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Town of Lansing

Monday, May 14, 2012 7:15 PM

PLANNING BOARD

PLANNING BOARD MEMBERS

(*Denotes present)

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

Public Present

Ruth Hopkins

Kathy Miller

Steve Lucente

Larry Fabbroni Sr.

Larry Fabbroni Jr.

General Business

Lin Davidson, Chairperson called the Planning Board Meeting to order at 7:15 PM.

Procedures for proposed Developers

Kathy Miller, Guy Krogh, Jeff Overstrom, and Andy Sciarabba met this am to start working on procedures that must be in place prior to the start of the proposed development across the road on Town land. Mrs. Miller will share ideas with the other Town Board Members at their monthly meeting.

Update-Cayuga Farms, North Triphammer Road, Tax Parcel # 37.1-6-3.362

Tim Buhl appeared before the Board with an update on his proposed on site sewer package. The DEC has provided Mr. Buhl with discharge parameters, which are quite restrictive. A vendor of onsite wastewater modular treatment center has assured Mr. Buhl that they can meet the requirements. Mr. Buhl is now requesting that they finish their site plan process. This particular system has not been used in Tompkins County however, it has been used in the Albany area.

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Each building in the development will have their own waste water system. A licensed operator will need to oversee the project. Mr. Buhl will be in contact with Jeff within the next week or so to see where the project stands.

Proposal/Feasibility Conference, Planned Development Expansion- Village Solars, LLC & Village Circle Apts-Rocco Lucente

Mr. Fabbroni and Son again appeared before the Board with a presentation of the PDA expansion for Village Circle Apartments and the Village Solars. Mr. Fabbroni presented the Members with the correct Master Plan (Community Center Building longer and one other moved down) as the one given in their packets was incorrect. Legal Counsel had previously inquired as to who the owners were. Mr. Fabbroni states Lucente Holdings Inc. will put the buildings within the new area into an LLC shortly. Lucente Holdings Inc. and Village Solars LLC, they are one of the same.

Lin Davidson advised Mr. Fabbroni that Legal Counsel has advised him that it should be a single PDA with different entities listed.

Mr. Fabbroni has addressed every item under the PDA requirements. The biggest issue is the water pressure, which Mr. Fabbroni has met with Kathy Miller, Jeff Overstrom, David Herrick and Jack French to discuss this matter. Since that Meeting, the Developer's have agreed to each pay \$35,000 if the Town has the Booster System in place by the end of this year. If this does not happen, the Developer will then put their money into a system for each unit so they can proceed.

Mr. Fabbroni states they are requesting to start the formal process on this PDA tonight. All items listed in the Zoning Ordinance under the PDA process have been addressed. After speaking with Brent Cross, there is an existing agreement that calls for 400 + units, which Mr. Cross would like to use up those units and then due to an understanding, up the number of additional units.

Jeff Overstrom indicated with their collection systems improvements, their flows have dropped which created additional units to be available.

Thomas Ellis inquired if the Developer plans on putting a bus pull off on Warren Road. Mr. Fabbroni states they talked about putting a shelter near the east/west walkway.

Thomas Ellis inquired what the schedule would be for the community common areas. Mr. Fabbroni states it will come early on, either the first or second year. They are still working through the numbers, but hope to have approximately 36 units for the first phase. Mostly likely the community building would come next.

Stephen Lucente states the Community Center is self supportive due to the existing units that will be using it.

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Maureen Cowan inquired as to when they anticipate putting in the walking trail along Warren Road and the trail that go through the military lot line. Larry Jr. states they will start with the path to the south in the early phase and then focus on the Warren Road path. As Engineers, they have a hard time focusing on a trail that goes from property lines and then end. Larry Fabbroni Sr. states if the water main were to go in, a lot of the walkway along the military lot line would go with it.

Lin Davidson states the Board would want to hear from the Town Engineer prior to making any further decisions, also Legal Counsel needs to review. The Board decided that if the information comes in soon, they can meet for a Tuesday Meeting to be held on May 29, 2012 @ 7:15 PM prior to meeting with the Developer on June 11, 2012 at 7:15 PM.

The Fire Department will need to review the plat for their comments or concerns.

Approval/Denial of Minutes For: April 9, 2012

Rick Prybyl made a motion to approve as presented. Thomas Ellis 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 . . . (Abstained) Nancy Loncto, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Norman L. Davidson, Chairman

Approval/Denial of Minutes For: April 23, 2012

Thomas Ellis made a motion to approve as presented. Larry Sharpsteen 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 . . . (Abstained) Nancy Loncto, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Abstained) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Norman L. Davidson, Chairman

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Larry Sharpsteen made a motion to adjourn the Meeting at 8:55 PM. Rick 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) Nancy Loncto, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Norman L. Davidson, Chairman