

APPROVED

Town of Lansing

Monday, July 23, 2012 7:15 PM

PLANNING BOARD

PLANNING BOARD MEMBERS

(*Denotes present)

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

Public Present

Donald & Marg Campbell
Mary Hotchin
Alex Deyhim

General Business

Thomas Ellis, Acting Chairperson called the Planning Board Meeting to order at 7:20 PM. Mr. Ellis inquired if there was any questions or concerns from the Public that is not related to the Agenda. There were none.

Mr. Ellis noted for the record that the Alternate Member, Mary McTiernan would be a voting Member tonight in order to reach a quorum.

Site Plan & SEQR Review, Alex Deyhim, Advanced Design Consulting, 126 Ridge Road, Tax Parcel # 35.-2-2.2

Mr. Alex Deyhim appeared before the Board for a Site Plan Review. Mr. Deyhim would like to expand his existing Manufacturing/Design/Assembly Business to include a 100 ft by 200 ft LEAD certified building and an adjunct Pavilion for outdoor studies and employee use. The building will have full cut off lights, no new signage, and a lined pond for future stormwater practices if needed. The parcel currently has Pine Trees as buffers.

Neighbors Don and Marg Campbell had concerns with the drainage in their backyard and also the back ditch. According to Mr. Campbell he believes there is language in all the landowners that border the ditch deed that requires maintenance of the ditch.

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7:26 David Hatfield arrived.

Tompkins County Planning Department offered the following recommendation;

Fax (607) 274-5578

June 12, 2012

Ms. Rachel Jacobson, Zoning Clerk
Town of Lansing
Box 186
Lansing, NY 14882

Re: Review Pursuant to §239 -l, -m and -n of the New York State General Municipal Law
Action: Expansion of Manufacturing Business at 126 Ridge Road, Town of Lansing Tax Parcel No. 35.-2-2.2, Alex Deybim, Owner/Applicant.

Dear Ms. Jacobson:

This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Planning Department pursuant to §239 -l, -m and -n of the New York State General Municipal Law. The Department has reviewed the proposal, as submitted, and has determined that it may have negative inter-community, or county-wide impacts as described below. We recommend modification of the proposal. If the Board does not incorporate the recommendations, such approval will require a vote of a supermajority (meaning a majority plus one) of all members of the decision-making body.

Recommended Modifications

- To help protect water quality, we recommend that the Town require a minimum 50-foot, no-build buffer to the intermittent stream near the parcel's northern boundary. This buffer should be measured from the top of the stream bank and maintained as natural vegetation. While it appears that the location of the new building would comply with this setback, the pavilion and lined pond should also be moved outside of the buffer.

Please inform us of your decision so that we can make it a part of the record.

Sincerely,



Edward C. Marx, AICP
Commissioner of Planning
and Community Sustainability

The Member discussed the County's recommendation and agreed that the 50 foot buffer was excessive and felt that 35 feet was adequate.

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David Hatfield made a motion to waive the Public Hearing(s) on the overall Application and the SEQR. Al Fiorille seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Mary McTiernan, Alternate
Vote of Planning Board . . . (Aye) Rick Prybyl, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

The Planning Board Members reviewed Part I and completed Part II of the Full Environmental Assessment Form.

Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Mary McTiernan, Alternate
Vote of Planning Board . . . (Aye) Rick Prybyl, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

David Hatfield made a motion to declare a negative declaration. Rick Prybyl seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Mary McTiernan, Alternate
Vote of Planning Board . . . (Aye) Rick Prybyl, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Richard Prybyl made a motion to approve the Site Plan as presented and override the County's recommendations with respect to a 50 ft buffer setback. Al Fiorille seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Mary McTiernan, Alternate
Vote of Planning Board . . . (Aye) Rick Prybyl, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Approval/Denial of July 09, 2012 Minutes

Rick Prybyl states he was not in attendance for the July 9, 2012 Meeting and requested a correction.

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Thomas Ellis made a motion to approve as amended. David Hatfield seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Mary McTiernan, Alternate
Vote of Planning Board . . . (Aye) Rick Prybyl, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

David Hatfield made a motion to adjourn the Meeting at 8:00 PM. Rick Prybyl seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Mary McTiernan, Alternate
Vote of Planning Board . . . (Aye) Rick Prybyl, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member