

APPROVED

# Town of Lansing

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Monday, February 25, 2013 7:15 PM

PLANNING BOARD

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## PLANNING BOARD MEMBERS

(\*Denotes present)

- \* Tom Ellis, Chairman
- \* Lin Davidson, Vice-Chairman
- \* Larry Sharpsteen
- \* David Hatfield
- \* Richard Prybyl
- \* Al Fiorille
- \* Gerald Caward
- \* Jonathan Kanter, Planning Consultant
- \* Lorraine Moynihan Schmitt, Esq.
- \* Kathy Miller, TB Liaison

## Public Present

Lynn Day, Zoning, Code, Fire Enforcement Officer

## Other Business

Tom Ellis, Chairperson called the Planning Board Meeting to order at 7:15 PM.

Tom Ellis stated that Kathy Miller and the Town Board are looking for two (2) Planning Board Members to serve on the Codes Revisions Committee being established. The Committee will be looking at the current Land Use Ordinance, Subdivision Rules & Regulations etc., as part of a process to update the Town's documents.

Lin Davidson suggested consideration be given to getting a large farm owner on the Comprehensive Plan Update Committee.

Tom Ellis reminded Planning Board Member that they need to get their registration form to Sharon if they plan to attend the New York Planning Federation Conference in April. Lin Davidson, Tom Ellis, and Gerald Caward indicated they were interested in attending. Jon Kanter will email the conference schedule to members.

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The Board reviewed Lynn's outline of possible revisions to the current Land Use Ordinance, and indicated whether they agreed or disagreed with each of the items listed.

It was noted by Lin Davidson that he was here when the allowance for a home business was adopted. The B1 district was a new zone. Tom noted that things have changed in the B1 & B2 districts. It was the consensus of the Board that home businesses should be allowed for by following Site Plan Review.

It was agreed that Site Plan Review should be eliminated for one (1) and two (2) family uses in B1 & B2 districts. The main issue is buffering. Rick Prybyl asked what would happen if a business were to expand. It was stated that the business would have to come back in for Site Plan Review.

There was discussion about roadside stands which are currently not allowed in the R1, R2, B1 or B2 districts. The Planning Board discussed the possibility of allowing roadside stands in all district, with the exception of IR, with the approval coming through Site Plan Review. Lin Davidson noted that traffic could be an issue in some areas, and Tom asked if it would have to be seasonal, and whether it would need to be torn down during the off-season. It was noted that R1 & R2 are higher density residential areas. Lynn Day noted that some already exist in R2. Roadside stands in R1 & R2 must not be active more than six (6) months/year, and must be removable. It was agreed that Section 503 needs to be cleaned up, and Site Plan Review needs to be consistent.

With regard to in-law apartments, it was stated that two (2) family is allowed by right, but could be allowed subject to 802-39 based on size and requirements. It was felt that there should be a lot size minimum. If the lot is not big enough Site Plan Review would be required.

Currently mobile homes and manufactured homes are permitted in R3 so long as it can be shown that the mobile home or manufactured home meets NYS Code.

The following business definitions were updated: used car lot (more than one vehicle for sale), excavating/landscaping business, hobby farm? (lakeshore, lake frontage - needs more clarification).

L1 Lakeshore is tricky. A Zoning map probably should be done with Comprehensive Plan update. Why go all the way to Ridge Road?, It's about 2,000 ft from the shoreline. Jonathan Kanter, AICP suggested looking at L1 in conjunction with looking at overall Schedule II. He referred to the dwelling units (DU) 40,000 vs. 20,000.

Hobby farms - could use IRS form F to define whether a farm is a hobby farm and if hobby farm is not in use. (could be creating a problem?)

Define land definitions will be subject to Site Plan Review. Jonathan Kanter & staff will come up with a sample definition of a known landscaping business. As well as, think of other definitions.

The discussion then turned to Storage trailers. Should these be treated as pre-fabricated shed/containers? Tom asked specifically about POD trailers, as they are temporary. Al asked Is there a difference between on wheels or without? Lynn Day stated that trailers on wheels are sometimes registered. It was stated that people are setting up storage

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trailers with wheel axles still in place all over town.

Tom asked about junk and covered trailers as well. Jonathan had a definition of a trailer and when it needs a Site Plan Review. If a trailer is over a certain size, it needs a Site Plan Review and it may need location screening. Al referred to PODs again. Lin stated that they are much more temporary and could be found in RA, R1, R2, & R3. Staff will think about a definition that will include time constraints and Site Plan Review.

There was discussion to change the current junk ordinance definition which states that a vehicle is considered junk when it meets any of the following conditions:

- \*It is unlicensed

- \*It is either abandoned, wrecked, stored, dismantled, etc.

- \*It is not in any condition for legal use upon the public highways.

To be defined as property maintenance code of NYS which states:

Property maintenance: Two or more inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises and no vehicle shall at any time be in the state of disassembly, disrepair or in the process of being stripped or dismantled.

(Exception: A vehicle of any type is permitted to undergo an overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed designed & approved enclosure for such a purpose).

This was ok but the board will hold on this revision of the junk ordinance until the planning board can review the junk law at a future meeting.

Proposals on changes to section 504 of Schedule II were brought up. Al asked why reduce side yard requirements? Lin Davidson stated that it has been discussed for some time now and wanted to know how many times have waivers been requested in the Site Plan Review?

Lynn Day stated not often, some for setbacks for access to rear privacy.

Minimum lot area – 40,000 sq. ft. or Health Dept.. It was stated that it shouldn't be up to the Health Dept..

Tom asked Why is IR Industrial Research minimum road frontage only 20'? It probably should be more out . 80' set backs on state roads from the center line. Lin Davidson asked if that is enough with all the trucks on the road? Lin also asked about Minimum Open Space, 60% is ok, but feels it should go to 70%.

Dog grooming and other businesses are ok with Site Plan Review in B1 and possibly B2. Lynn Day discussed B1 was to be any uses, but not high impact, B2 is more traffic oriented.

The board reviewed the minutes of the Jan. 28, 2013 meeting. Dave moved to approve the minutes and Gerald seconded the motion. The motion was approved unanimously.

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Richard Prybyl and Lin Davidson are the Lansing Planning Board Representatives serving on the Comprehensive Planning Committee. They presented a statement on how to approach the Town Center. It states the town should develop a template for standards regarding the Town Center. It should allow for a natural progression of development and it should not become a burden on the tax payers.

The meeting was adjourned at 9:15pm, motion was approved unanimously.