

APPROVED

# Town of Lansing

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Wednesday, June 24, 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
- \* Ray Farkas (Alternate Member)

## Other Staff

Lynn Day, Zoning, Code, Fire Enforcement Officer

## Public Present

Floyd Davis  
Deb Trumbull  
Oya Rieger  
Tim Buhl, P.E.

## Other Business

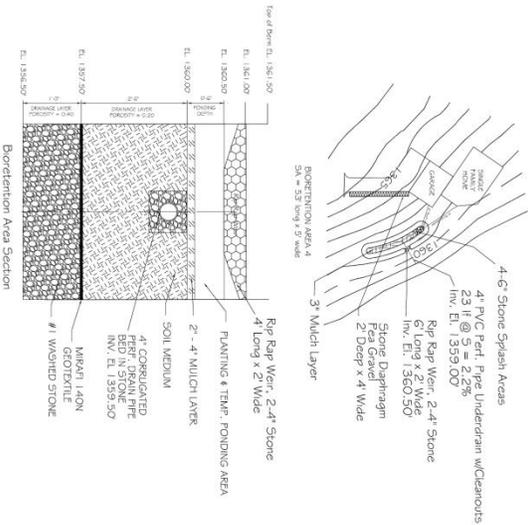
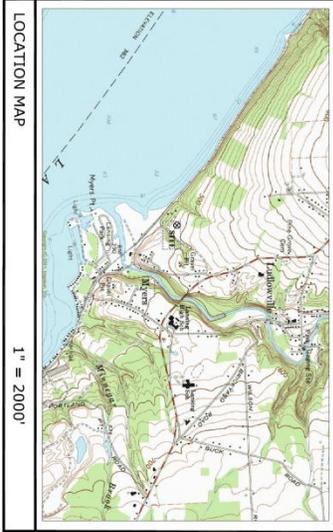
Tom Ellis, Chairperson called the Planning Board Meeting to order at 7:15 PM.  
No public comments/concerns voiced.

Chairman Ellis enacted the Alternate Member to vote due to two Members being absent.

**Sketch Plan Review: Informal Presentation Regarding Proposed Lake Forest Circle Subdivision to Include 17 +/- Lots on Approximately 43 Acres, Located off of Lake Forest Drive, Tax Parcel No's. 32.-1-37.428 and 32.-1-37.440, L1 Lakeshore Zone, H. Floyd Davis, Owner/Applicant;**

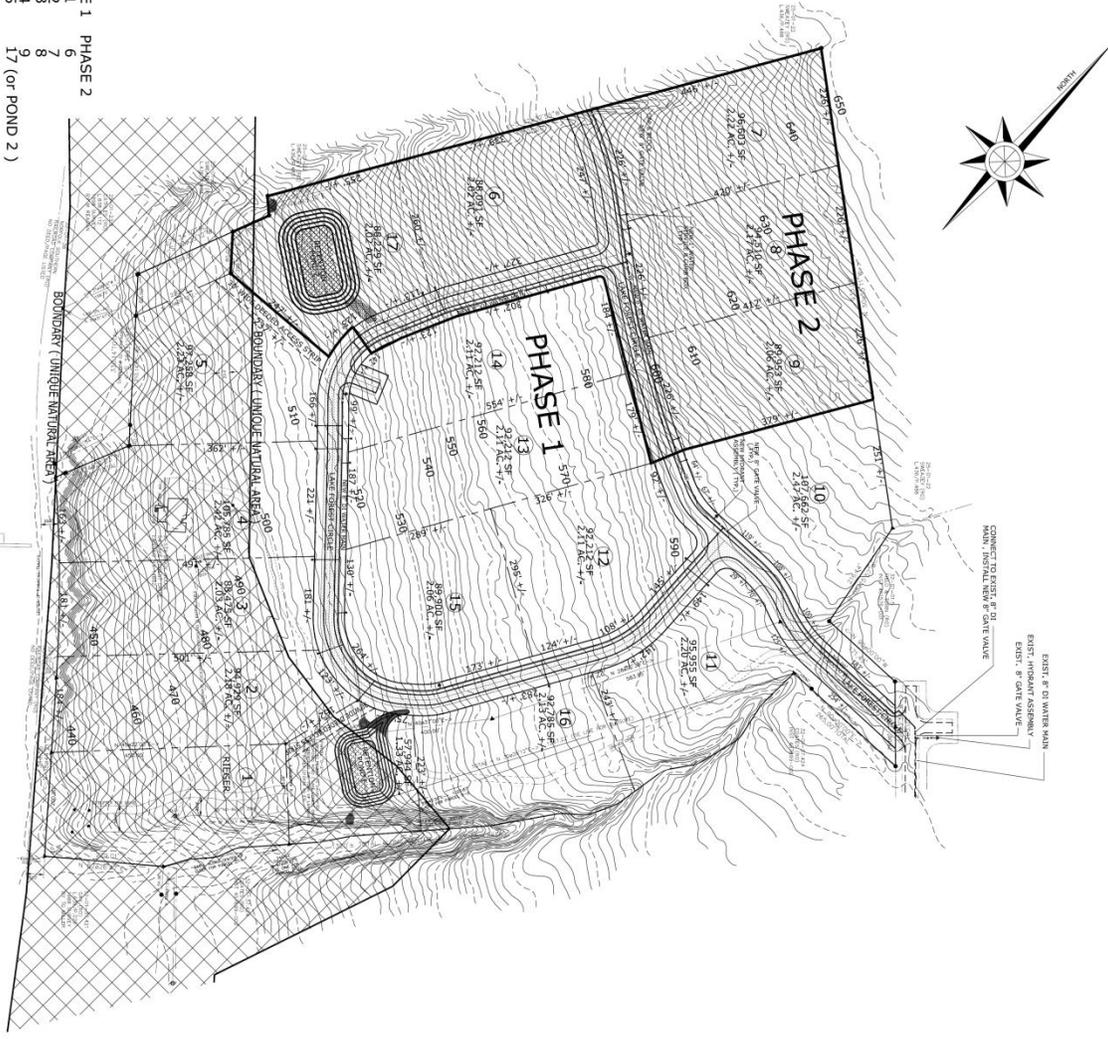
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Mr. Floyd Davis appeared before the Board with a proposed plan for a Major 17 Lot Subdivision. The following is a proposed Sketch Plan and the Members were shown a slide show of the proposal.



TYPICAL LOT W/BIORETENTION

- PHASE 1
- 1 11
- 2 12
- 3 13
- 4 14
- 5 15
- 10 16
- PHASE 2
- 6 7
- 8 9
- 17 (or POND 2)



<p>ST-1</p>	<p><b>TIMOTHY C. BUHL, P.E.</b></p> <p>LAND SURVEYOR</p> <p>54 LAKE FOREST DRIVE, SUITE 100 LANSING, MI 48106</p> <p>PHONE: 313-561-1111</p> <p>FAX: 313-561-1111</p>	<p><b>PROPOSED SUBDIVISION</b></p> <p>H. FLOYD DAVIS LAKE FOREST SUBDIVISION 54 LAKE FOREST DRIVE LANSING ( T ) TOMPKINS CO.</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>BY</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	BY	Description												
	No.	Date	BY	Description															
<p>EXIST. 4" DI WATER MAIN EXIST. HYDRANT ASSEMBLY EXIST. 8" DI WATER MAIN CONNECT TO EXIST. 8" DI POW. INSTALL NEW 8" DI WATER MAIN</p>																			

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Here are a few additional comments relevant to the project:

1. We hope to be able to build the entire project at once. However, a two-phase plan might be necessary. The decision between one vs. two phase construction will in part depend upon the final projected costs. The most notable uncertainty in this regard is whether one or two stormwater retention ponds need to be built. Ideally, only the pond would be required, at the southerly location, adjacent to the Rieger property. Upcoming stormwater calculations should clarify this issue.
2. In order to comply with the new New York State stormwater requirements, and to keep the size and complexity of the stormwater facilities in check, we are proposing the use of on-site “rain gardens” on each lot. A deed restriction would be imposed, running with the land in perpetuity, requiring each homeowner to build and maintain such facilities on each lot.
3. The existing Lake Forest Subdivision Covenants and Restrictions of 2007 will apply to all of the lots. These were reviewed by Guy Krogh as part of the Lake Forest Drive approvals process in 2007. Among these restrictions, the minimum size of houses would be 2500 square feet and minimum lot size is 2.0 acres.
4. This property is presently in the Bolton Water District. A new water main would be installed to provide water to each lot. Private septic systems would be constructed and maintained by each homeowner.
5. With the exception of the area lying immediately adjacent to the existing Lake Forest Drive, construction of the proposed Lake Forest Circle will not affect access to the existing three lots via the existing private gravel driveway. A large portion of the existing gravel driveway will be removed upon completion of the proposed Town road.
6. As indicated on the sketch, Tax parcel 32.-1-37.428 includes a Unique Natural Area (UNA). The proposed new Town Road will lie *entirely outside* of the UNA.

Tim Buhl states they have provided for a future extension to the northwest. Floyd Davis indicated that there are some neighbors concerned with the future extension linking into Fiddlers Green as it will create a high speed road.

Larry Sharpsteen indicated the Town must maintain life safety and may do as they see fit.

Al Fiorille states he would like to see a right of way for phase II. Mr. Fiorille further stated that if phase II is never built, and they want to connect to Fiddlers Green thru Sweazey Farm they may be able to.

Tim Buhl states after reviewing David Herrick’s comments with respect to the water pressure in the area, he sees no problem and feels they will be fine.

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Jonathan Kanter states for this area, 150' road frontage is required and there are a couple of lots that do not meet those requirements.

Debra Trumbull a neighbor in the area requested that the Planning Board Members be as meticulous and exercise as much diligence with this proposal as they have in the past.

### **Consider Approval of May 13, 2013 and June 10, 2013 Meeting Minutes** **May 13, 2013**

Thomas Ellis requested after **Public Present** that it be inserted that Ray Farkas, Alternate Member be a voting Member for the evening at the Chairman's request.

Thomas Ellis states on page 5, to insert Robert Bland as he was giving the in house presentation for Cornell. Also, in the 3<sup>rd</sup> paragraph EAF should be inserted before long form.

Gerald Caward motion to revise the approval of May 13<sup>th</sup> Minutes as amended. Al Fiorille seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Aye) Lin Davidson, Member**  
**Vote of Planning Board . . . (Aye) Ray Farkas, Alternate**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Abstained) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**

### **June 10, 2013**

Lin Davidson states under **Lamppost Bed & Breakfast**, the description throughout Resolution PB 13-12 & PB 13-13, should say: a Guest Room and a Suite.

Larry Sharpsteen made a motion to modify the wording of the Resolution PB 13-12 and PB 13-13 to match the presentation. Al Fiorille seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Abstained) Lin Davidson, Member**  
**Vote of Planning Board . . . (Aye) Ray Farkas, Alternate**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**

Larry Sharpsteen made a motion to approve the Minutes as amended. Al Fiorille seconded the motion and it was carried by the following roll call vote:

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**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Aye) Lin Davidson, Member**  
**Vote of Planning Board . . . (Aye) Ray Farkas, Alternate**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Abstained) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**

**Continue Discussion Regarding Possible Code Revisions - e.g., Jon Kanter's revised outline: "Add or Clarify Uses on Schedule 1" (Revised 02-26-13); sample definitions (e.g., landscaping business, storage trailers); think about regulations for fences and walls**

## Changes in red to be considered for Land Use Ordinance

1. Allow in home business in the B1 & B2 districts currently (N) **with Site Plan**
2. Eliminate site plan review for SFR & accessories and possibly 2FR in the B1 & B2 districts. (Should Code Officers responsibility to let people know about potential commercial site next door)
3. Allow roadside stand in all districts except IR with site plan review?(SC) (Currently not allowed in R1,2 & B1 ,2) **In R1 & R2 Site Plan Required, B1 & B2 Permitted without**
4. Clean up Section 503 Schedule I as far as SP,SC and what goes thru site plan **(\* not on all SP, SC).**
5. Eliminate site plan review/ Special permit for mother in law apartments, they have to meet residential code and lot requirements anyway just like a Two family Residence.
6. Permit Mobile Home or Manufactures housing in the R3 district, currently requires (SC). 802.2 Says permitted when it can be shown that mobile home meets NYS Code. (That's a requirement by our department & building code)
7. Update some definitions- used car lot (more than one vehicle for sale), excavating / landscaping business, what's considered a hobby farm, (lakeshore, lake frontage- needs clarification).
8. Storage trailers - treat like prefab shed / containers? People are setting up storage trailers with wheel axles still in place. There all over town.
9. Change junk ordinance to same definition as property maintenance code of NYS- instead of our current ordinance which says a vehicle is considered junk when it meets all 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.
    - \* Property maintenance- Except as otherwise provided for in statue or other regulations, 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 overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed designed and approved for such purpose.

