

FINAL

Town of Lansing

Wednesday, August 26, 2013 7:15 PM

PLANNING BOARD

PLANNING BOARD MEMBERS

(*Denotes present)

- * Tom Ellis, Chairman
- * Lin Davidson, Vice-Chairman
- * Larry Sharpsteen
David Hatfield
- * Richard Prybyl @ 7:55 PM
Al Fiorille
- * Gerald Caward
- * Jonathan Kanter, Planning Consultant
- * Ray Farkas (Alternate Member)

Other Staff

Lynn Day, Zoning, Code, Fire Enforcement Officer
Kathy Miller, Town Board Liaison

Public Present

Douglas Harriger
Jason Ettel
Arnold Dates

Other Business

Thomas Ellis, Chairperson called the Planning Board Meeting to order at 7:16 PM. Mr. Ellis inquired if there were any questions or concerns from the Public that is not related to the Agenda. There were none.

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

Approval/Denial of August 12, 2013 Meeting Minutes

Page 2, under Fences, last paragraph **trade** should read **grade**.

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Larry Sharpsteen motion to accept as amended. Gerald Caward 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 . . . (Absent), Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Planning Board's recommendations/suggestions re: Seasonal Haunted House, between 1100-1200 Ridge Road, Tax Parcel # 16.-1-40.224, Applicant: Jason Ettel

Jason Ettel gave a brief overview of the proposal as follows;

General Event Information

- . Opening date: October 5th to October 31st, ticket sales 6:00pm to 11:00pm opening hours of operation
- . Parking Attendants
- . Lit pathways for waiting line
- . No food or drink sold (no alcohol permitted) filtered mineral water in office tank by ticket sales
- . All trash and recycling is removed daily. 3 sets will be placed
- . No amplified sound
- . 3 Porta-Johns for Patrons. Lit between waiting line, ticket booth, and parking lot. 1 for Volunteers.
- . No loitering policy. All walkways designed to lead to parking lot from house. No feasible area to stand other than designated grass cut out for waiting line (high weeds)
- . At ticket booth there will be a warning sign posted for patrons; making them aware of their own personal health risk such as seizures, pregnancy, claustrophobia and children.
- . Although the event is all ages, parents and patrons should be responsible.
- . Emergency lighting and smoke detectors
- . All electric run off of generators. Separate generators for emergency lighting.
- . All electric cable will be exterior, 14g, coated extension cord wire. No hard wiring, extension cord female to male plugs. No electric lines will cross walkways or be miscellaneously hung! draped.
- . All materials are fire retardant rated (refer to MSD and CPA sheets)
- . Rain proof tenting used with rain area waiting line. Rain area waiting line opposed to the interactive waiting line. Interactive waiting line consisted of haunts with the line.
- . No flame to be used what so ever; such as candles or tiki torches, camp fires etc..

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- . **Emergency exit with in any area out the sides.**
- . **Minimal occupancy in each area**
- . **Low occupancy per tent. 8 groups per section at a time.**
- . **No knobs or protrusions throughout event, soft corners only.**
- . **Handy-cap parking designated at entrance.**
- . **Large capacity parking if needed.**
- . **LCD flood lights for parking**

The Planning Board Members suggested a Sign and orange cones be placed near the site within a certain range 150' to 200' of the entrance. The Board advised Mr. Ettel to contact the NYS DOT with respect to their regulations.

Lynn Day, Zoning Officer will be making a site visit prior to opening. Mr. Day will contact Scott Purcell, Fire Chief to see if he also will ride along.

Thomas Ellis requested that Lynn Day contact Legal Counsel to see if the Town should require that Mr. Ettel's insurance list the Town as being held harmless.

Public Concerns:

Arnie Dates: States he owns property on two sides of the proposal and has several concerns that the proposal is in his "back yard".

1. Traffic in his "back yard"
2. Disruptions to his life
3. Land around the property will have seasonal Hunters

Planning Board Members suggested that parking be rearranged or put up some sort of temporary screening to block the car lights so that they do not shine on Mr. Dates's house.

Jonathan Kanter advised Mr. Dates that the Planning Board is not required to review this Application. They were requested to be included in this discussion and give advisory recommendations.

Richard Prybyl suggested that once the project has closed the Applicant return to the Planning Board with feedback. The Board requested that Mr. Ettel return at the November Planning Board with his feedback.

Other-Eastlake Covenants:

Thomas Ellis read the following letter:

To: Town of Lansing Board: Attention Kathy Miller, Supervisor

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Attention: Lynn Day, Code/fire Enforcement Officer
Town of Lansing Planning Board: Attention Thomas Ellis, Chair
Attention: Jonathan Kanter, Planning Consultant
29 Auburn Rd
Lansing, NY 14882

The Eastlake Homeowners Association (EHA) officially notifies the Town of Lansing that in a meeting of the EHA on October 25, 2011, we elected a three member Design Committee as referred to in the Covenants and Restrictions of the Eastlake Development. The Design Committee consists of Linda Kennett, 149 Eastlake Rd., Amanda Steinhardt, 114 Eastlake Rd. and Susan Murphy, 59 Eastlake Rd. The EHA also goes on record as retaining/maintaining the deed restriction that lot 19 is designated in the Covenants as restricted to use as a recreation center. We note that the lot is now being used for a non conforming purpose. The use as office space neither conforms to the deed restriction, nor Town of Lansing Ri-residential only for the area. We are not currently requesting any action by the Town of Lansing, but our lack of such a request should not be construed as acceptance of such non-conforming use. It should be noted that the immediate neighbors have never been notified of such use. Let me know if you have any questions.

Sincerely,

Ronald A. Bricker, Chairman
H: 607-277-5362, Email: <rab4@cornell.edu>
Eastlake Homeowners Association
3109 N. Triphammer Rd
Lansing, NY 14882-8907
August 8, 2013

Larry Sharpsteen states the original PDA covenants had a sunset on them and they have long expired.

For the record The Town does not enforce covenants instilled by a Homeowner's Association, it is the responsibility of the Association.

Other-Cayuga Way Subdivision Update

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Thomas Ellis & Lynn Day shared information with the Planning Board Members with respect to Stormwater issues regarding the Cayuga Way Subdivision.

Jonathan Kanter, Up-Coming Agenda Items

A single Lot Subdivision on Asbury Road.

H. Floyd Davis Major Subdivision Sketch Plan Classification.

The Town Board will be setting up a new Committee for the RFP that went out for the proposed Town Center. The Town Board is interested in having a representative from Planning Board on the Committee. Gerald Caward indicated he would be interested.

Other Business-Citizen Review Committee

Larry Sharpsteen has great concerns with this new Citizens Review Committee. Mr. Sharpsteen states the Planning Board has spent the last 9 years reviewing the Land Use Ordinance. He wants to know exactly what their input is going to be and how much weight this is going to carry with the Town Board. Mr. Sharpsteen further states those who previously worked on it have a certain amount of experience and training and know what they are doing. Comments and suggestions he feels are ok, but as far as any kind of tacit approval is not the proper use of the Citizen Committee.

Kathy Miller, Town Supervisor indicated the Committee could provide their comments/concerns back to the Planning Board prior to turning over to the Town Board.

Lin Davidson made a motion to adjourn the Meeting at 9:00 PM. Larry Sharpsteen 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) Richard Prybyl, Member
Vote of Planning Board . . . (Aye), Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member

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