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Town of Lansing

Monday, March 24, 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

Charlie Purcell, Deputy Highway Superintendent

David Herrick, P.E.

Public Present

Kathy Yen	Matt Montague
Elisabeth Hegarty	Tim Buhl
Robert Bukowski	Amy Bukowski
Danny Pace	Suzanne Hinderliter
Emily Franco	Ron Woodard
Nancy Woodard	Robb Jetty
Hannes Maddens	Diane Dawson
Karen Koeger	Barbara Lockwood
Roger Dedrick	Ronald Ostman

Other Business

Tom Ellis, Chairperson called the Planning Board Meeting to order at 6:31 PM.

Chairman Ellis enacted Deborah Trumbull the Alternate Member to vote due to a Member being absent.

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Public Comments/Concerns other than Agenda Items

No questions or concerns.

Lansing Library Minor Subdivision Approval, Applicant: The Town of Lansing, 29 Auburn Road, Tax Parcel P/O 37.1-2-8

Representatives from the Lansing Community Library appeared before the Board for any further questions or concerns the Board or Public may have.

Larry Sharpsteen indicated he had no concerns with waiving the Public Hearing on the SEQR as the Board went over it very carefully. Mr. Sharpsteen's only concern is the Public Hearing on the actual transfer should not be waived. This land is held by the Town and the Library is a Community organ, therefore the Public should be entitled to a Public Hearing.

Kathy Miller inquired from Legal Counsel if there was a Public Hearing at the Town Board level. Ms. Moynihan Schmitt indicated yes. A Public Hearing at the Town Board level was held in 2012. The Town Board Minutes provided to the Planning Board Member ahead of time have the Public Hearing and discussion in them. In addition, the Planning Board had substantial discussion with respect to easements and cross easements at their Meeting of April 15, 2013.

Jonathan Kanter explained that even though the Town Board created a Local Law to convey the property to the Library, it is the Planning Board's responsibility for Subdivision and Site Plan Review specifically looking at setbacks and lot size per the Town of Lansing Land Use Ordinance.

Lin Davidson made a motion to waive the Public Hearing on the SEQR. 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, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Debra Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

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The Planning Board Members requested to set a Public Hearing on the Subdivision and Site Plan Review for the Lansing Community Library to be held on Monday, April 14, 2014 at 6:45 PM.

Lorraine Moynihan Schmitt stated for the record the EAF was submitted prior to October 2013 and is on the old form. This is acceptable due to it being submitted over a year ago.

The Planning Board Members reviewed Part I completed by the Applicant and reviewed Part II of the Full Environmental Assessment Form completed by Jonathan Kanter.

For the record, the Library Building is not listed on the Standard National Registry for historic places.

Larry Sharpsteen offered the following Resolution. Lin Davidson 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, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Debra Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

RESOLUTION PB 14-04

**TOWN OF LANSING PLANNING BOARD
RESOLUTION OF STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
NEGATIVE DECLARATION FOR THE PROPOSED
LANSING COMMUNITY LIBRARY SUBDIVISION AND SITE PLAN APPROVAL**

WHEREAS, an application was made by the Town of Lansing for subdivision and site plan approval to subdivide off a lot consisting of approximately 0.421 acres which includes the existing Lansing Community Library located at 27 Auburn Road. This also requires site plan approval from the Planning Board to authorize building setbacks (as per Section 504, Schedule II in the Town of Lansing Land Use Ordinance). The Town of Lansing owns the overall parcel totaling approximately 6.7 acres, which also includes the Town Hall and Community Center Building, and proposes to convey the land to the Lansing Community Library. The Town-owned parcel is identified as Tax Parcel # 37.1-2-8, and is located in the B-1 Commercial Mixed Use Zone; and

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WHEREAS, the proposed subdivision and site plan are shown on a plat titled, "Survey Map Showing a Portion of Lands of Town of Lansing to be Conveyed to Lansing Community Library, Town of Lansing, Tompkins County, New York," dated 8/16/2012; and

WHEREAS, the proposed actions are Unlisted Actions 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 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;

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, 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: March 24, 2014

VOTE AS FOLLOWS:

Gerald Caward, Jr. - Aye
Lin Davidson -Aye
Ray Farkas, - Aye
Al Fiorille - Aye
Larry Sharpsteen - Aye

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Debra Trumbull - Aye
Thomas Ellis - Aye

Lorraine Moynihan Schmitt clarified for Mr. Montague, representative for the Lansing Community Library that the Planning Board will hold a Public Hearing and reviews the Application on the record at which time Site Plan will be discussed.

Jonathan Kanter further stated for the record that at the Planning Board Meeting held last year there were some questions about the easement language regarding the Septic System. Since that time, the Town now has the deed and or indenture that clearly spells out what the easements will be. Lorraine Moynihan Schmitt, Legal Counsel for the Planning Board has reviewed and approved the language as well.

Larry Sharpsteen stated to the best of his knowledge there is nothing on or in the building that doesn't comply with the requirements for our current Site Plan Review items. Thomas Ellis further stated because it is a Commercial Building in the B1 District, the lot size and setbacks are open to Site Plan Review.

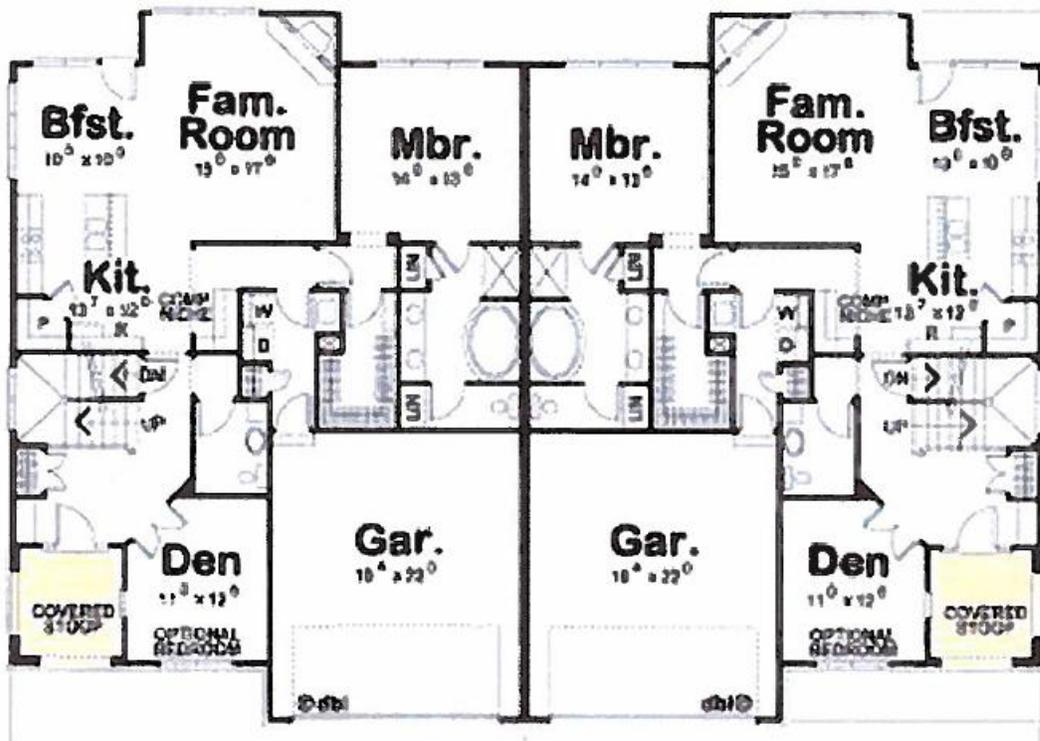
Chairman Ellis advised the Public the next Agenda Item is for an Informal Developer's Conference. This is the initial start of the process and any questions/concerns from the Public should be brief.

Informal Developer's Conference- Cayuga Farms Multi-Family Residential Rental Townhomes, Applicant: WB Asset Management, LLC, North Triphammer Road, Tax Parcel # 37.1-6-3.362

Timothy Buhl, P.E. for WB Asset Management, LLC appeared before the Board with a new proposal for Townhome Rental. Mr. Buhl provided the following material;

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Thomas Ellis has concerns with drainage coming on the property from the above homes. Also, he would like to see the setbacks at least 20', 25' or 30' from the courses.

Mr. Buhl has spoken with the Lansing Trail Committee and they have talked about having the old railroad bed become part of the system.

There will be no exterior or on street parking. There will be a TCAT bus pull off.

Thomas Ellis inquired if a plan to put some sort of berm around the package plants has been taken into consideration in case of leaks? Mr. Buhl states there are provisions made in the detailed design of these plants to cover such an occurrence.

Jonathan Kanter stated he has suggested in his Memo regarding this proposal that a detailed Engineering Report of the Treatment Facility and other things as well.

The Treatment Plant will be privately owned and maintained.

Jonathan Kanter states this could raise some questions in terms of the Town's access and responsibilities if something should go wrong, such as bankruptcy. An easement or language should be put in place.

Public Concerns/Comments

Q: How would this project impact the Bolton Point water supply?

A: Kathy Miller, Town Supervisor gave a brief update on the status of the Town installing a new pump station on Warren Road and a water tank on Bone Plain Road. Once completed, this will increase the water pressure in that area.

Q: Could the Sewer Treatment Plant construction affect the surrounding land owner's wells?

A: There is always that chance of something happening.

Q: Are any units slated to be more affordable?

A: Not at this time

Q: Will there be a Traffic Study?

A: There was one completed in December of 2013 by GTS Consulting of Syracuse, NY.

Q: Will there be a traffic light at the Hillcrest Rd area?

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A: Unknown at this time.

Q: Are there two ways of egress? The person has concerns with two curb cuts for this area.

A: Yes.

Q: Have the Sewage Plants that are proposed for this project been approved anywhere in Tompkins County with any other developments? Also the Board should be finding out the history of the package plants, what their failure rate is, are they well maintained, is there a benefit district within the parcel that people will pay for?

A: Larry Sharpsteen stated the Planning Board has been through this before with other developments. They are completely familiar with the failure rate of different designs of Package Plants. Everything is approved first by the State, DEC and Tompkins County Health Department.

A Resident is concerned with the increase of traffic and speed in the area of the proposal.

A Resident states this has always been a family neighborhood and now you want to put in a transient type community coming in and out of there all the time. If the Developer was going to build this 150' from your house, what would you do?

Lin Davidson stated this is a permitted use for the R2 District according to the Town of Lansing's Land Use Ordinance.

Q: Are there any chance of having a line for turn off into the property?

A: Speak with the County or State.

Jonathan Kanter expressed to the Public that the Planning Board will be coordinating this review with the Tompkins County Planning, Tompkins County DPW and the State Department Of Transportation. At that time the Public can voice their concerns. Traffic lights, pull off lanes, stop signs etc are based on technical standards or traffic warrants based on technical studies. If the County feels it's necessary, they will proceed with them.

Q: How will the increase in students in this Community project affect the School Bus System?

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A: Thomas Ellis, Chairman states the Planning Board will get a weigh in from the School District and at the Site Plan level. Mr. Ellis has requested from Mr. Buhl to provide the Planning Board with a projection of numbers.

Q: If everything works out at the Planning Stage, what is Cayuga Farm's target date to break ground?

A: Tim Buhl, states he hopes to be through the process by the end of summer and ready to break ground in the fall of 2014.

Q: Will the Fire Department review the proposed plans?

A: Yes, and they have been involved on this particular parcel and will continue to be involved.

Approval/Denial of March 10, 2014, 2014 Meeting Minutes.

Thomas Ellis states on page 6, 6th paragraph DOC should read: DOT

Debra Trumbull states on page 6, paragraph 4, phased should read: phase

Larry Sharpsteen made a motion to approve as amended. Debra Trumbull 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, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Debra Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Thank you to Consultant, Jonathan Kanter

On behalf of the entire Planning Board, Al Fiorille thanked Jonathan Kanter for the short time he has been with the Town Planning Board and the outstanding job he has done.

Larry Sharpsteen made a motion to adjourn the Meeting at 7:50 PM. Lin Davidson 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, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member

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Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Debra Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member