

APPROVED

Town of Lansing

Monday, March 10, 2014 7:15 PM

PLANNING BOARD

PLANNING BOARD MEMBERS

(*Denotes present)

- * Tom Ellis, Chairman
 - * Lin Davidson, Vice-Chairman
 - * Larry Sharpsteen
 - * Richard Prybyl
 - * Al Fiorille
 - * Gerald Caward
- Jonathan Kanter, Planning Consultant
Ray Farkas
Deborah Trumbull (Alternate)
Lorraine Moynihan Schmitt, Esq.

Other Staff

Lynn Day, Zoning, Code, Fire Enforcement Officer
Kathy Miller, Town Supervisor, TB Liaison
Ed LaVigne, TB Member
Charlie Purcell, Deputy Highway Superintendent
David Herrick, P.E.

Public Present

Boris Simkin
Susan Murphy

Other Business

Tom Ellis, Chairperson called the Planning Board Meeting to order at 7:16 PM.

Public Comments/Concerns other than Agenda Items

No questions or concerns.

Approval/Denial of Minutes for February 24, 2014

Page 3, paragraph 3 the word oppose should read: opposed

Page 8, under Lorraine Moynihan- Ms. Moynihan sent in an email for PB Members to discuss and approve/deny clarification and correct verbiage for insertion into the Minutes.

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Lin Davidson made a motion to approve as amended. 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) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Nay) Thomas Ellis, Member

Informal Developer's Conference, Applicant: Westview Partners, LLC,
Agent: Boris Simkin, Sun Path Road, Tax Parcel # P.O 42.-1-2.25

Mr. Simkin appeared before the Board with the following proposals;

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Narrative

Sun Path Road Development

Westview Partners, LLC owns approximately 12 Acres along Sun Path Road. Last year the company had invested substantial funds to normalize 40 years old situation with below any standards municipal water supply along Sun Path building over 1500 LF of 8" duct tile water line with 3 hydrants.

We would like to apply initially for a minor subdivision to get 3 building lots along Sun Path. One lot on north side of Sun Path and two lots on south side of Sun Path (see Sketch 1). This would allow us to recoup funds invested in water line construction.

If this minor subdivision will be approved we are planning in 1-2 years to apply for major subdivision to subdivide the remaining land. We are considering two scenarios. One is to develop only remaining land and to get a few additional lots (see Sketch 2). Another scenario is to develop the remaining land with land owned by Leo Mahool which is located south of Sun Path (see Sketch 3). This parcel has approximately 10 Acres. To develop it we will need to build a road from Sun Path which is shown on Sketch 3).

Leo Mahool is in favor of such cooperation. Unfortunately he is out of Town and can't attend the meeting. We got an email from him (attached) where he confirms his interest to develop both properties together.

We would like to have informal discussion with the Planning Board to get the Board's early comments/thoughts on the feasibility of these development options.

Thank you,

Boris Simkin

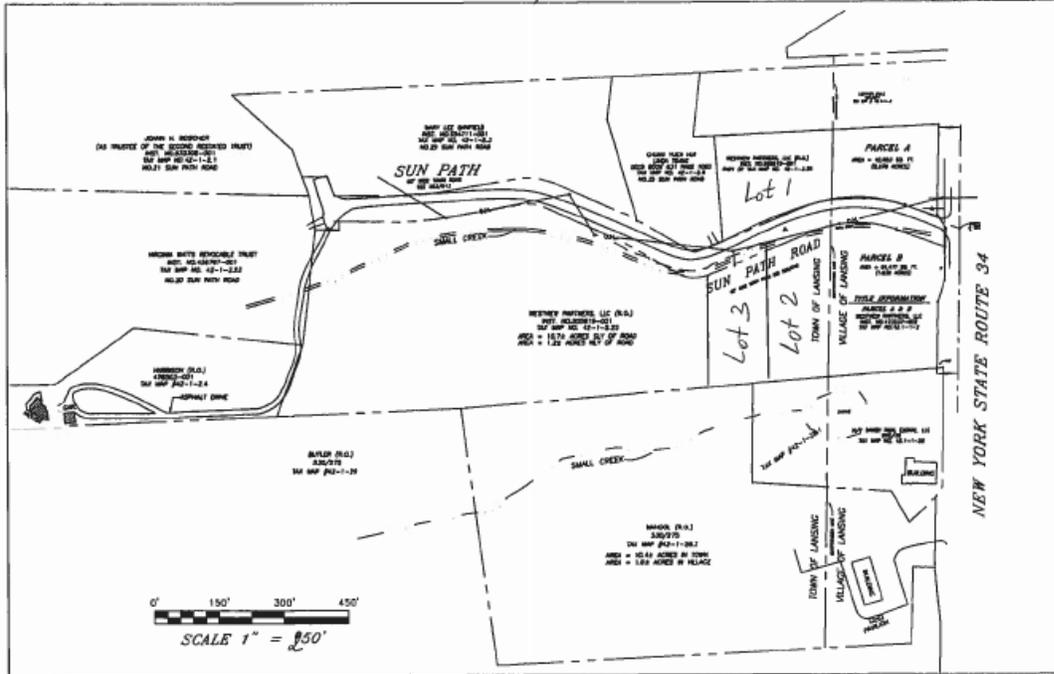
Member

Westview Partners, LLC

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Proposed Initial Development
Sun Path Road
Town of Lansing

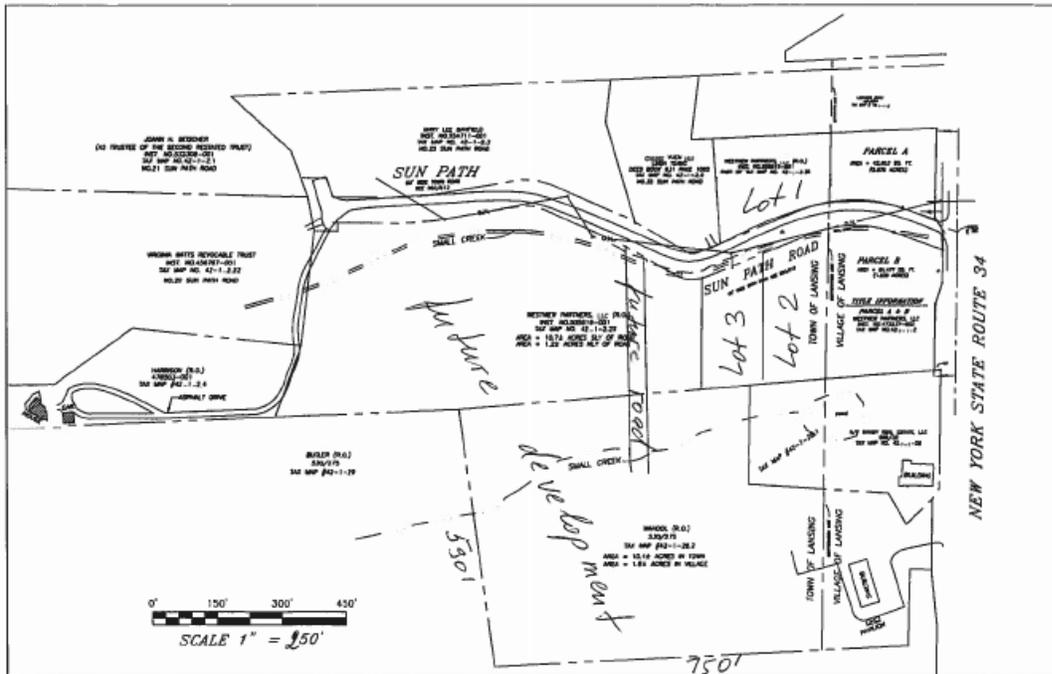


Sketch 1

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Possible Future Development by combining Lands of Westview Partners, LLC and Leo McHugh Sun Path Road, Town of Lansing



Sketch 3

Classification of the Project:

Al Fiorille inquired as to how the Planning Board would classify this.

Water Main and District:

A brief discussion took place with regards to the Water Main and District formation. Mr. Herrick advised the Board as far as he knows everything is all set with the Town and the Developer should be cleared to move forward.

Stormwater Management:

Mr. Simkin felt it would be in his best interest to have a full Stormwater Plan prepared in the beginning as he plans for future development. He suggested that each lot have their own stormwater management such as Rain Gardens. Mr. Simkin would like his Stormwater plan to consist of the 3 proposed lots and his proposed 5 more lots consisting of 12 acres.

David Herrick gave an explanation as to how to incorporate the Stormwater for the future lots with the proposed lots.

Larry Sharpsteen advised Mr. Simkin that the Town has had issues with rain gardens. The Town would most likely require an easement.

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Thomas Ellis inquired from the Town's Engineer as to how the Town would handle this since the project would be phased. Does he need a Plot Plan showing the proposed lots?

David Herrick indicated a Preliminary Sketch Plan that identifies the proposed sites showing the Stormwater practices should be sufficient for the DEC and Planning Board.

A brief discussion took place with Mr. Simkin as to why he did not to move forward with a Major Subdivision at this time.

Mr. Simkin had concerns as to how this Subdivision would be taxed. Mr. Fiorille explained if the Planning Board approved a certain number of lots per phase and it showed on the Map as phasing, then he would only be taxed on the number per phase approved.

Mr. Ellis explained to Mr. Simkin that he can move forward with this as a Minor Subdivision, and do permanent practices on the proposed 3 three lot, provide a narrative as to how the permanent practices will move on to the future lots (12 acres). If the Stormwater Laws change prior to the future build out, Mr. Simkin will have to follow the Stormwater Laws that are in effect at the time of construction.

Richard Prybyl thought the Town, Planning Board and DOT should have a more comprehensive Traffic Plan put in place for this area due to the future prospect of more housing.

Members discussed an easement for a paper road for the long term planning that would connect to the Mahool property.

David Herrick, P.E. for the Town will recommend to Jack French that the Minor Subdivision include the right scale and location of the permanent practices for the anticipated extent of disturbance.

Other Business: Land Use Ordinance vs. Subdivision Changes

Thomas Ellis states he received a call from a Town Board Member stating the Town Board is going to start looking at the Land Use Ordinance and the Subdivision Rules and requested to know what the Planning Board would like to see them work on first.

Larry Sharpsteen stated Lynn Day has been working diligently on the Land Use Ordinance and is currently walking the Town Board through it. Mr. Sharpsteen states it would only make sense for him to continue with the Land Use Ordinance and then move on to the Subdivision Rules and Regulations.

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Lynn Day, Building Inspector states the Ordinance is more important at this time then the Subdivisions.

Kathy Miller-Update AES

Ms. Miller states she met with Jerry Goodnough from Cayuga Operating Group with regards to the Gas situation. NYEG informed Mr. Goodnough that NYSEG was not going through with the upgrade for gas because the Town said they wanted it to stop. That is not true. Ms. Miller believes Cayuga Operating Group and NYSEG are in a battle. Mr. Miller has contacted Kevin O'Shea and Mike Nozzolio with her request to move forward.

Meeting Time Change

At the last Planning Board Meeting it was discussed that the Board would change the start time of the Meeting to 6:30 PM. All Members agreed to this.

Richard Prybyl made a motion to adjourn the Meeting at 8:40 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) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Nay) Thomas Ellis, Member