

APPROVED

Town of Lansing

Monday, April 15, 2013 7:15 PM

PLANNING BOARD

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
- * Ray Farkas (Alternate member)

Other Staff

- * Lynn Day, Zoning, Code, Fire Enforcement Officer

Public Present

- * Bill Kirk
- * John Young

Other Business

Tom Ellis, Chairperson called the Planning Board Meeting to order at 7:15 PM. No public comments/concerns voiced.

First item discussed was the site plan & SEQR review for Kirksway Farm expansion of retail sales at 400 Auburn Road, Tax Parcel No. 28.-1-28.4, RA Rural Agriculture Zone.

Bill Kirk was present and stated to the board that he just wants to get the process going. He plans to offer sheds some time in the future, however the deal he had in the works has fallen through for now.

Tom Ellis asked about trees being sold and Bill responded "Not Now". Tom asked if Bill had read about the 50' Rule. Bill responded that he had. Jon Kanter & Lynn Day discussed visibility and stated 50' isn't really an issue. Jon stated in regards to the setback that there is quite a bit of space. It seems like there is a

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good amount of room for displays in parking areas.

Larry Sharpsteen objected to the county regarding the road frontage, stating there is nothing there.

Bill asked the board for consistency. "If I am required to maintain the 50' rule, then others should have to as well."

Tom stated to Bill "You are doing the right stuff. What will you be showing? Fences and Arbor? You won't be increasing your stock piles?"

Bill replied that he will have his stock piles and that he is planning on fencing in the entire lot.

Tom inquired about the hours of 6am - 6pm. Bill stated that he is typically there at 6 AM, however it is more like 8am - 4 or 5pm for walk in business.

Larry stated "8am -6pm would not be rough on neighbors." He wanted to put on the record that "Heavy Equipment will start up at 6am if Bill has jobs".

Rich motioned to waive the Public Hearing because of the minor changes being made. Dave & Larry both seconded. Board voted and the motion was approved unanimously.

Tom was confused regarding email on SEQR. Jon stated that is normally how it is done.

Larry questioned C4 "Is this an item for SEQR?"

Jon clarified the rural character of Rte 34. Larry stated that it is mainly corn farmers.

Tom said that he agreed with Larry maybe it should be on the Site Plan.

Dave Hatfield stated that Buck Road is 90% houses now. Tom stated under community character.

Larry would be more comfortable if it was redone SEQR.

Tom said these are suggestions and it can be crossed off.

Larry stated the board has issues with the form. (ultimately subdivisions).

Rich stated "Bill said he will stay 50' from Road."

Tom did a walk-through of SEQR.

Bill stated "I've already done soil erosion control. We do have all that stuff in place."

Tom in regards to C2 suggested putting in 50'. Jon said that is not necessary.

RESOLUTION PB 13-06

**TOWN OF LANSING PLANNING BOARD
RESOLUTION OF STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
NEGATIVE DECLARATION FOR THE PROPOSED
KIRKSWAY FARM RETAIL SALES EXPANSION SITE PLAN**

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WHEREAS, an application was made by Bill Kirk for site plan approval for the proposed expansion of retail sales at an existing commercial landscape business known as Kirksway Farm, located at 400 Auburn Road, Lansing, New York and otherwise known as Tax Parcel #28.-1-28.4, RA – Rural Agricultural Zone; and

WHEREAS, the proposal is to increase the sales of landscape materials, fences and supplies to also include the sales and display of storage sheds, arbors, pergolas, and similar structures; and

WHEREAS, this proposed action is an Unlisted Action for which the Town of Lansing Planning Board is an involved agency for the purposes of environmental review; and

WHEREAS, the Town of Lansing Planning Board, in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act (“SEQR”), (i) pursued its thorough review of the applicant’s completed Environmental Assessment Form Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, and (ii) thoroughly analyzed the potential relevant areas of environmental concern of the project to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) reviewed and completed the EAF, Part II on the record; and

WHEREAS, the Town of Lansing Planning Board has considered the comments and recommendations of the County Planning Department in its General Municipal Law referral letter, dated March 29, 2013, and the agreement with those comments by the Town Planning staff regarding the possible impacts of display areas along Route 34 if they are too close to the Route 34 right-of-way, and is addressing the aesthetic/visual concern by including a condition of approval that any displays be set back at least 50 feet from the right-of-way of Route 34; and

WHEREAS, the Planning Board finds that agricultural/ farm operations will not be impacted by the project because there are no current or planned farm operations on the project site;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Town of Lansing Planning Board, based upon (i) its thorough review of the EAF, Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern of the proposed project to determine if the proposed action may have a significant adverse impact on the environment,

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including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its completion of the EAF, Part II (and, if applicable, Part III), including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance (“**NEGATIVE DECLARATION**”) in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required.

Dated: April 15, 2013

Motion by: Richard Prybyl

Seconded by: Al Fiorille

VOTE AS FOLLOWS:

Thomas Ellis - Yes
Lin Davidson - Absent
Gerald Caward- Yes
Al Fiorille - Yes
David Hatfield - Yes
Richard Prybyl - Yes
Larry Sharpsteen - Yes
Raymond Farkas, Alternate - Yes

The following Resolution was offered;

RESOLUTION PB 13-07

RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD APPROVING WITH CONDITIONS KIRKSWAY FARM RETAIL SALES EXPANSION SITE PLAN

WHEREAS, an application was made by Bill Kirk for site plan approval for the proposed expansion of retail sales at an existing commercial landscape business known as Kirksway Farm, located at 400 Auburn Road, Lansing, New York and otherwise known as Tax Parcel #28.-1-28.4, RA – Rural Agricultural Zone; and

WHEREAS, the proposal is to increase the sales of landscape materials, fences and supplies to also include the sales and display of storage sheds, arbors, pergolas, and similar structures; and

WHEREAS, the proposal is a permitted use in the R-A Rural Agricultural Zone subject to obtaining site plan approval from the Planning Board; and

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WHEREAS, the Town has considered and carefully reviewed the requirements of the Town's Laws relative to site plan review and the unique needs of the Town due to the topography, the soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed Site Plan, and the Town has also considered the Town's Comprehensive Plan and compliance therewith; and

WHEREAS, this is an Unlisted Action under the State Environmental Quality Review Act which requires environmental review; and

WHEREAS, the Town of Lansing Planning Board is an involved agency pursuant to State Law governing local environmental review; and

WHEREAS, the Town of Lansing Planning Board has the primary responsibility for approving or carrying out the action and is conducting an uncoordinated environmental review of this action pursuant to State Law governing local environmental review; and

WHEREAS, General Municipal Law County Planning referrals 239-l and 239-m (of Article 12-B) were sent to the Tompkins County Planning Department by the **Town of Lansing Planning Department, and the Tompkins County Planning Department in a letter dated March 29, 2013 determined that the proposal, as submitted, may have negative inter-community or county-wide impacts and recommends that the display areas along Route 34 be clearly delineated and set back at least 50 feet from the highway right-of-way; and**

WHEREAS, on April 15, 2013, the Planning Board reviewed and considered the aforementioned site plan application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and resolved to waive public hearings on the site plan application and on the State Environmental Quality Review (SEQR) review on this action; and

WHEREAS, on April 15, 2013, this Board, acting on an uncoordinated environmental review of the proposed action, reviewed and accepted as adequate a Short Environmental Assessment Form ("EAF") Part I, submitted by the Applicant, considered the comments (if any, of the Town

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Engineer, the Tompkins County Department of Planning County 239-1 and in review and other application materials, and the Lansing Planning Board completed Part II of the EAF; and

WHEREAS, by Resolution adopted on April 15, 2013, the Town of Lansing Planning Board has determined that, pursuant to the provisions of the State Environmental Quality Review Act, the proposed Kirksway Farm Expansion site plan will result in no significant impact on the environment and has issued a Negative Declaration of environmental significance for purposes of Article 8 of the Environmental Conservation Law; and

WHEREAS, the Planning Board has duly considered the proposed site plan in accordance with the provisions of the Town of Lansing Land Use Ordinance Section 701.4 *et seq.*, including concerns addressing site lighting, nearby residences, landscaping, parking, and screening, the character of the Route 34 corridor, visibility at the Route 34/Buck Road intersection, and any potential on and off site environmental impacts; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board, *now therefore be it*

RESOLVED: that the Town of Lansing Planning Board does hereby grant Final Site Plan Approval to Bill Kirk for the proposed expansion of retail sales at an existing commercial landscape business known as Kirksway Farm to include the sales and display of storage sheds, arbors, pergolas, and similar structures, located at 400 Auburn Road, Lansing, New York and otherwise known as Tax Parcel #28.-1-28.4, RA – Rural Agricultural Zone, as shown on the site plan submitted by the applicant; ***subject to the following conditions:***

- (1) no materials or structures to be displayed or stored on the site shall be located any closer than 50 feet from the right-of-way of Route 34 in order to protect the character of the Route 34 corridor and visibility at the Route 34/Buck Road intersection; and
- (2) a revised site plan shall be submitted to the Town of Lansing Planning Department clearly delineating the display areas along Route 34, showing a minimum 50 foot setback of any displayed or stored items from the Route 34 right-of-way; and
- (3) the current site plan approval is limited solely to the proposed expansion of the Kirksway Farm commercial landscape business as described above and in the application materials, and any further modifications on the site or facilities shall be subject to additional site plan review by the Planning Board.

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Motion by: Tom Ellis

Seconded by: Larry Sharpsteen

VOTE AS FOLLOWS:

Thomas Ellis - Yes
Lin Davidson - Absent
Gerald Caward - Yes
Al Fiorille – Yes
David Hatfield – Yes
Richard Prybyl – Yes
Larry Sharpsteen – Yes
Raymond Farkas, Alternate - Yes

Next item of business, Site Plan & SEQR Review, Recommendation to Town Board Regarding Extension of Special Use Permit, Grantchester Youth Soccer Fields, 1775 East Shore Drive, Tax Parcel No. 37.1-6-2.2, R-2 Residential – Moderate Density. John Young was present to answer the Planning Board Members questions.

John started by stating that the Special Use Permit for the field expired in November and that he was here to get an extension. He also would like to request the following changes:

- *Allowance for Handicapped Parking on the property
- *Would like to install a gate on the property also.
- *Also would like an allowance for alumni club members to be allowed to come back and play on the field (such as those members now in college) as the membership to the club stops at age 18 currently.

Tom stated there is a ZBA issue, as this has been turned down twice. Tom then read the code regarding Club vs Public Recreation.

John states that it is a Club, Youth Soccer Association and before the game, refs check players ids.

Larry made a case that it is not public recreation, as it currently is members only.

Rick agreed with Larry with the exception of the fact that 1 or 2 times a year they would like alumni to come back and play, it then becomes public recreation. However, it has no downside for the town.

Tom speaking of Land Use Ordinance, states any zone can create a club and get a special permit.

Larry stated that Tom is correct, it is not ok in R2 and that is why John is here to clear this up.

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John stated he is part of the ZBA in Cayuga Heights and the attorney said to request a special zone.

Larry re-stated that it is not ok in R2, according to the planning classes he has taken and that is just how it works.

Rick asked John "what is your not-for-profit status?"

John replied that they are not-for-profit.

Larry voiced concerns about extending the age limit.

John said "I will withdraw that request."

Rick asked John to repeat how many handicap spaces he is asking for.

John replied 1 or 2.

Rick stated that Handicap signs should then be put up. Larry agreed.

John said that he would prefer not to put up handicap signs.

Al voiced that there needs to be signs.

John said that is an additional expense.

Larry stated sign should go on gate, with the allowance comes responsibility.

John feels that signs will cause trouble.

Rick stated that 3-4 years from now, without signs people will start parking there.

John says he will do what the board wants.

Larry states that the board has to be consistent and that is part of the Site Plan Review.

Larry went on to state to John that he did a good job on the drainage issue.

John states that they will be happy to put signs up. Jon Kanter asks both emergency and handicap signs.

John states that the emergency sign would need to be by the road and it is a shared road. Jon Kanter states well the Gate would be closed and that is a problem if emergency vehicles are called in.

Al states any time the field is being uses such as a practice, emergency vehicles need to be able to have access.

John states that the coaches will have combinations for the gate and would let them in.

Rick agrees with Jon Kanter about need for both emergency and handicap signs.

John states he will get approval from the CRC

Tom spoke up and stated "I didn't agree in 2009, regarding special permits for clubs.

Because it is public recreation and we are dealing with special permits for clubs. This has truly expanded beyond the club." Larry asked John for further clarification.

The board moved on to review the SEQR.

Larry asked "How many fields are there now?"

John answered two.

Larry responded "this is not an expansion".

None Anticipated.

C4 - Larry states this is opinion rather than fact.

The following Resolution was offered;

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RESOLUTION PB 13-08

TOWN OF LANSING PLANNING BOARD RESOLUTION OF STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION FOR THE PROPOSED GRANTCHESTER YOUTH SOCCER FIELDS - RENEWAL OF SPECIAL USE PERMIT, MODIFICATION OF CONDITIONS OF SPECIAL USE PERMIT, AND SITE PLAN MODIFICATIONS

WHEREAS, an application was made by Ithaca Youth Soccer Club, TC United Soccer, and John F. Young for renewal of a special use permit to continue operating existing youth soccer fields along with a request to modify several conditions of the previously granted special use permit, and site plan approval to modify the approved site plan to include a gate at the emergency access drive to control vehicular access and the addition of a small gravel parking area to provide easier access for the disabled. The project site is located at 1775 East Shore Drive just east of the Community Recreational Center (CRC) in the R2 Residential - Moderate Density Zone in the Town of Lansing, and otherwise known as Tax Parcel #37.1-6-2.2; and

WHEREAS, the Planning Board is considering approval of modifications to the approved site plan and a recommendation to the Town Board regarding extension/re-issuance of the previously approved Special Use Permit; and

WHEREAS, this proposed site plan approval is an Unlisted Action for which the Town of Lansing Planning Board is an involved agency for the purposes of environmental review; and

WHEREAS, the Town Board in conjunction with its issuance of a Special Use Permit in 2009 conducted an extensive review of the potential environmental impacts relative to the original construction and operation of the soccer fields and issued a Negative Declaration of Environmental Significance after reviewing a Full Environmental Assessment Form, Parts I and II; and

WHEREAS, the Town of Lansing Planning Board, in performing its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), (i) pursued its thorough review of the applicant's completed Environmental Assessment Form Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, and (ii) thoroughly analyzed the potential relevant areas of environmental concern of the project to determine if the proposed action may have a significant adverse impact on the

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environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) reviewed and completed the EAF, Part II on the record; and

WHEREAS, the Town Board will conduct its own independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), regarding the approval of the extension/re-issuance of the Special Use Permit;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Town of Lansing Planning Board, based upon (i) its thorough review of the EAF, Part I, and any and all other documents prepared and submitted with respect to this proposed site plan approval and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern of the proposed project to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its completion of the EAF, Part II (and, if applicable, Part III), including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance ("**NEGATIVE DECLARATION**") in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required.

Dated: April 15, 2013

Motion by: David Hatfield

Seconded by: Larry Sharpsteen

VOTE AS FOLLOWS:

Thomas Ellis - No
Lin Davidson - Absent
Gerald Caward - Yes
Al Fiorille - Yes
David Hatfield - Yes
Richard Prybyl - Yes
Larry Sharpsteen - Yes
Raymond Farkas, Alternate - No

John restated that the condition on the Site Plan is a Special Permit and that the second part is just a modification.

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Tom questioned "In addition to #4?" then reworded "the recommendation is to not have #4?"

Larry stated that the final decision will be made by the Town Board and that we can express our concerns to them.

John said "to reword it."

Larry also wants to make sure it is limited access for Handicap & Emergency vehicles.

Tom stated "in regards to #4, we have reservations about the modification and extending use to people not in the club and/or members of the club that are not affiliated.

The following Resolution was offered;

RESOLUTION PB 13-09

**TOWN OF LANSING PLANNING BOARD
RESOLUTION OF SITE PLAN APPROVAL FOR THE PROPOSED
GRANTCHESTER YOUTH SOCCER FIELDS SITE PLAN MODIFICATIONS AND
RECOMMENDATION TO TOWN BOARD REGARDING RENEWAL OF SPECIAL
USE PERMIT AND MODIFICATION OF SPECIAL USE PERMIT CONDITIONS**

WHEREAS, an application was made by Ithaca Youth Soccer Club, TC United Soccer, and John F. Young for renewal of a special use permit to continue operating existing youth soccer fields and site plan approval to modify the approved site plan to include a gate at the emergency access drive to control vehicular access and the addition of a small gravel parking area to provide easier access for the disabled. The project site is located at 1775 East Shore Drive just east of the Community Recreational Center (CRC) in the R2 Residential - Moderate Density Zone in the Town of Lansing, and otherwise known as Tax Parcel #37.1-6-2.2; and

WHEREAS, the Planning Board is considering approval of modifications to the approved site plan and a recommendation to the Town Board regarding extension/re-issuance of the previously approved Special Use Permit; and

WHEREAS, the existing youth soccer facilities as described above have operated as a private club as defined in the Town of Lansing Land Use Ordinance; and

WHEREAS, Section 503, Schedule I (B) of the Town of Lansing Land Use Ordinance only permits a public or private club (except rod and gun club) in the R2 Zone by special use permit, subject to site plan review, as set forth in the Town of Lansing Land Use Ordinance, Section 803.2.1; and

WHEREAS, the Town Board and Planning Board conducted extensive reviews of the original application for the youth soccer fields and related facilities in 2009, and upon

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recommendation of the Planning Board, the Town Board did grant a Special Use Permit with conditions for the construction and operation of the youth soccer fields and related facilities; and

WHEREAS, the Town Board resolution approving the Special Use Permit in November 2009 included Condition #11, which stated that the Special Use Permit would expire in 3 years, subject to renewal at that time; and

WHEREAS, the aforementioned Special Use Permit did expire in November 2012; and

WHEREAS, pursuant to Section 803.2.1 of the Town of Lansing Land Use Ordinance, the Planning Board is charged with reviewing the Special Use Permit application in accordance with the site plan provisions of the Town of Lansing Land Use Ordinance Section 701, and in particular, is considering proposed modifications to the originally approved site plan as described above, and is additionally charged with making a recommendation, based on such review to the Town Board; and

WHEREAS, at a meeting on April 15, 2013, the Planning Board has considered and carefully reviewed the requirements of the Town's Laws relative to site plan review and the unique needs of the Town due to the topography, the soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed Site Plan, and the Town has also considered the Town's Comprehensive Plan and compliance therewith; and

WHEREAS, on April 15, 2013, the Planning Board also reviewed the general requirements for Special Use Permits listed in Section 803.1 of the Town of Lansing Land Use Ordinance, and finds that all of these requirements can be met with appropriate mitigating measures, as have already been required in the previous Town Board resolution of approval; and

WHEREAS, the proposed site plan approval is an Unlisted Action under the State

Environmental Quality Review Act which requires environmental review; and

WHEREAS, the Town of Lansing Planning Board is an involved agency pursuant to State Law governing local environmental review; and

WHEREAS, the Town of Lansing Planning Board has the primary responsibility for approving or carrying out the proposed site plan approval and is conducting an uncoordinated

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environmental review of this action pursuant to State Law governing local environmental review;
and

WHEREAS, the Town Board will conduct its own independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation law – the State Environmental Quality Review Act (“SEQR”), regarding the approval of the extension/re-issuance of the Special Use Permit; and

WHEREAS, General Municipal Law County Planning referrals 239-l and 239-m (of Article 12-B) were sent to the Tompkins County Planning Department by the **Town of Lansing Planning Department, and the Tompkins County Planning Department in a letter dated March 27, 2013 determined that the proposed actions have no negative inter-community or county-wide impacts; and**

WHEREAS, on April 15, 2013, the Planning Board reviewed and considered the aforementioned site plan application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and resolved to waive public hearings on the site plan application and on the State Environmental Quality Review (SEQR) review on this action; and

WHEREAS, on April 15, 2013, this Board, acting on an uncoordinated environmental review of the proposed site plan approval, reviewed and accepted as adequate a Short Environmental Assessment Form (“EAF”) Part I, submitted by the Applicant, the comments (if any, of the Town Engineer, the Tompkins County Department of Planning County 239-l and m review and other application materials, and the Lansing Planning Board completed Part II of the EAF; and

WHEREAS, by Resolution adopted on April 15, 2013, the Town of Lansing Planning Board has determined that, pursuant to the provisions of the State Environmental Quality Review Act, the

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proposed modifications to the Grantchester Youth Soccer Fields site plan will result in no significant impact on the environment and has issued a Negative Declaration of environmental significance for purposes of Article 8 of the Environmental Conservation Law; and

WHEREAS, the Planning Board has duly considered the proposed site plan in accordance with the provisions of the Town of Lansing Land Use Ordinance Section 701.4 *et seq.*, including concerns addressing access, site lighting, nearby residences, landscaping, parking, and screening, and any potential on and off site environmental impacts; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board, *now therefore be it*

RESOLVED: that the Town of Lansing Planning Board grant Final Site Plan Approval to Ithaca Youth Soccer Club, TC United Soccer, and John F. Young for site plan approval to modify the previously approved site plan to include a gate at the emergency access drive to control vehicular access and the addition of a small gravel parking area to provide easier access for the disabled, as shown on the site plan submitted with this application. The project site is located at 1775 East Shore Drive just east of the Community Recreational Center (CRC) in the R2 Residential - Moderate Density Zone in the Town of Lansing, and otherwise known as Tax Parcel #37.1-6-2.2; *subject to the following condition:*

1. that the applicants obtain the necessary extension/re-issuance of the Special Use Permit from the Town Board; and

BE IT FURTHER RESOLVED: that the Town of Lansing Planning Board hereby finds that a stormwater management plan was implemented in conjunction with the construction of the soccer fields in 2009, and there have been no apparent drainage or erosion issues associated with the soccer field project; and

BE IT FURTHER RESOLVED: that the Town of Lansing Planning Board finds that the youth soccer fields have been operating for the past three years under the previously issued Special Use Permit and its conditions without apparent negative impacts on the surrounding community character; and

BE IT FURTHER RESOLVED: that the Town of Lansing Planning Board does hereby recommend that the Town Board grant the renewal of the Special Use Permit for the Grantchester Youth Soccer Fields, subject to the same conditions that were required with the previously approved Special Use Permit (in Town Board Resolution 09-201

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which is attached and is hereby incorporated by reference) regarding no permitted lighting, buffering and screening for visual and sound limiting purposes, limited hours of operation so as not to disrupt adjacent residents, no commercial activities permitted on the site, restriction of use of the club to members and guests only, all traffic and parking access to be routed through the adjacent Community Recreational Center (CRC) site , with emergency access/entrances to be provided through the CRC property, provision of safe pedestrian access to the soccer fields, no public events to be held on the site, to the extent feasible, fields to be placed at least 600 feet from adjacent residences as shown on the site plan, all improvements, screenings, and buffering to be built, planted, and/or installed as applicable, pursuant to the approved site plan, and an expiration term applied to the extension/re-issuance of the Special Use Permit, with the following modifications of the previously approved conditions of Special Use permit:

Previous Condition #4: Required soccer players to be 18 years of age and under – the applicant has requested modifying this requirement to keep the current age limit, but in addition allow soccer players to be up to 22 years of age for a total not to exceed three times per any year, thereby allowing previous youth soccer club members who are now college-age to play soccer on the fields for a limited number of times per year – the Planning Board has reservations with this requested modification as this may extend the use to players who are not club members, thereby expanding the use as recreation, not private club; and

Previous Condition #5: In conjunction with the emergency access provisions of the previous approval, the Code Enforcement Officer has recommended that an address and/or identification sign be placed at the emergency access entrance in order to make emergency responders more aware of how to access the soccer fields in the event of an emergency – the Planning Board concurs with this recommendation; and

Previous Condition #6: Required all parking to be on the CRC site per the site plan – the applicant has requested modifying this condition to state, “all parking to be on the CRC site, except that up to two gravel parking spaces for the disabled shall be allowed on the soccer field site, as shown on the revised site plan” – the Planning Board concurs with this requested modification and in addition, recommends in conjunction with the sign recommended in #5 above that such sign also include a reference to “handicap parking only” to make visitors aware of the limited handicap parking available on the site; and

Previous Condition #11: Required that the Special Use Permit shall expire in 3 years, subject to renewal – the Planning Board recommends that the Town Board consider modifying this requirement so that the extension/re-issuance of the Special Use Permit would expire in 5 years, subject to renewal.

Dated: April 15, 2013

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Motion by: Larry Sharpsteen
Seconded by: Gerald Caward
VOTE AS FOLLOWS:

Thomas Ellis - No
Lin Davidson - Absent
Gerald Caward - Yes
Al Fiorille - Yes
David Hatfield - Yes
Richard Prybyl - Yes
Larry Sharpsteen - Yes
Raymond Farkas, Alternate - No

Final discussion was the Subdivision, Site Plan & SEQR Review of the Lansing Community Library, 27 Auburn Rd., Tax Parcel No. 37.1-2-8, B1 Commercial Mixed Use Zone.

Nobody from the library was available there was discussion.

Larry Sharpsteen stated that this is being brought up, as the library is a tax burden on the Town and they really need to own the property to get aid.

Al Fiorille asked "If the sewer doesn't come in, what happens?"

Tom Ellis asked "on .4 acres where are they going to put a new septic?"

Larry stated that the Town of Lansing would be responsible.

Lynn Day stated that the library is tied with the Community Center.

Tom stated that the Town law needs to be revised, as there is no room for septic.

Jon asked what page on they on? And Tom stated C4.

Tom went on to state that if they need to repair the existing septic, they can't do it.

Larry said #4 is ambiguous.

Tom stated "Not how I read it. If they need to substantially repair it, they lose the easement. This needs to be revised or clarified."

Jon stated that the board can recommend to waive the public hearing for the SEQR & Site Plan.

Larry stated "SEQR has sewer issues."

Tom states that this issue should be revisited at the next meeting. That C4 needs to be rewritten.

Rick recommended clarification of C and stated "if they don't subdivide and something happens..." Tom added "The Town will have to fix it."

Tom stated that this will be tabled until the next meeting.

Rick stated that someone from the library needs to be present.

Consensus of the board was to push this to the next meeting on May 13, 2013.

Lynn Day read the items already on the agenda for the May 13th meeting.

- Site Plan Modification for Lansing Market (Storage Shed & Fence)
- Ivar Johnson 6 acre ultimate plan. Phase 1 - 6 units.

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- Cayuga Farms Town Homes

Jon asked for the materials to review these.

Rick Prybyl moved to adjourn the meeting at 8:45pm

Al Fiorille seconded. Motion unanimous and meeting was adjourned.