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Town of Lansing

Monday, April 28, 2014 6:30 PM

PLANNING BOARD

PLANNING BOARD MEMBERS

(*Denotes present)

- * Tom Ellis, Chairman
- * Lin Davidson, Vice-Chairman
- * Larry Sharpsteen
- * Richard Prybyl
- * Al Fiorille
- * Gerald Caward
- * 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
Ruth Hopkins, Town Board Member
Ed LaVigne, Town Board Member
Robert Cree, Town Board Member
Doug Dake, Town Board Member

Public Present

Susan Miller	Pat Pryor
Connie Wilcox	Marcia Parks
Charles Cram	Tom Butler
Sarah Thomson	Jase Baese
Joel Brock	Dan Konowalow
Marcy Rosenkrantz	Maureen Cowen
Katrina Binkewicz	Sue Ruoff
Stefan Minott	Ted Laux

Other Business

Tom Ellis, Chairperson called the Planning Board Meeting to order at 6:37 PM.

Public Comments/Concerns other than Agenda Items

There were none.

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Public Hearing- SEQR Review for Lakeview Phase III Subdivision,
Applicant: WB Realty Group, LLC, Grandview Dr./Pheasant Way,
Lansing, NY, Tax Parcel No.(s) 40.-3-36.28 through 40.-3-36.39

Larry Sharpsteen made a motion to open the Public Hearing on the SEQR Review at 6:37 PM. Richard Prybyl 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) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Nay) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Public Comments/Concerns

There were no Public comments related to the SEQR Public Hearing.

Richard Prybyl made a motion to close the Public Hearing at 6:50 PM. Deborah 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) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Nay) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

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

Larry Sharpsteen offered the following Resolution. 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) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Nay) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

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RESOLUTION PB 14-06

TOWN OF LANSING PLANNING BOARD RESOLUTION OF STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION FOR THE PROPOSED PHASE III STORMWATER MODIFICATION OF THE LANSING LAKEVIEW SUBDIVISION - A MODIFICATION OF THE PRIOR 2002 AMENDED PHASE II LAKEVIEW SUBDIVISION FINAL PLAT APPROVAL

WHEREAS, an Application has been made by WB Realty Group, LLC for Phase III of the existing Lakeview Subdivision for approval of a Modification to the existing 12 lot Lakeview Phase II Subdivision, Tax Parcel No. (s) 40.-3-36.28; 40.-3-36.29; 40.-3-36.30; 40.-3-36.31; 40.-3-36.32; 40.-3-36.33; 40.-3-36.34; 40.-3-36.35; 40.-3-36.36; 40.-3-36.37; 40.-3-36.38; and 40.-3-36.39. Said subdivision is located at Grandview Drive/Pheasant Way, Town of Lansing, State of New York and is owned by Applicant, WB Realty Group, LLC. The Phase III Application has been submitted to the Town of Lansing Planning Board for approval of proposed modification for the purpose of updating the Subdivision's Stormwater Management Practices and shall include construction of a permanent stormwater detention pond. The project site is located in the R-1 Residential-low Density Zone; and

WHEREAS, Phase II of the Lakeview final subdivision plat was approved by the Planning Board on October 9, 2000, and a subsequent modification to the Phase II subdivision flat plat was approved on July 18, 2002. The pending Phase III Application for modification is for the purpose of updating the Lakeview Subdivision's Stormwater Management Practices to include new stormwater management practices required by the NYSDEC's Stormwater SPDES Program.

WHEREAS, the Planning Board has determined that the proposal is an Unlisted Action under the State Environmental Quality Review Act which requires environmental review; and

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

WHEREAS, the Planning Board has the primary responsibilities 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

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WHEREAS, the Planning Board has received comment, dated May 12, 2014, from Scott D. Doyle, AICP, Senior Planner, Tompkins County Department of Planning stating that there is no need for the Tompkins County Department of Planning to conduct an updated GML Section 239 review given that the only change is modifications to the subdivision site's stormwater plan; 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 Planning Board finds that, in accordance with the Applicant's EAF, and upon review of the town Engineer, David Herrick, T.G. Miller, P.C. the proposed modification shall disturb no more than 1.5 acres, of as a result of construction of the modified stormwater practices, including the creation of the proposed stormwater pond upon Lot 28, and finds that the action shall mitigate and lessen the environmental impacts of the original Modified 2002 Lakeview Phase II Approval;

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: May 12, 2014

VOTE AS FOLLOWS:

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Gerald Caward, Jr. - Aye
Ray Farkas - Aye
Al Fiorille - Aye
Richard Prybyl - Aye
Larry Sharpsteen - Aye
Deborah Trumbull - Aye
Thomas Ellis - Aye

**Public Hearing- Overall Application for Lakeview Phase III Subdivision,
Applicant: WB Realty Group, LLC, Grandview Dr./Pheasant Way,
Lansing, NY, Tax Parcel No.(s) 40.-3-36.28 through 40.-3-36.39**

Richard Prybyl made a motion to open the Public Hearing on the overall Application at 6:52 PM. 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) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Nay) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Larry Sharpsteen clarified for the record that this Subdivision itself has already been previously approved. This is only on the modification of the Stormwater Practices.

Public Comments/Concerns

Joel Brock presented the following concerns/requests;

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1. Stormwater

- Dave Herrick of TG Miller has approved the plan.
- Dave is very good & we have confidence in him.
- We rely on Dave's determination that the plan meets DEC's standards.
- Question: The draft resolution approving the subdivision mentions in #5 that there are 2 20-foot wide drainage easements to be dedicated to the Town, one along the westerly boundary of Lots 36-39 and the other along the northerly boundary of Lots 29-31. We do not see them on the plat—will the trees within those 20-foot swaths have to be cut?

2. Road tree cutting

- Thank Charlie Purcell for meeting with Susan to look at whether the entire 60-foot width must be cut.
- Charlie said he would be at this meeting, so he can speak more to this, but he said cutting only 40 feet (with more cut as needed in some spots) would keep the Grandview extension in character with existing Grandview.
- Ask Planning Board to include a condition that tree cutting on the road parcel will be upon approval of the Highway Superintendent.

3. Tree cutting on house lots

- Town's Subdivision Law requires existing trees greater than 4 inches in diameter, measured at a height of 4 feet above the ground, to be conserved to the fullest extent possible.
- Ask Planning Board to include a condition that trees of this size be identified on a plan. The plan should show which trees will be cut and which will be conserved.
- The plan should be approved by the Planning Board before building permits are issued for construction of any homes.
- Alternatively, if the Town gets a planner soon, the plan could be approved by the planner.
- Ask whether this requirement will apply only to the developer, or if deed restrictions should be imposed on future lot owners for at least the larger trees.

4. Construction staging areas

- Ask them to locate them away from existing homes.

4. Drainage easement walking paths

- (I made copies of the Cayuga Way subdivision map for you to hand out to the Planning Board members showing the drainage easements.)
- We recognize most of our request is on the Cayuga Way subdivision and not the Lakeview subdivision, but could the Town's Pathways Committee start a dialogue with the developer about whether it would be willing to allow public pedestrian access on the Town's drainage easements?

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Larry Sharpsteen had great concerns and questioned if the Board thinks it's appropriate to open up all the drainage ways for trails. Many of these drainage ways are in people's back yards. The ones along the road would be appropriate.

Tim Buhl, P.E. has not meet with the Trail people as of yet. He would be glad to meet with them in the near future.

Maureen Cowan, Chairperson for the Trails Committee states she believes it is worth wild to meet and discuss ideas with the Developer. Their Committee's planning is futuristic.

Larry Sharpsteen also states the drainage ways are designed specifically to hand run off and not foot traffic. If they are doing their job, they will be mucky and not the best place to take a stroll.

Marsha Parks: Ms. Parks urged the Planning Board/Town Board to have Signage erected near the Stormwater Pond to keep trespassers away. Suggested verbiage for the Sign(s) was; No Trespassing or No Gathering, No Dumping, No Access.

Planning Board Members felt that would be a good idea. Charlie Purcell, Deputy Highway Superintendent stated they have not had any other issues with other Stormwater Ponds owned by the Town. Mr. Purcell indicated this was not an unreasonable request and the Highway Department would not have a problem erecting a Sign.

Richard Prybyl inquired if the State had published guidelines for Stormwater Ponds as far as safety precautions. Charlie Purcell states no. Mr. Purcell further stated these types of Ponds are not your typical" backyard pond", 90% of the time they have no water.

Gerald Caward made a motion to close the Public Hearing on the Application at 7:01 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) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Nay) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

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Larry Sharpsteen offered the following Resolution. Deborah 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) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Nay) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

RESOLUTION PB 14-07

RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD

APPROVING WITH CONDITIONS THE LAKEVIEW SUBDIVISION PHASE III

STORMWATER MODIFICATIONS TO THE LAKEVIEW PHASE II 2002 FINAL

AMENDED PLAT

WHEREAS, WB Realty Group, LLC has made Application for Phase III of the previously approved Phase II Lakeview Major Subdivision, seeking consideration and approval of a proposed modification to the existing 12 lot Lakeview Phase II Subdivision, Tax Parcel No. (s) 40.-3-36.28; 40.-3-36.29; 40.-3-36.30; 40.-3-36.31; 40.-3-36.32; 40.-3-36.33; 40.-3-36.34; 40.-3-36.35; 40.-3-36.36; 40.-3-36.37; 40.-3-36.38; and 40.-3-36.39. Said subdivision is located at Grandview Drive/Pheasant Way, Town of Lansing, State of New York and is owned by Applicant, WB Realty Group, LLC. The Phase III Application has been submitted to the Town of Lansing Planning Board for approval of the proposed modification which updates the Subdivision's Stormwater Management Practices and includes proposed construction of a permanent stormwater detention pond. The project site is located in the R-1 Residential-low Density Zone in the town of Lansing; and

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WHEREAS, Phase II of the Lakeview final subdivision plat was approved by the Planning Board on October 9, 2000, and a subsequent modification to the Phase II subdivision flat plat was approved on July 18, 2002. The pending Phase III Application for modification is for the sole purpose of updating the Lakeview Subdivision's Stormwater Management Practices to include new stormwater management practices required by the NYSDEC's Stormwater SPDES Program, and

WHEREAS, on April 28, 2014, the Planning Board determined that the proposed subdivision meets the definition and requirements for an amendment/modification to a previously approved major subdivision and based on that determination, the Planning Board classified the subject proposal as an amendment/modification to a previously approved major subdivision, pursuant to the provisions of Article 5, Section 509 of the Subdivision Regulations of the Town of Lansing, enacted as Town of Lansing Local Law No. 2 of 2008; and

WHEREAS, the Planning Board has determined that the proposal is an Unlisted Action under the State Environmental Quality Review Act which requires environmental review; and

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

WHEREAS, the 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, on April 28, 2014, the Planning Board reviewed and considered the aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and set public hearings on the stormwater modification application and on the State Environmental Quality Review (SEQR) review on this action for May 12, 2014; and

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WHEREAS, on May 12, 2014, the Planning Board conducted said public hearings on the stormwater modification application and on the State Environmental Quality Review (SEQR) review of this action, and members of the public were given a full opportunity to be heard; and

WHEREAS, the Planning Board has received comment, dated May 12, 2014, from Scott D. Doyle, AICP, Senior Planner, Tompkins County Department of Planning stating that there is no need for the Tompkins County Department of Planning to conduct an updated GML Section 239 review given that the only change is modifications to the subdivision site's stormwater plan; and **WHEREAS**, on May 12, 2014, the Planning Board, acting on an uncoordinated environmental review of the proposed action, reviewed and accepted as adequate the Short Environmental Assessment Form ("EAF") Part I, submitted by the Applicant, the comments (if any) of the Town Engineer, and other application materials, and the Planning Board completed Part II of the EAF; and

WHEREAS, the Planning Board finds that, in accordance with the Applicant's EAF, and upon review of the findings by town Engineer, David Herrick, T.G. Miller, P.C. that the proposed stormwater modification action shall disturb no more than 1.5 acres, as a result of construction of the modified stormwater practices, including the creation of the proposed stormwater pond upon Lot 28, and finds that the action shall mitigate and lessen the environmental impacts of the original Modified 2002 Lakeview Phase II Approval, and

WHEREAS, by Resolution adopted on May 12, 2014, the Planning Board has determined that, pursuant to the provisions of the State Environmental Quality Review Act, the proposed subdivision 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

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WHEREAS, at the April 28, 2014 and May 12, 2014 Planning Board Meetings, the Town of Lansing Planning Board has considered and carefully reviewed the requirements of the Town's Laws relative to modification of stormwater subdivision controls 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 Subdivision and the need for appropriate permanent subdivision management practices in compliance with updated NYSDEC SPEDES requirements, and the Planning Board has also considered the Town's Comprehensive Plan and compliance therewith; and

WHEREAS, upon due consideration and deliberation by the Planning Board, now therefore be it

RESOLVED: that the Town of Lansing Planning Board hereby grants Approval of the

Lakeview Phase III Subdivision Stormwater modifications **subject to the following conditions:**

1. Individual lot rain garden and bio-retention practices will be constructed by W.B. Realty Group, LLC (Owner/Developer) on each residential lot, as the house is constructed;
2. Long term operation and maintenance of the individual lot practices will be transferred from the Developer to the home owner using a maintenance agreement referenced in each lot deed and said maintained obligation will run with the land in each homeowner lot deed:
 - a. Deed covenants and restrictions, in a form acceptable to Town of Lansing Town Attorney and Town Board, shall be set forth within all deeds of title of the future lots to be conveyed, to include a deed covenant that shall require owner operation and maintenance of the post-construction stormwater management practices that are privately owned, including but not limited to individual lot rain gardens, in accordance with the SWPPP operation and maintenance plan and any modifications thereto. Said restrictions shall also be noted upon the Final Plat together with all permanent stormwater practices required in the SWPPP;

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- b. Right-of-way(s) and/or easement(s), in a form acceptable to Town of Lansing Town Attorney and Town Board, for the purpose of Town access and maintenance and/or repair of privately owned post-construction stormwater practices, at owner expense, should the owner/deed holder fail to abide by the owner's deed covenant obligation to maintain/repair privately owned post- construction stormwater practices including, but not limited to individual rain gardens. Said right-of-way(s) and/or easement(s) shall be noted upon the Final Modified Plat. The Applicant shall also provide Right-of-way(s) and/or easement(s) in a form acceptable to Town of Lansing Town Attorney and Town Board, for access for Town maintenance/inspections of all other permanent stormwater post-construction practices pursuant to the SWPPP and future Town of Lansing Drainage District(s) and any modifications or extensions thereto. Said right-of-way(s) and/or easement(s) shall also be noted upon the Final Preliminary Plat/Final Plat;
3. The modified final plat shall recite the above deed restrictions. A copy of the maintenance agreement is to be filed with both The Town Planning Board and the Town Clerk;
4. The permanent detention pond practice to be constructed on Lot 28 is proposed to be dedicated to the Town of Lansing. The formation and establishment of a drainage benefit district will be necessary to support the dedication. The Applicant shall obtaining any necessary approval from the Lansing Town Board for the creation of said drainage benefit districts;
5. There are two proposed permanent drainage easements to be dedicated to the Town, or drainage district. The first is located along the westerly boundary of Lots 36-39. The second is located along the northerly boundary of Lots 29-31. Both are 20 feet wide. The final subdivision plat must clearly include these easements. Such limitations shall be added as notes on a revised final subdivision plat, prior to signing of the plat by the Planning Board Chair, and such limitations shall also be described in deed restrictions to be filed with the deed for each respective lot, the language for such restrictions to be submitted to the Attorney for the Town for review and approval, prior to signing of the plat by the Planning Board Chair. Upon signing of the revised plat by the Planning Board Chair, said plat and deed restrictions shall be filed in the Office of the Tompkins County Clerk with the restrictions for each lot to be filed as attachments to each deed, and evidence of filing of such deed restrictions shall be

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provided to the Town of Lansing Planning and Code Office, prior to issuance of any building permits for each respective lot; and

6. Submission of five revised final modified final subdivision plat maps, prepared by a licensed land surveyor or licensed engineer, and signed and sealed by the surveyor or engineer who prepared the revised plat, showing the exact stormwater modifications, including all dimensions to the nearest one-hundredth of a foot, and all bearings of each lot line, and all property pins to be set, and showing the notes required in Condition #1-5 above, such revised plats to be submitted to the Town of Lansing Planning and Code Office for signing by the Planning Board Chair, followed by filing of the signed final plat in the Tompkins County Clerk's Office, and provision of proof of such filing to the Town of Lansing Planning and Code Office;
7. Pursuant to the provisions of Article 7, Section 706 of the Subdivision Regulations of the Town of Lansing, enacted as Town of Lansing Local Law No. 2 of 2008, the Applicant shall, to the fullest extent possible, conserve and preserve trees that are greater than four inches in diameter, measured at a height of four feet above the ground, and, to the fullest extent possible, also mark all trees that are greater than four inches in diameter, measured at a height of four feet above the ground, and further, the Applicant shall coordinate with the Town of Lansing Highway Department to site stormwater management practices, including siting of drainage ditches and construction of Grandview Drive, in a manner most reasonably designed to preserve all trees greater than four inches in diameter, measured at a height of four feet above the ground;
8. For purposes of ensuring safety to Lansing residents, the Planning Board requests and encourages the Town of Lansing Town Board to provide for clearly marked "No

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Trespassing” Signage in the Stormwater Detention Pond Areas, upon the Dedication of the permanent practice stormwater management facilities and Drainage Easement to the Town; and

9. (a) The Planning Board encourages the Applicant/Developer to meet with Neighboring Residents of the site and Town Highway Department for discussion and consensus respecting location for the staging area of the Applicant/Developer’s equipment and for discussion and consensus respecting potential placement of pathways/trails upon the edges of the drainage easements within the site;

(b) The Planning Board encourages the Developer to meet with the Town of Lansing Highway Department and the Neighboring Residents of the site for discussion regarding the reduction on the Grandview Drive Extension roadway from a 60’ actual roadway width to a 40’ width in keeping with the existing Grandview Drive, although highway dedication to the Town shall be for the entire 60’ Roadways width per existing plat.

May 12, 2014

VOTE AS FOLLOWS:

Gerald Caward, Jr. - Aye
Ray Farkas - Aye
Al Fiorille - Aye
Richard Prybyl - Aye
Larry Sharpsteen - Aye
Deborah Trumbull - Aye
Thomas Ellis - Aye

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Approval/Denial of April 28, 2014 Minutes

Thomas Ellis states page 2, 5th paragraph – midigate to mitigate.

Thomas Ellis states page 3, 5th paragraph – midigate to mitigate

Richard Prybyl 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) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Nay) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Estimate for Traffic Study

A brief discussion occurred with respect to moving forward with the Traffic Study proposal. Lynn Day, Zoning Officer stated in his opinion that the Novalane property is only proposing 7 new homes which he does not feel would require a Traffic Study at Mr. Young's expense. Mr. Day further stated if the Town is requesting a study it should include other proposed Subdivision for an overall Study of the Waterwagon-Rte 34 area.

Mr. Ellis wants the Town Board to realize the Planning Board is getting slack from the Public and what do they intend to do.

Mr. Prybyl feels the Town should be more explicit, specifically what the Town wants in their Blueprint to turn over to the State.

Larry Sharpsteen feels the Developers should be responsible for their share of the cost to the Town.

Richard Prybyl requested that the Town Board include the Planning Board in any of their Planning of this Traffic Study.

Ruth Hopkins, Town Board Members mentioned there are Grants available for street Planning of this nature.

The Planning Board is requesting feedback from the Town Board prior to the next Planning Board Meeting.

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Letter to TB Members re: Planner Position

Thomas Ellis, Chairman inquired from all the Town Board Members if they had received an email with an attached letter from the Planning Board with regards to the position available. All Town Board Members stated they had.

Proposed Zoning Maps Changes

Lynn Day, Zoning Officer presented both Boards with copies of the 3 proposed changes to the Zoning Map. Mr. Day gave full explanation of the proposed changes. It was suggested that both Boards review and comments.

Comments made by the Public were:

1. Why is the Zoning Map being changed before the Comprehensive Plan is completed?
2. This is sprawl zoning.
3. You are showing favoritism to a certain individual
4. You are being vindictive to a particular person

Further Discussion - Subdivision Rules & Regulations

Lynn Day & Larry Sharpsteen would like to discuss possible changes to the Subdivision Rules & Regulations at a future Meeting.

Ray Farkas made a motion to adjourn the Meeting at 8:39 PM. Richard Prybyl 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) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Nay) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member