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Town of Lansing

Monday, September 25, 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

| | | | | |
|----------------|------------|-----------------|--------------|---------------------|
| Joseph Wetmore | Ted Laux | Sheri Munson | Jon Munson | Melanie Malone |
| Carol Oster | John Dean | Diane Marabella | Mark Booth | Mike Koplinka Loehr |
| Maureen Dean | Tim Harris | Andy Sciarabba | Roger Brandt | |

Chairman Tom Ellis called the Planning Board Meeting to order at 6:35 PM.

Chairman Tom Ellis enacted Dean Shea as a voting member as Sandra Conlon & Larry Sharpsteen were not present.

Floor Open for Comments/Concerns other than what is on the Agenda

Joseph Wetmore comments to a concern that the Planning Board would not act on any concerns and comments brought by the public at the October 30th comp plan hearing before voting on sending their draft plan to the Town Board. Joe was referring to the highlighted area from an article Ed LaVigne had posted on his Facebook page and in the Lansing Star. See below:



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Letters - Comprehensive Plan Public Comments

Opinions | Friday, September 15, 2017 | By Ed LaVigne



As you may know by now, the planning board met last night. One of the subjects of discussion was setting their public hearing date for the comprehensive plan. The date discussed was Monday October 30th.

If you have questions about their version and the plan in general, please email them to Tom Ellis the chair of the planning board. Also, I would ask that you include the rest of the planning board members and all of the town board members in your communication.

I would also suggest you ask for their comments and show up at the October 16th meeting. You may use the privilege of the floor for a respectful three minute of comments. This may assist in clarifying your concerns.

If you wait until the October 30th meeting, **there will not be time for them to consider your requests, comments or concerns.** There will be no debate at a public hearing. They will only listen and then vote. One person has already used this technique of reaching out to all the members of both boards. I found it extremely informative and effective. I will support his positive suggestion of not changing the zoning in his area.

For those if you who are disappointed that you could not ask questions in a public forum at the informational meeting, my apologies. My personal opinion is it was not appropriate to defend another committees recommendations. It should be up to them. There was also an opportunity to ask questions in small groups. I talked to five people that night concerning general questions.

After the planning board passes their version of the comp plan, they will send it onto the town board. There will then be a public meeting where you will be allowed questions. My goal is to also receive all your comments or concerns before then. This will not be a debate. It is an evening to respectfully share information.

There then will be a public hearing and the comp plan will be passed. Please feel free to contact me at elavignetownoflansing.com or (607) 592-6542.

I look forward to hearing your comments, concerns and suggestions.

Respectfully,

Ed LaVigne, Lansing Town Supervisor
Lansing, NY

Ed LaVigne commented that he has been urging those with requests, comments or concerns to get them to the Town Board and the Planning Board before the Public Hearing to give the board members advanced notice and a fair chance to review the material before the public Hearing.

Chairman Tom Ellis responded – The Comprehensive Committee worked on the plan for years before the Planning Board received it. The Planning Board has held at least thirteen open meetings to review the comprehensive plan, where the public could have

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attended. The Planning Board reviewed the comp plan three times word for word. Looking at the structure, the syntax and the statements. Never was there any public attending with concerns. The Comprehensive Plan revisions have been available to the public on the Town of Lansing website: www.lansingtown.com. There is also a binder with the full set of variations on the table at the Lansing Library and the latest draft in the Code Office.

Dean Shea also noted that the public still has 30 days to get any comments in before the Public Hearing scheduled on October 30, 2017.

As Ed LaVigne has advertised, in the Lansing Star and on his Facebook page, "Please email your comments to Tom Ellis the Chair of the Planning Board." "Also, I would ask that you include the rest of the planning board members and all of the town board members in you communication."

- To simplify the process, you can email to tolcodes@lansingtown.com and the code office will send to all the Planning and Town Board members.

Maureen Dean was concerned about the changes in the Comprehensive Plan in reference to the "Bell Station" property.

Chairman Tom Ellis responded - The property is privately owned and the Town has no right to tell the owner how and whom he can sell his property to. The future land use map designation is still the same proposed zoning to keep that area as it has been. The lower half of the property is in the lakeshore and the upper half in the rural agricultural. The current zoning does not preclude the establishment of a park there. If and when the owner decides to sell it will depend on if the State is still interested in purchasing it.

Approval/Denial of Amended Planning Board Minutes for September 11, 2017

Lin Davidson made a motion to approve the minutes. Dean Shea 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) 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

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

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Chairman Tom Ellis apologized for voicing too much of his personal opinions at the last meeting. He will proceed without bias.

Opened Floor for the Continuation of Public Hearing - Cornerstone Site Plan - Parcel C on Auburn Road

Roger Brandt, Tim Harris and Carol Oster are present to answer questions from the public.

Roger Brandt with Cornerstone started with:

A few changes on the site plan:

- NYS grant application is postponed until the December application process.
- They are now adding washer and dryers to each of the one-bedroom units.
- Adding a Sprinkler System to the Community Building.
- Changing from the Package treatment plant to a septic system due to the exorbitant operational cost of the package treatment plant.
- Mike Long has reached out to some of the Cities and Town where Cornerstone owns and manages similar properties. All feedback was positive.
- Cornerstone reached out to some of the Mayors and other officials asking for letters of reference. They are thought of very highly as referenced in the letters.
- Roger noted that the positive feedback from the letters show that if there is a problem they handle it immediately.
- The local project would be staffed with a manager from the local area. They would need to be tax credit certified and go through extensive training with Cornerstone. The in-depth training is what makes the projects work.
- There are a lot of background checks and income restrictions with this type of project. The information has to be researched and reliable or Cornerstone will be liable for financial penalties.
- For the next 15 years, the apartments have to be rented within the regulatory guidelines.

Carol Oster with Cornerstone:

- Updated on some information previously given, they have eight market rate apartments that can be occupied by anyone. If there are seniors who would like to rent a two or three bedroom apartment, they can at the market rate.
- Cornerstone's marketing plan is approved by the State. The goal is to advertise to a large market so they are not targeting certain groups.
- Background checks encompass information similar to other landlords, although they have to abide by HUD guidelines as well, income and credit review. They do not rent to Level 2 or Level 3 sex offenders.
- Income eligibility is reviewed annually.

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Summary of the Questions/Answers for Cornerstone's Public Hearing

- It was asked if they would consider signing a Community Benefit Agreement also known as Host Community Agreements. Roger from Cornerstone is interested in looking into what it is all about.
- How do you handle the tenant issues? It is very similar to any landlord eviction process. You give them three days and if the tenant does not comply then we start the eviction process.
- Concern with the traffic increase. Even though the NYS evaluation process says, it is not a problem at peak times it is difficult to get out the surrounding area driveways.
- The Health Department will regulate the septic system and make sure there is no run off.
- The local Fire Department has looked at the project. The police is speculation at this point.
- Pictures with the building elevations are on line under Planning Board Meeting Docs. You are also welcome to stop into the code office and view the site plan maps and drawings.
- If it was required, to add a turn lane in the intersection, the Town would have to install a Traffic Signal.
- The County Health Department will need to approve the new septic system when they find the location for the site. Passero Engineering is currently taking sample test holes. The change to septic is due to the large cost to have certified personnel on site for many hours to monitor a package plant.
- Tim showed a map with a possible site area for the septic system. The change to a septic system has caused a redesign of the site plan with a different layout of the proposed development, which precludes a phase 2 as originally proposed because of the potential septic system size.
- A paved road with a fire hydrant is required to be 26' wide, according to building code.
- Who is responsible to build the road to connect with a future project? Cornerstone's investors do not want to cover that expense.
- There will be a covered area for school students waiting for the School Bus.
- Should the Town be responsible for a new traffic light when the Town Parcels create more density, Mike has a request to the NYS DOT in the future to find grant money to pay for the majority of the engineering traffic light construction, if needed.

Chairman Tom Ellis asked if there are any more questions.

Closing the Public Hearing for Cornerstone – Parcel C Project at 7:44 pm.

Lin Davidson made a motion to close the public hearing. Gerald Caward seconded the motion and it was carried by the following roll call vote:

- **Vote of Planning Board . . . (Aye) Lin Davidson, Vice-Chairman**

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- **Vote of Planning Board . . . (Aye) Jerry Caward, 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**

MIKE LONG REVIEWS PLANNING UPDATES

Ag Plan

- Farm Lecture will be given by Louise Bement Oct 7, 2017 – Community Celebrations \$1,200 Grant awarded – 3-4 Agriculture Poster Boards.

Comprehensive Plan

- Planning Board Public Hearing – October 30, 2017 and recommendation to Town Board.
- Town Board Public Hearing – TBD.
- 239 Review from Tompkins County Planning – Received initial comments – formal with SEQRA Review Process – TBD.
- Town Board Adoption of SEQRA findings and Comprehensive Plan – TBD.

NYSEG – Cell Tower

- Lease agreement is in discussion

Rochester Cornerstone Group

- SEQRA/Site Plan Approval – tentative October 16, 2017 meeting.

Cayuga Farms / Cayuga Orchard

- Present amended site plan approval – October 16, 2017
- Public Hearing for - October 16, 2017

Cargill – Shaft #4 Surface Site Plan Improvements

- Public Hearing – October 16, 2017
- Pass onto the Town Board for a Special Permit
- Site Plan approval – TBD

Dean Shea forwarded the committee package on solar and wind power to the rest of the planning board members this evening for review. Will discuss at a later date to give everyone time to review.

Lin Davidson made a motion to adjourn at 8:05 PM. Dean Shea seconded the motion.