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Town of Lansing

Monday, March 12, 2012 7:15 PM

PLANNING BOARD

PLANNING BOARD MEMBERS

(*Denotes present)

	*	Tom Ellis
Larry Sharpsteen	*	Lin Davidson, Chairman
Mary McTiernan, Alternate	*	David Hatfield
* Richard Prybyl		
Nancy Loncto	*	Al Fiorille
Jeffrey Overstrom, EIT		
Lorraine Moynihan Schmitt, Esq.		
Robert Cree, TB Liaison		

Public Present

Kathy Miller

Maureen Cowan

Lawrence Fabbroni Jr.

Lawrence Fabbroni Sr.

Stephen Lucente

Ruth Hopkins

Ed LaVigne

General Business

Lin Davidson, Chairperson called the Planning Board Meeting to order at 7:22 PM. Mr. Davidson requested to know if there was anyone from the Public that wished to speak with concerns other than what was on the Agenda. There were none

Discussion-Member concerns with PDA Expansion, Lucente Holdings-Village Solars LLC, Warren Road & Village Circle

Chairman Davidson shared a prepared statement from Jeff Overstrom, Planning and Zoning Coordinator with an update on the proposed expansion.

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Lucente, Village Solars Progress Meeting, March 8, 2012

Attendees: Kathy Miller, Jack French, Dave Herrick, Jeff Overstrom, Larry Fabbroni, Larry Fabbroni Jr., Steve Lucente, Guy Krogh

Discussion: Status of Utility Infrastructure Improvements

Sewer; Kathy Miller, Jeff Overstrom, Brent Cross, Don Hartill, Kate Supron previously met to discuss additional sewer units in the Warren Road Sewer District. The increase will include the proposed additional units for the Lucente projects, Cardamone additional units, and residential connections that were not initially included in the District.

The additional units will not impact existing units and future connections originally calculated in the Engineer's Report. The sewer use capacity report done by T.G. Miller will be revisited to ensure the additional units will not impact the collection system. The Mutual Municipal Agreement between the Town of Lansing Village of Lansing and the Village of Cayuga Heights will need to be amended to reflect the additional units.

Sewer capacity was discussed again at the March 8, meeting to provide information and status of capacity for the developer as mentioned above.

Water; Water Pressure is a concern in the area of proposed development. Dave Herrick presented conceptual plans for Consolidated Water District Improvements that involved construction of a new higher pressure zone that would include a new water tank and distribution improvements.

Larry Fabbroni asked if the Town would consider a hydro-pneumatic booster station located near the Village Circle tank. Dave Herrick will look into the demand, sizing and distribution improvements involved with this option. Larry will work with Dave to provide information for this option.

Members-Developer discussed the following:

Roads

According to the original filed Plat, there is a 60 foot wide strip reserved for a future road connection to Village Circle south. A Member questioned whether the Board should consider the 60' road linking Dutch Mill and Village South be constructed as part of this development?

Larry Fabbroni states Mr. Lucente would not have a problem with providing a 60 foot right of way for that purpose. Mr. Fabbroni gave a brief history, indicating that Cornelius Drost adamantly refused to build that connecting road when he did his subdivision. Mr. Fabbroni felt if the Planning Board really wanted a way for tenants to go to work in the development park, they would build a pathway along the edge of the 60' right of way.

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Kathy Miller states she has spoken with Jack French, the Lansing Highway Superintendent and he mentioned if a road is installed connecting the two developments together, it could create a thoroughfare. People who do not work or live in the community will use it as a short cut.

Lin Davidson felt it was an easement and shall stay an easement, whether it's for a trail or road.

The general consensus was the easement remains.

In addition, on Village Circle North there is a little extension that appears to be a future road connection to Springbook Circle. Should the two developments be connected?

Larry Fabbroni felt again, it would create a shortcut. Again, Mr. Lucente would not have a problem giving an easement.

Kathy Miller agreed an easement would probably be the way to go for years down the road.

Thomas Ellis agreed with the right of way for years to come.

There is a road section on Village Place that has not been deeded to the Town. Mr. Fabbroni states he believes that transfer of ownership fell through the cracks. Rocco Lucente gave the town a piece of property to place a water tank and in turn, the town takes care of the road. The Board is requesting that the road be deeded to the Town.

According to Mr. Fabbroni, the new road will be the primary entrance to the proposed project, and will be a private road maintained by the Developer.

Ponds

Al Fiorille had safety concerns with the ponds in the proposal. Mr. Fabbroni states due to the weather and conditions for this part of the region, Stormwater Ponds and Water Gardens are being used as customary to meet the New York State requirements for Stormwater Practices. New York State does NOT regulate Ponds.

Trails

Maureen Cowan indicated the trails outlined in this project look superb. The Developer will maintain all trails within the development. Ms. Cowan states it is critical for easements to be in place in the early stage. Ms. Cowan inquired as to the timing of the trails, are they put in the beginning, end, etc....

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Mr. Fabbroni states the project will be staged, therefore if a proposed walkway/trail is sketched in on the plans for that stage, most likely that would get approved at that time.

No specific guidelines with respect to the size of easement for trails have been set by the Lansing Pathway Committee or The town.

Thomas Ellis requested to see from the Lansing Pathway Committee a Master Plan of how the trails will connect in and out of this project and where they would suggest the easement be placed. Other Members agreed with Mr. Ellis.

Dave Hatfield made a motion to adjourn the Meeting at 8:20 PM. Richard Prybyl seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Thomas Ellis, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Norman L. Davidson, Chairman