with Cargill Incorporated - Site Plan

Presentation by William Gracon.

Shawn Wilczynski is Mine Manager

Matt Fuller is the Engineer from B&L (design of surface facilities)

Ed Davidson is from Spectra (environmental permitting)

Dave Plumeau is an Engineer manager for Cargill

John Klucsik is a Lawyer (Gilberti Law)



The image shows an aerial view of a wooded area with a red pin marking a location labeled "1001 Ridge Road". A road labeled "Ridge Rd" is visible at the bottom right. To the right of the map is a blue information panel with white text that reads: "Cargill Surface Facilities", "#4 Shaft Project", "1001 Ridge Road", "Town Planning Board Update", and "September 2017".

www.cargill.com

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Project Overview

In October 2015, Cargill submitted an Environmental Assessment Form (EAF) for this project in accordance with SEQRA regulations. The EAF process includes possible impacts to:

- Water
- Traffic & noise
- Air
- Cultural & visual
- Fish & wildlife
- Land use planning & zoning.



After review, the New York State DEC, as Lead Agency, concluded:

“Pursuant to State Environmental Quality Review Act (SEQRA) regulations in 6 NYCRR Part 617.7, Department staff have reviewed the Environmental Assessment Form (EAF), the mining and reclamation narrative plans and maps, and have made the determination that this project **will not** result in significant, adverse environmental impacts and that a permit, with appropriate conditions, can be issued.”

Negative Declaration of Environmental Impact – Neg. Dec.

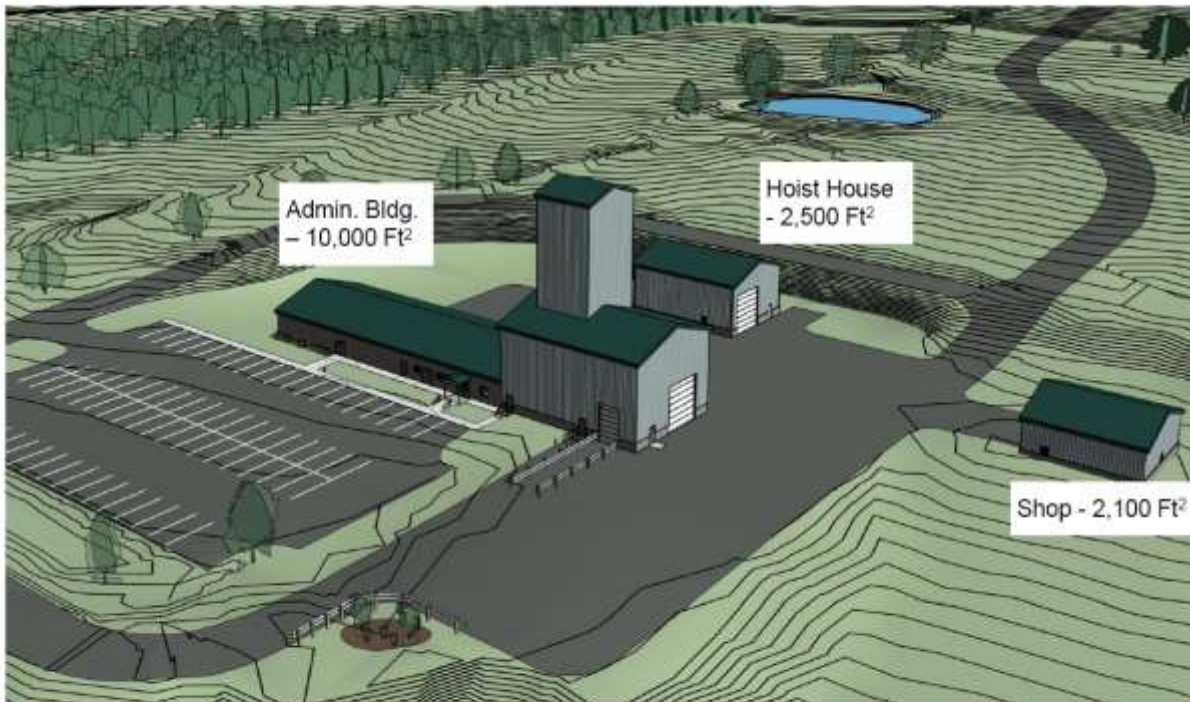
Project will impact 12.3 Acres of 58 Acres.

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#4 Shaft – Town of Lansing Planning Board



Project Overview



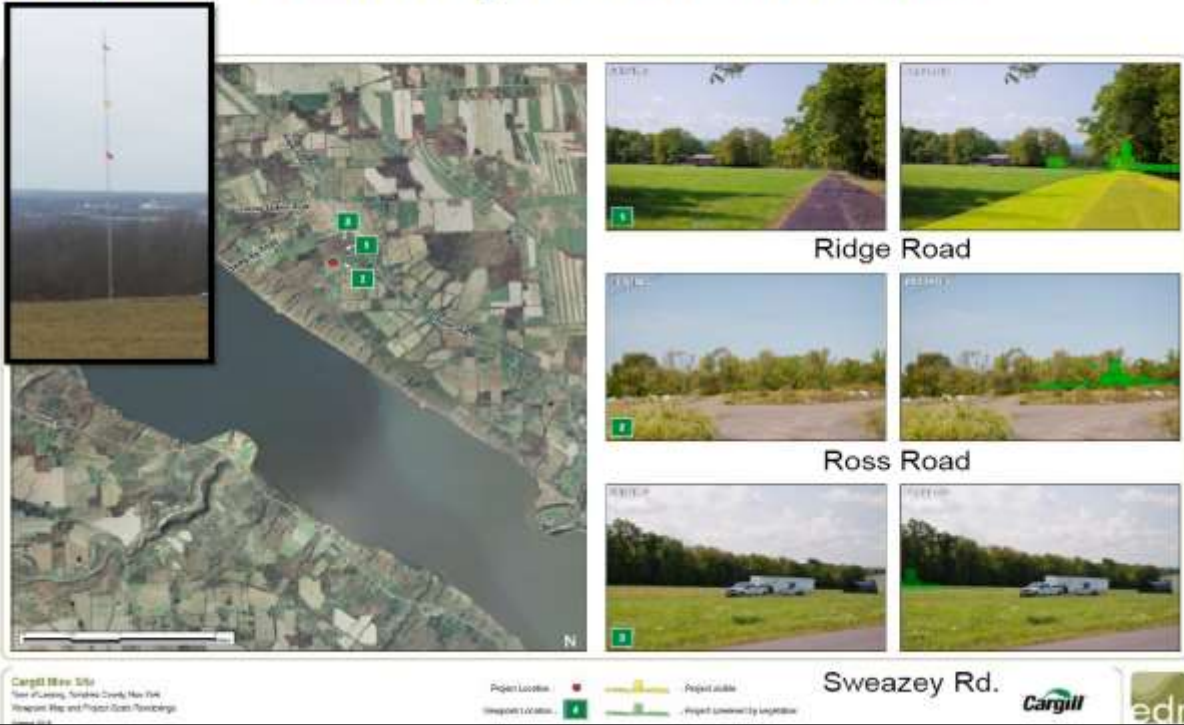
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#4 Shaft – Town of Lansing Planning Board



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Project – Visibility Considerations



Project – Visibility Considerations



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Project - Sign



SunPal Series™

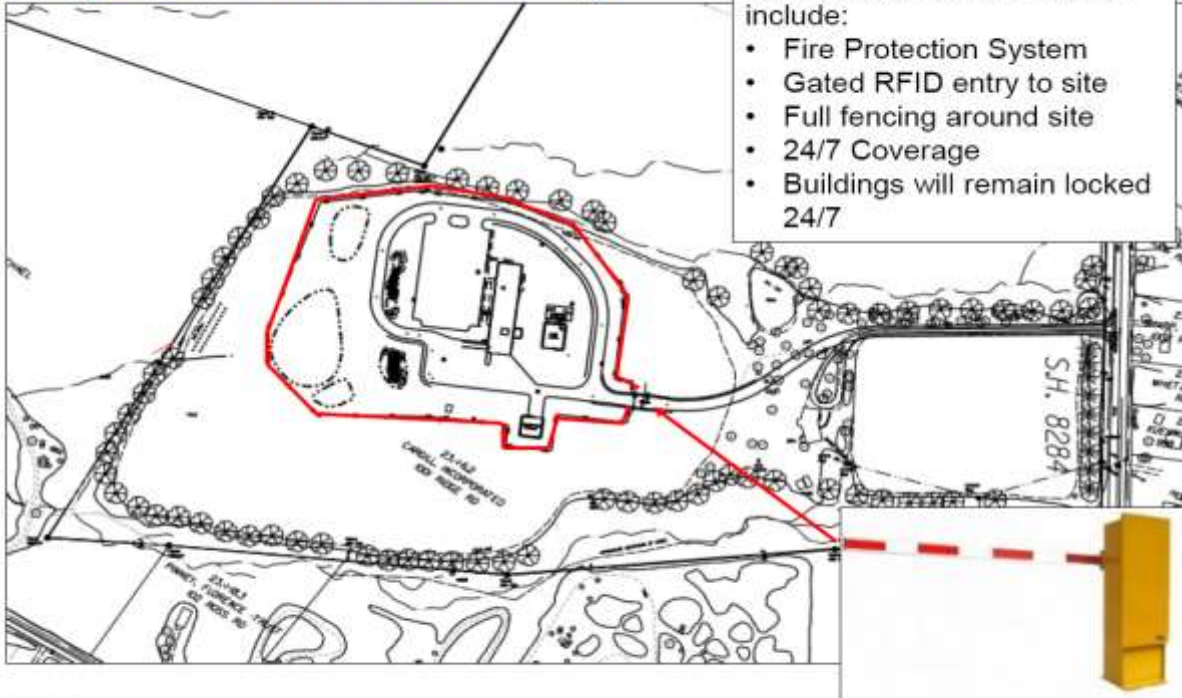
2 Downlights per side



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1001 Ridge Road- Town of Lansing Planning Board

Project – Site Security



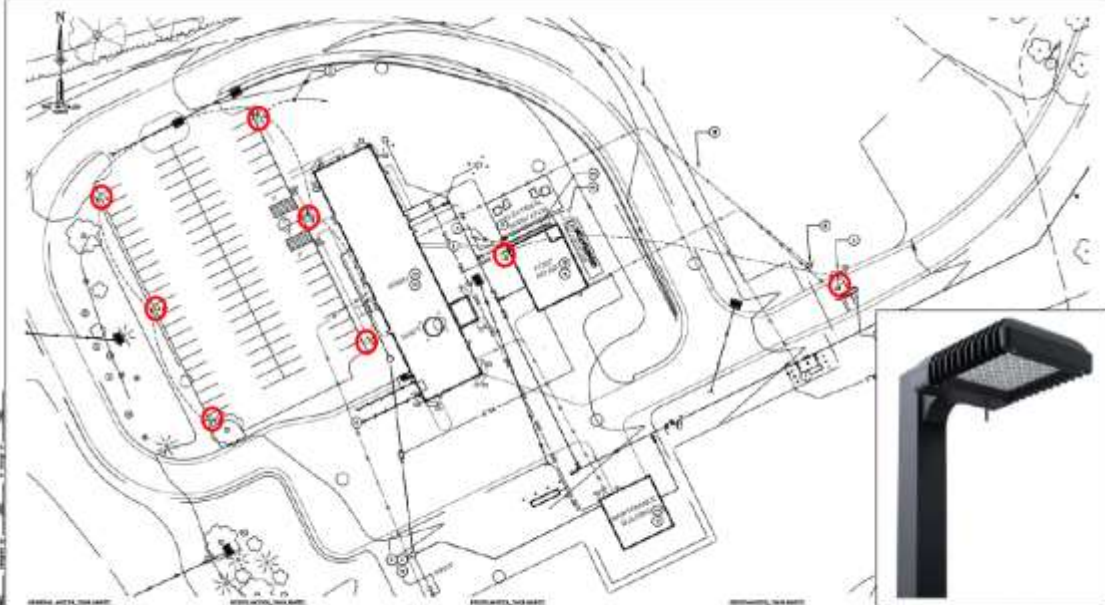
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1001 Ridge Road- Town of Lansing Planning Board

Cargill

Project – Site Lighting

- No lights on the in-bound road
- LED parking lot lights are on a motion activated dimmer designed to go to 10% light in default mode. Lighting was designed with the Land Use Ordinance (701.4.6) in mind.
- Exterior building lights are over doors only, as required by code. These are downlights also.



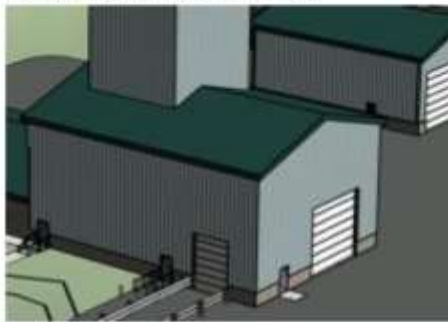
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1001 Ridge Road– Town of Lansing Planning Board



Project – Noise Considerations

- Paved roads to minimize noise generation
- Collar house around the shaft



- Nearest receptor is over 850' away
- White noise directional backup alarms will be used (versus beepers)



White Noise



Beeper

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1001 Ridge Road– Town of Lansing Planning Board



Project – Noise Considerations

- Vegetation in place.



- Noise was considered as part of the Negative Declaration

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1001 Ridge Road– Town of Lansing Planning Board



Project – Traffic Considerations

Traffic will only be employees and a few delivery trucks

Traffic Considerations were part of the Neg Dec:

Traffic: Based on the information provided by the applicant in the Mined Land Use Plan and the Traffic Impact Study, prepared by Spectra Engineering, Architecture and Surveying, P.C., truck traffic generated by the shaft 4 project will not have a significant impact on local roads. The increase in truck traffic will be the result of truck deliveries of mining equipment and supplies and periodic traffic due to personnel shift changes. Deliveries typically occur approximately three to five times daily during operating hours between 7:00 am and 4:00 pm. Shift changes occur three times daily at approximately 6:00 am, 2:00 pm and 10:00 pm. They involve approximately 20-40 vehicles entering and leaving the site for each shift change (40 vehicles for day shift and 20 for afternoon and night shifts). The study concludes that traffic traveling past the project's existing driveway on Ridge Road (New York State Route 34B) will increase from approximately 320 vehicles to 340-360 vehicles during morning peak hours (7:00 AM – 9:00 AM).

Total traffic increase of under 10% on Ridge Road.

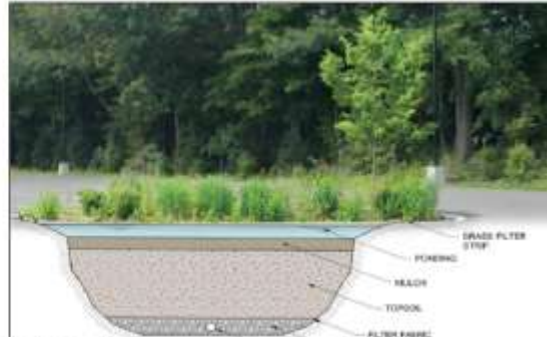
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1001 Ridge Road– Town of Lansing Planning Board



Project – Water Considerations

- Storm water and ground water considerations were covered in the DEC's Neg. Dec.
- A Storm Water Pollution Prevention Plan has been prepared for the construction and operation of the site.
- The DEC has issued a permit for the operation of an on-site package Waste Water Treatment Plant.
- The site plans include bioretention areas and engineered storm water collection systems.



Bioretention Area

From the Neg. Dec.:

WATER: Operation of the proposed shaft 4 will not have any significant adverse impacts to either the quality or quantity of surface waters or groundwater.

A Storm Water Pollution Prevention Plan (SWPPP) has been prepared in accordance with, and coverage will be obtained under, NYSDEC General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002, in advance of construction. The SWPPP describes in detail best management practices, any temporary and permanent controls that will be in place (e.g. berms, silt fence, storm water ponds and drainage ditches) to prevent any potential impacts to surface water.

Project – Water Considerations



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Project – Wrap-up

- Project is expected to take ~18 months to construct.
- The project has been designed and engineered to minimize local noise, visual, light, and water impacts.
- There is no new traffic expected, just a minimal shift in where the vehicles are going.
- The NY DEC, as the Lead Agency, gave the project a Negative Declaration of Environmental Impact after reviewing the Environment Assessment Form, engineering, and plans.



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1001 Ridge Road– Town of Lansing Planning Board

Cargill

SUMMARY OF PRESENTATION:

- * Shaft #4 proposal was created for the safety of 200 employees.
 - > Creates a Safe entry in and out of the mine.
 - > Creates added ventilation closer to the work area.
 - > Creates a second employee escape, if needed.
 - > Will also position the employees seven miles closer to the work area.
- * Cargill has completed the SEQR process with the DEC. The result is a Negative Declaration of Environmental Impact – Neg. Dec.
- * Project will only impact 12.3 acres of the 58-acre parcel.
 - > Within the 12.3 acres an Administrative Building, Hoist House, Shop and parking will reside.
- * Project will provide low visibility due to the location on the property.
- * Small Sign 4.8' x 3.3' will be located out by the road with small downlights.
- * Full fencing around site with landscaping to buffer the site area.
- * 24/7 Security Coverage.
- * Motion activated parking lot lights.
- * Exterior building downlights are over doors only as required by code.
- * Paved roads and the Collar house around shaft will minimize noise generation.
- * Vegetation is already in place surrounding the Project perimeter.

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- * There is no new traffic expected, just a minimal shift in where the vehicles are going.
- * The DEC has issued a permit for the operation of an on-site package wastewater treatment plant.
- * Project is expected to take - 18 months to construct.
- * The NY DEC, is the Lead Agency after review gave the project a Negative Declaration of Environmental Impact after reviewing the Environment Assessment Form, engineering and plans.
- * Town of Lansing Planning Board has the role of Site-Plan Review/ Approval for the surface area only. (The same as if any business wanted to put up a building on their property). In addition, they checked for any Zoning and Storm water issues.
- * The Lansing Town Board has the role of reviewing the Special Permit and 239 Review.

SUMMARY OF BOARD MEMBERS QUESTIONS/ANSWERS

- Maintenance agreement for Storm Water has not been started.
 - It will be considered as an Operational Agreement, not a district.
- The existing house will be maintained and currently used is office space and housing for interns.
- Fire Department needs to review plans.
- Knox Box is required; Cargill also added they would provide for the Fire Department and give an orientation of the facility.
- Site is for employees only, no salt trucks or salt distribution.
- Buildings will be natural neutral colors.
- They will drill an 11" hole down and then drill the shaft from the bottom up and keep all the debris with in the mine. 2,508' deep.
- Phasing:
 - Install perimeter fencing first
 - Road Structure
 - Proper Grading of the site
 - Drilling of the Shaft
 - Build the three buildings
 - Landscaping, paving, black top apron out to the main road
- The package plant will pass through the leach fields.
- Cargill must renew their permits every 5 years.

Public Hearing for Cargill Scheduled on October 16, 2017

Larry Sharpsteen made a motion to schedule Public Hearing for Cargill's #4 Shaft Site Plan. Al Fiorille 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) Jerry Caward, Member
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Member

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Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

Floor Open for Comments/Concerns

- John Dennis with Cayuga Lake Environmental Action Now. Brought up a past issue with Frontenac Point having a salt disturbance. They would like the 2016 study to be released, as the DEC cannot find it.
- Cargill cannot change shaft #4 use to haul salt; they are not allowed to deviate from the approved Site Plan.
- Planning Board covers the Cargill site plan review. The DEC has completed the SEQR process.
- Cornerstone Project:
 - The agreement with the Town and Cornerstone has a two-year window for either side to back out due to contingencies set in place.
 - Cornerstone is waiting on approval for the wastewater packaging plant.
 - Cornerstone is also waiting on the approval of Grant monies.
 - Senior housing without covered access to the laundry facilities is a concern.
 - The economic impact on the taxpayers is still a concern.
 - Planning Board noted they vote on land use issues.
 - Cornerstone has had to change the project name to “Milton Meadows” from “Lansing Trails Apartments” previously from “Lansing Commons Apartments”.
 - The positive is affordable housing and senior housing.
 - In addition to Cornerstone’s great vetting process of their tenants.
- Comprehensive Plan includes Bell Station on page 40.
- The Planning Board’s review of the comp plan was to remove the emotional language and simplify the detail.

Town of Lansing “Planning Board as Lead Agency for the SEQRA review of the Cornerstone proposed Apartment Project

Lin Davidson made a motion for the Planning Board to be the Lead Agency for Cornerstone SEQRA review. Jerry Caward 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) Jerry 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) Deborah Trumbull, Member
Vote of Planning Board . . . (Nay) Thomas Ellis, Chairman

Chairman Tom Ellis voted nay as he is not convinced the project is what the Town needs. He further states that I will follow procedure and move forward according to majority opinion and /or Town wishes.

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Public Hearing for the Comprehensive Plan October 30, 2017

Deborah Trumbull made a motion for the Comprehensive Plan Public Hearing. Al Fiorille 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) Jerry 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) Deborah Trumbull, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman

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

- Informational session planned – (8/30 at 6:30pm Community Center).
- **Planning Board Public Hearing – October 30, 2017 and recommendation to Town Board.**

NYSEG – Cell Tower

- Lease agreement is in discussion

Rochester Cornerstone Group

- 239 Review submitted on 8/2/2017 – recommendation letter received 8/25/2017
- Additional Package of Planning Board Materials sent electronically on 9/7/2017.
- **Continued Public Hearing and possible Site Plan Approval – September 25, 2017**

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
- Amended site plan Public Hearing #2 and Approval – TBA Oct/Nov
- 239 Review on the revised site plan sent on 9/7/2017

Cargill – Shaft #4 Surface Site Plan Improvements

- SEQRA Neg. DEC. Issued by NYS DES August 2017
- Sketch Plan Review Meeting _ Planning Board September 11, 2017
- Requested 239 Review sent on September 6, 2017
- **Public Hearing Scheduled on Oct 16th with possible site plan approval**

Gerald Caward made a motion to adjourn at 8:22 PM. Deborah Trumbull seconded the motion.