

APPROVED

Town of Lansing

Monday, June 09, 2014 6:30 PM

JT/ PLANNING BOARD-TOWN 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
Charlie Purcell, Deputy Highway Superintendent
Ruth Hopkins, Town Board Member
Ed LaVigne, Town Board Member
Robert Cree, Town Board Member
David Herrick, P.E. Town Engineer

Public Present

Connie Wilcox Jeff Goodmark
Maureen Cowen Bill Charsson, Lansing Ledger
Dan Veaner, Lansing Star Editor
R & D Loring
John Young

Other Business

Tom Ellis, Chairperson called the Planning Board Meeting to order at 6:32 PM.

Public Comments/Concerns other than Agenda Items

There were none.

Planning Board Member Concerns/Comments

Lin Davidson questioned if there is a new Ag. Data Statement Form that list the property owners receiving the Ag. Exempt. Ms. Moynihan Schmitt will look into this.

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Sketch Plan Review and Classification of Six (6) Lot Subdivision, Stormy View Drive, Applicant: John & Heather Stevens, Tax Parcel(s) 41.-1-15.49, 41.-1-29.1, 41.-1-29.3, 41.-1-29.4

Mr. James Stephenson, Agent for the Steven's Subdivision appeared before the Board for a Sketch Plan Review. The following was presented to the Board;

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PROJECT NARRATIVE

The Stevens Subdivision is a 6 lot single family residential subdivision located off of Stormy View Drive in the Town of Lansing, Tompkins County. The existing property containing the 6 lots, is a compilation of 4 individual parcels of land totaling approximately 7.05+/- acres. The site of the proposed subdivision currently has one single family home (Lot 6) with the remaining property area being undeveloped. The properties are zoned R1-Residential Low Density.

At this time, Mr. Stevens (Owner) is submitting documents for Sketch Plan approval. The 6 lots associated with this Project will be developed as follows:

- 1 existing single family residence to remain.
- 5 single family residential lots.
- 630 LF of a new 20 FT wide access road with a "T" turnaround at the end of the road to be dedicated to the town of Lansing.
- Creation of a 30 foot wide utility easement to extend potable water, natural gas and electric services from their existing location at the northwestern corner of the property adjacent to Triphammer Road to the new subdivision dwellings.
- Sanitary sewer service will be provided by private septic systems.
- Stormwater management area as shown on the plan will comply with current stormwater management regulations. An Infiltration/detention pond will be planned in order to eliminate standing water.

The subject parcels are bounded to the south by residential lots which have frontage along Stormy View Road, bounded to the west by Triphammer Road, bounded to the east by residential lots and bounded to the west by residential lots and vacant land.

The proposed roadway pavement will be 20 feet wide with 6 foot shoulders. The asphalt surface for both the road and shoulders will be the bituminous double surface treatment over a 6 inch base, 12 inch subbase and geotextile fabric. Drainage along the edge of the road will be from swales.

Driveways connecting to the new road will require culverts to be installed in the swales along the new road. These new culverts will be approved and installed based on the following information:

1. The department will go out to new lots and size the culvert to be used (minimum size is 15 inch)
2. Pipe to be used is galvanized steel or smooth interior corrugated polyethylene.
3. Culvert pipes must have end sections on both ends.
4. Culvert pipes are to be provided and installed by homeowner or by contractor doing building.

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5. All driveways to be built to prevent water from running out into highway.
6. The Highway Department will give a written permit to homeowner or contractor with a copy kept on file and a copy given to the Zoning Officer (Zoning Officer must have copy of permit before giving building permit).

The existing site conditions vary from open lawn/field to wooded areas. The property appears to be nearly 75 percent wooded with a heavy shrub understory. The site topography appears to be approximately 5 to 15 percent grade which will be verified by a topographic survey of the entire subdivision.

Percolation test will be conducted onsite and witnessed by the Tompkins Health Department to verify septic system sand filter design for each new residence. A 100 percent septic system replacement area is required to be available for approval.

The site has available, potable water from an existing municipal supply located at the northwest corner of the property. The Southern Cayuga Lake Intermunicipal Water Commission (SCLIWC or Bolton Point) provides drinking water to the Towns of Dryden, Ithaca, and Lansing and the Villages of Lansing and Cayuga Heights. Bolton Point water consistently exceeds Health Department standards and has often won regional taste tests.

Natural gas service is also available at this location and is provided by New York State Electric and Gas.

It is anticipated that during construction activity land disturbance will not exceed more than 5 acres at any given time, which is a NYSDEC established threshold. Once the Project receives Sketch Plan approval, Preliminary and Final Plat approvals will establish a Stormwater Pollution Prevention Plan (SWPPP) with supporting documents to be submitted to Tompkins County Health Department and New York State Department of Conservation (NYSDEC) prior to commencing construction.

Zoning (R-1 Residential Low Density)

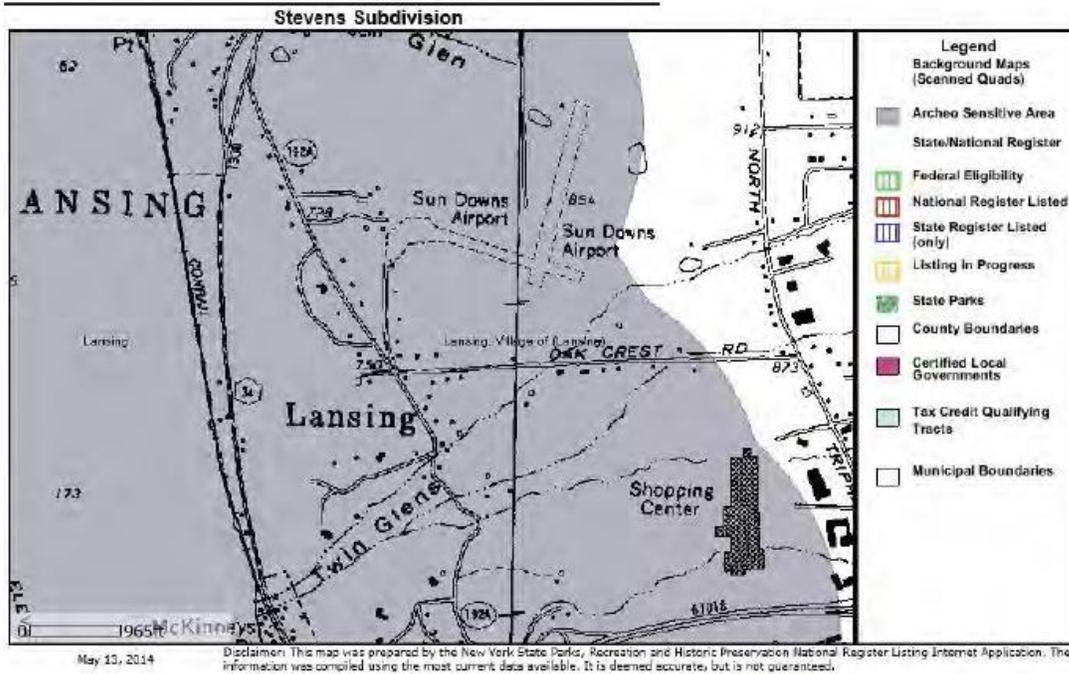
SEC. 504. SCHEDULE II: AREA, FRONTAGE, YARD, HEIGHTS AND COVERAGE REQUIREMENTS, TOWN OF LANSING

District	Building Type (see below)	Minimum Lot Area (sf X 1000)		Minimum Road Frontage (Feet)****		Minimum Yard Set Back (Feet)			Maximum Building Height # (Ft) **	Minimum Open Space	Notes (See Next Page)
		w/Public ⁴ Sewers or Water	wo/Public ⁴ Sewers or Water	w/Public Sewers or Water	wo/Public Sewers or Water	Front**	Side ⁹	Rear			
RA Rural Agriculture	All	40/DU or Health Dept.	Health Dept.	150	150	30 ^{2,5}	15 ¹⁰	15 ¹⁰	None	None	1,2,4,5,8,13
L1 Lakeshore Lake Frontage	All	40/DU	Health Dept.	150	150	30 ^{2,5,10}	25 ¹⁰	30	35	85%	1,3,4
		20/DU	Dept.	75	75	30 ^{2,5,10}	10				5,6,8,10, 13
R1 Residential Low Density	All	40/DU	Health Dept.	150 ⁷	150 ⁷	30 ^{2,5,10}	25 ea. ¹⁰	30	35	85%	1,2,3
											4,5,6,7,8,13

Zoning Parking Requirements (On-Site)

One and two family units- 2 Spaces

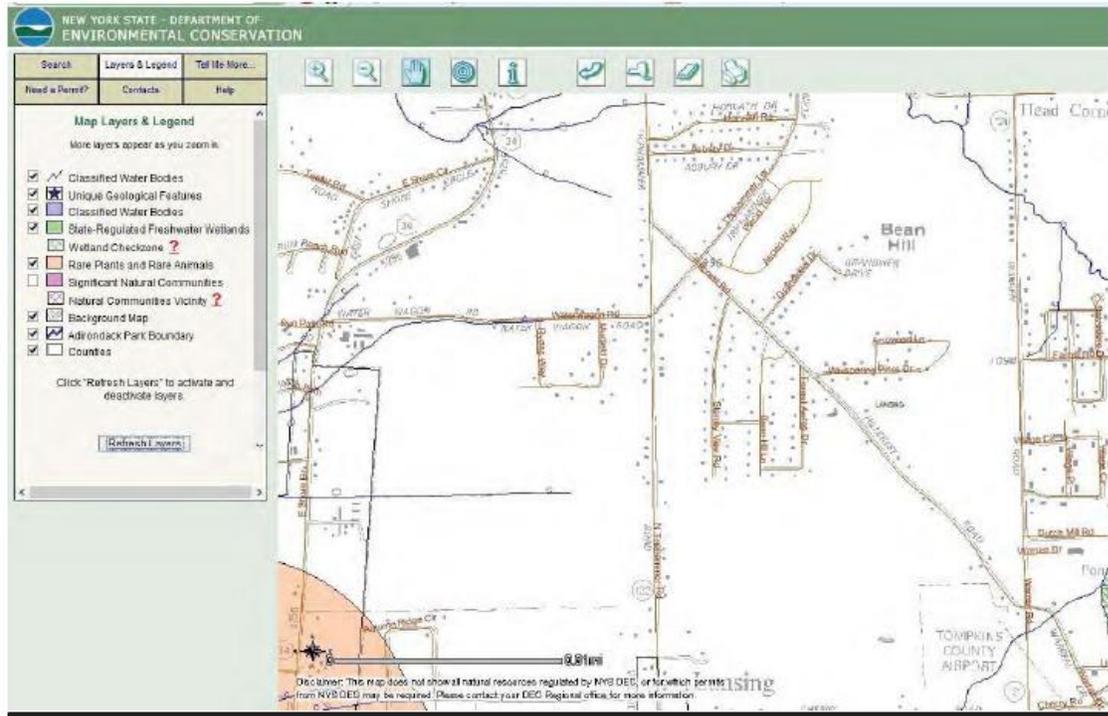
NYS State Office of Historic Preservation



The proposed subdivision is located in an archeological sensitive area.

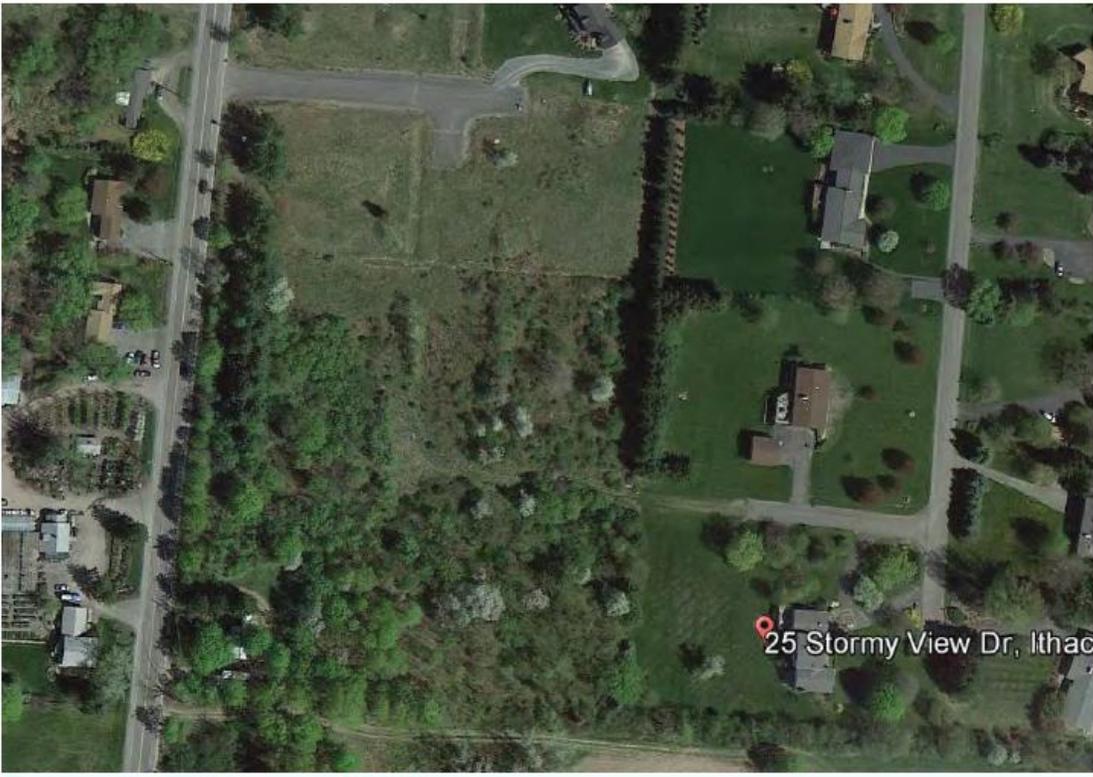
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New York State Department of Conservation



The proposed subdivision is not located in an environmentally sensitive area.

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AERIAL PHOTOGRAPH OF SUBDIVISION AREA

3. Existing Soils Information-USGS

As a result of the glaciation of Tompkins County, the material spread over the surface, which now constitutes the soils, may be divided into four groups. All of the southern and southeastern portion of the county, which was but feebly glaciated, is occupied by loam, shale, and clay soils, formed in part from the grinding up of the local rock and to a much less degree from the addition of deposited glacial material. The lower plateau soils contain a considerably higher proportion of material brought in from outside the district. Throughout both regions there are numerous morainal dumps, which give rise to stony and gravelly soils. In Dryden Valley near Dryden Lake, Freeville, Etna, Groton, and in the vicinity of McLean there is a series of glacial lake sediments consisting of higher lying materials, which are sanely and gravelly, and if lower-lying heavy loams and clays deposited in deeper water. The same is true of a considerable proportion of the valley extending from Ithaca clown Six mile Creek to the vicinity of Brookton, Slaterville Springs, and Caroline. Another series of deposits of this character occupies both sides of Cayuga Lake from water level to an elevation of about 1,000 feet. These deposits extend to about the same elevation along the sides of Salmon Creek gorge and turn westward

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Roads and Streets, Shallow Excavations, and Lawns and Landscaping

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect local roads and streets, shallow excavations, and lawns and landscaping.

The ratings in the table are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. *Not limited* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. *Somewhat limited* indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. *Very limited* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding.

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

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Lawns and landscaping require soils on which turf and ornamental trees and shrubs can be established and maintained. Irrigation is not considered in the ratings. The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established. The properties that affect plant growth are reaction; depth to a water table; ponding; depth to bedrock or a cemented pan; the available water capacity in the upper 40 inches; the content of salts, sodium, or calcium carbonate; and sulfidic materials. The properties that affect trafficability are flooding, depth to a water table, ponding, slope, stoniness, and the amount of sand, clay, or organic matter in the surface layer.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.

Report—Roads and Streets, Shallow Excavations, and Lawns and Landscaping

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

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Roads and Streets, Shallow Excavations, and Lawns and Landscaping—Tompkins County, New York							
Map symbol and soil name	Pct. of map unit	Local roads and streets		Shallow excavations		Lawns and landscaping	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
BgC—Bath and Valois gravelly silt loams, 5 to 15 percent slopes							
Bath	40	Very limited		Very limited		Very limited	
		Depth to thick cemented pan	1.00	Depth to thick cemented pan	1.00	Low exchange capacity	1.00
		Depth to thin cemented pan	1.00	Depth to thin cemented pan	1.00	Large stones content	0.79
		Frost action	0.50	Depth to saturated zone	1.00	Slope	0.16
		Slope	0.16	Dense layer	0.50	Depth to saturated zone	0.08
		Depth to saturated zone	0.08	Slope	0.16	Dusty	0.02
Valois	35	Very limited		Very limited		Somewhat limited	
		Depth to thick cemented pan	1.00	Depth to thick cemented pan	1.00	Low exchange capacity	0.75
		Depth to thin cemented pan	1.00	Depth to thin cemented pan	1.00	Depth to saturated zone	0.19
		Frost action	0.50	Depth to saturated zone	1.00	Slope	0.16
		Depth to saturated zone	0.19	Dense layer	0.50	Gravel content	0.10
		Slope	0.16	Slope	0.16	Dusty	0.02
LaB—Langford channery silt loam, 2 to 8 percent slopes							
Langford	75	Very limited		Very limited		Somewhat limited	
		Depth to thick cemented pan	1.00	Depth to thick cemented pan	1.00	Depth to saturated zone	0.94
		Depth to thin cemented pan	1.00	Depth to thin cemented pan	1.00	Droughty	0.78
		Frost action	1.00	Depth to saturated zone	1.00	Low exchange capacity	0.75
		Depth to saturated zone	0.94	Dense layer	0.50	Large stones content	0.20
				Dusty	0.02	Dusty	0.02

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Roads and Streets, Shallow Excavations, and Lawns and Landscaping—Tompkins County, New York							
Map symbol and soil name	Pct. of map unit	Local roads and streets		Shallow excavations		Lawns and landscaping	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
LnC—Lordstown channery silt loam, 5 to 15 percent slopes							
Lordstown	75	Somewhat limited		Very limited		Somewhat limited	
		Frost action	0.50	Depth to hard bedrock	1.00	Large stones content	0.79
		Depth to hard bedrock	0.46	Slope	0.16	Depth to bedrock	0.46
		Slope	0.16	Large stones	0.02	Slope	0.16
		Large stones	0.02	Dusty	0.02	Gravel content	0.02
				Unstable excavation walls	0.01	Dusty	0.02
LtB—Lordstown, Tuller, and Ovid soils, shallow and very shallow, 0 to 15 percent slopes							
Lordstown, shallow	25	Very limited		Very limited		Very limited	
		Depth to hard bedrock	1.00	Depth to hard bedrock	1.00	Depth to bedrock	1.00
		Frost action	0.50	Dusty	0.02	Droughty	0.99
				Unstable excavation walls	0.01	Large stones content	0.79
						Gravel content	0.02
						Dusty	0.02
Ovid, shallow	25	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to soft bedrock	1.00	Depth to saturated zone	1.00
		Depth to soft bedrock	1.00	Depth to saturated zone	1.00	Depth to bedrock	1.00
		Frost action	1.00	Dusty	0.02	Droughty	0.85
				Unstable excavation walls	0.01	Dusty	0.02
						Gravel content	0.01
Tuller	25	Very limited		Very limited		Very limited	
		Depth to hard bedrock	1.00	Depth to hard bedrock	1.00	Depth to saturated zone	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Droughty	1.00
		Frost action	1.00	Dusty	0.02	Depth to bedrock	1.00
				Unstable excavation walls	0.01	Low exchange capacity	1.00
						Gravel content	0.65

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Dwellings and Small Commercial Buildings

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect dwellings and small commercial buildings.

The ratings in the table are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. *Not limited* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. *Somewhat limited* indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. *Very limited* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

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Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.

Report—Dwellings and Small Commercial Buildings

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Dwellings and Small Commercial Buildings—Tompkins County, New York							
Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
BgC—Bath and Valois gravelly silt loams, 5 to 15 percent slopes							
Bath	40	Very limited		Very limited		Very limited	
		Depth to thick cemented pan	1.00	Depth to saturated zone	1.00	Depth to thick cemented pan	1.00
		Depth to thin cemented pan	0.50	Depth to thick cemented pan	1.00	Depth to thin cemented pan	1.00
		Slope	0.16	Depth to thin cemented pan	1.00	Slope	1.00
		Depth to saturated zone	0.16	Slope	0.16	Depth to saturated zone	0.16
Valois	35	Very limited		Very limited		Very limited	
		Depth to thick cemented pan	1.00	Depth to saturated zone	1.00	Depth to thick cemented pan	1.00
		Depth to thin cemented pan	0.50	Depth to thick cemented pan	1.00	Depth to thin cemented pan	1.00
		Depth to saturated zone	0.39	Depth to thin cemented pan	1.00	Slope	1.00
		Slope	0.16	Slope	0.16	Depth to saturated zone	0.39

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Dwellings and Small Commercial Buildings—Tompkins County, New York							
Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
LaB—Langford channery silt loam, 2 to 8 percent slopes							
Langford	75	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Depth to thick cemented pan	1.00	Depth to thick cemented pan	1.00	Depth to thick cemented pan	1.00
		Depth to thin cemented pan	0.50	Depth to thin cemented pan	1.00	Depth to thin cemented pan	1.00
						Slope	0.13
LnC—Lordstown channery silt loam, 5 to 15 percent slopes							
Lordstown	75	Somewhat limited		Very limited		Very limited	
		Depth to hard bedrock	0.46	Depth to hard bedrock	1.00	Slope	1.00
		Slope	0.16	Slope	0.16	Depth to hard bedrock	0.46
		Large stones	0.02	Large stones	0.02	Large stones	0.02
LtB—Lordstown, Tuller, and Ovid soils, shallow and very shallow, 0 to 15 percent slopes							
Lordstown, shallow	25	Very limited		Very limited		Very limited	
		Depth to hard bedrock	1.00	Depth to hard bedrock	1.00	Depth to hard bedrock	1.00
						Slope	1.00
Ovid, shallow	25	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Depth to soft bedrock	0.50	Depth to soft bedrock	1.00	Depth to soft bedrock	1.00
						Slope	1.00
Tuller	25	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Depth to hard bedrock	1.00	Depth to hard bedrock	1.00	Depth to hard bedrock	1.00
						Slope	1.00

Data Source Information

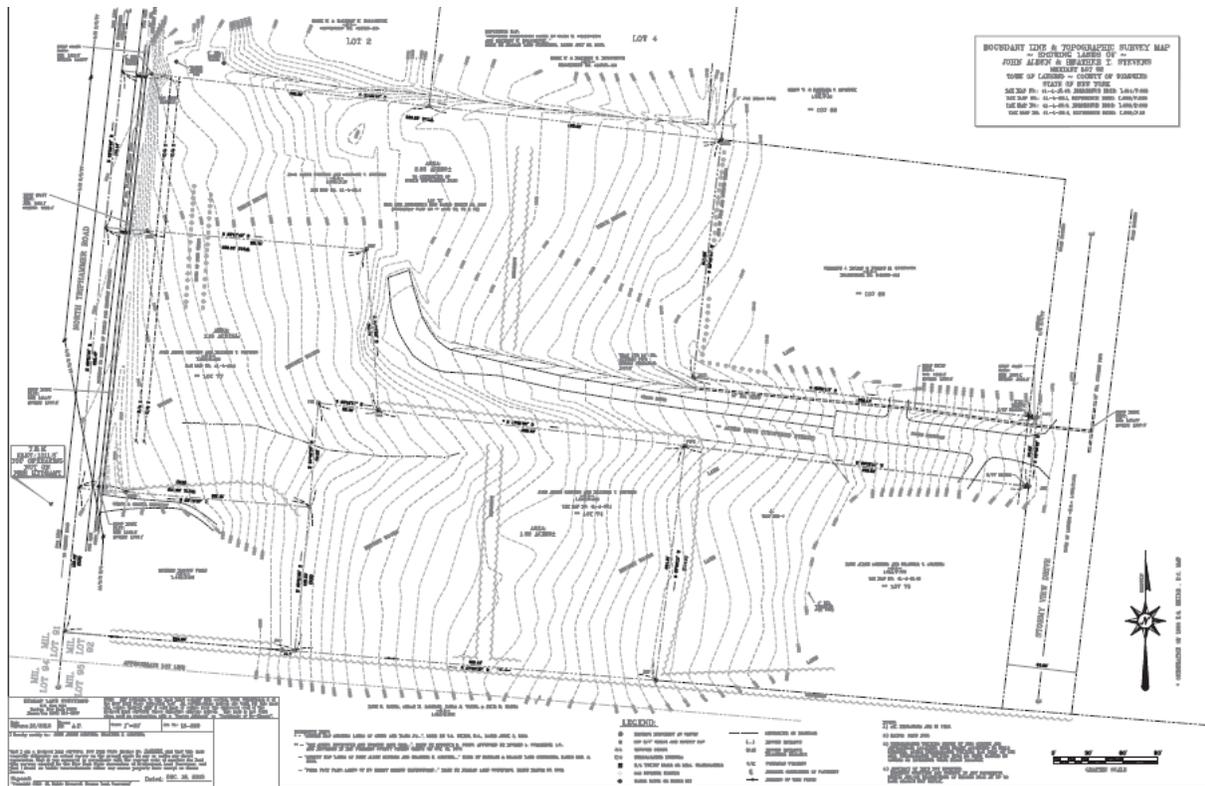
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Dwellings and Small Commercial Buildings—Tompkins County, New York							
Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
LaB—Langford channery silt loam, 2 to 8 percent slopes							
Langford	75	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Depth to thick cemented pan	1.00	Depth to thick cemented pan	1.00	Depth to thick cemented pan	1.00
		Depth to thin cemented pan	0.50	Depth to thin cemented pan	1.00	Depth to thin cemented pan	1.00
						Slope	0.13
LnC—Lordstown channery silt loam, 5 to 15 percent slopes							
Lordstown	75	Somewhat limited		Very limited		Very limited	
		Depth to hard bedrock	0.46	Depth to hard bedrock	1.00	Slope	1.00
		Slope	0.16	Slope	0.16	Depth to hard bedrock	0.46
		Large stones	0.02	Large stones	0.02	Large stones	0.02
LTB—Lordstown, Tuller, and Ovid soils, shallow and very shallow, 0 to 15 percent slopes							
Lordstown, shallow	25	Very limited		Very limited		Very limited	
		Depth to hard bedrock	1.00	Depth to hard bedrock	1.00	Depth to hard bedrock	1.00
						Slope	1.00
Ovid, shallow	25	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Depth to soft bedrock	0.50	Depth to soft bedrock	1.00	Depth to soft bedrock	1.00
						Slope	1.00
Tuller	25	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Depth to hard bedrock	1.00	Depth to hard bedrock	1.00	Depth to hard bedrock	1.00
						Slope	1.00

Data Source Information

Soil Survey Area: Tompkins County, New York
 Survey Area Data: Version 8, Dec 15, 2013

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Further explanation

Mr. Stephenson states he received notification today from Lorraine Moynihan Schmitt that he can not use Triphammer Road as frontage for one of the lots. Mr. Stephenson requested further explanation as this will change his Subdivision.

Thomas Ellis states the Land Use Ordinance definitions will not permit use of Triphammer Road to calculate the road frontage on Lot 3 because the house fronts on the new road.

Mr. Stephenson states his proposal shows the intent, but does not necessarily place the homes in stone. If he turns the structures 45 degrees, they will then face Triphammer Road with access off of the proposed new road, and that will still comply with the Land Use Ordinance. Mr. Stephenson requested to know if he showed a different orientation of the house, will that satisfy the requirement?

Larry Sharpsteen states the requirement for Flag Lot frontage being 30' and this one being 60', he feels this is verbal gymnastics. Larry does not feel this is a ZBA issue.

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Ms. Moynihan Schmitt states there is a grey area, and it is totally up to the Planning Board. However, it would be Counsel's recommendation to apply for a Variance.

Lynn Day, Zoning Officer states Triphammer Road is the rear of the property.

Al Fiorille inquired if the Town Highway Department had any problem with the layout of the driveways with respect to snowplowing.

Charlie Purcell indicated no, it is very similar to another development in the area.

Planning Board Members felt that it would be unusual for the Zoning Board to deny such a request regarding the frontage.

Lynn Day, Zoning Officer states the lot in question has 60' of road frontage and the drive is under 500' therefore, he feels it that should be a Flag Lot which would not require a ZBA action.

Larry Sharpsteen made a motion to classify this as Major Subdivision consisting of 6 Lots, 5 being conventional and 1 Flag Lot. Lin Davidson seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Lin Davidson, Member
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 . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

The Board reviewed the Town Engineer's comments as follows (in red) and advised Mr. Stephenson that they must be addressed prior to his final Preliminary Plat for the next step in the process.

APPROVED

PROJECT NARRATIVE

The Stevens Subdivision is a 6 lot single family residential subdivision located off of Stormy View Drive (AKA Stormy View Road) in the Town of Lansing, Tompkins County. The existing property containing the 6 lots, is a compilation of 4 individual parcels of land totaling approximately 7.05+/- acres. The site of the proposed subdivision currently has one single family home (Lot 6) with the remaining property area being undeveloped. The properties are zoned R1-Residential Low Density.

At this time, Mr. Stevens (Owner) is submitting documents for Sketch Plan approval. Documents associated with this Project will be developed as follows:

- 1 existing single family residence to remain.
- 5 single family residential lots.
- 630 LF of a new 20 FT wide access road with a "T" turnaround at the end of the road to be dedicated to the town of Lansing. The new road width, asphalt pavement section and "T" turnaround will be construction pursuant Town of Lansing standards.
- Creation of a 30 foot wide utility easement to extend the municipal water main, natural gas and electric services from their existing locations at the northwestern corner of the property adjacent to Triphammer Road to the new subdivision dwellings. These service connections will be made at the Developer's expense.
- Sanitary sewer service will be provided by private septic systems.
- Stormwater management area as shown on the plan will comply with current stormwater management regulations. An infiltration/detention pond will be planned in order to eliminate standing water.

Water can be located within 60' R/W. Gas and electric will have separate NYSEG easement. Typically 15' wide.

The subject parcels are bounded to the east by residential lots which have frontage along Stormy View Drive (AKA Stormy View Road), bounded to the west by Triphammer Road, bounded to the south by a residential lot and farm land and bounded to the north by residential lots and vacant land.

The proposed roadway pavement will be 20 feet wide with 6 foot shoulders. The asphalt surface for both the road and shoulders will be the bituminous double surface treatment over a 6 inch base, 12 inch subbase and geotextile fabric. Drainage along the edge of the road will be from swales.

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YORK 13063
(315) 751-1125

HDPE is preferred.

Driveways connecting to the new road will require culverts to be installed in the swales along the new road. These new culverts will be approved and installed based on the following information:

1. The Town of Lansing Highway Department will go out to new lots and size the culvert to be used (minimum size is 15 inch)
2. Pipe to be used is galvanized steel or smooth interior corrugated polyethylene.
3. Culvert pipes must have end sections on both ends.
4. Culvert pipes are to be provided and installed by homeowner or by contractor doing building.
5. All driveways to be built to prevent water from running out into highway.
6. The Highway Department will give a written permit to homeowner or contractor with a copy kept on file and a copy given to the Zoning Officer (Zoning Officer must have copy of permit before giving building permit).

The existing site conditions vary from open lawn/field to wooded areas. The property appears to be nearly 75 percent wooded with a heavy shrub understory. The site topography appears to be approximately 5 to 15 percent grade which has been verified by a topographic survey of the entire subdivision. (Included)

What will be the max grade of the road?

Percolation test will be conducted onsite and witnessed by the Tompkins Health Department to verify septic system sand filter design for each new residence. A 100 percent septic system replacement area is required to be available for approval.

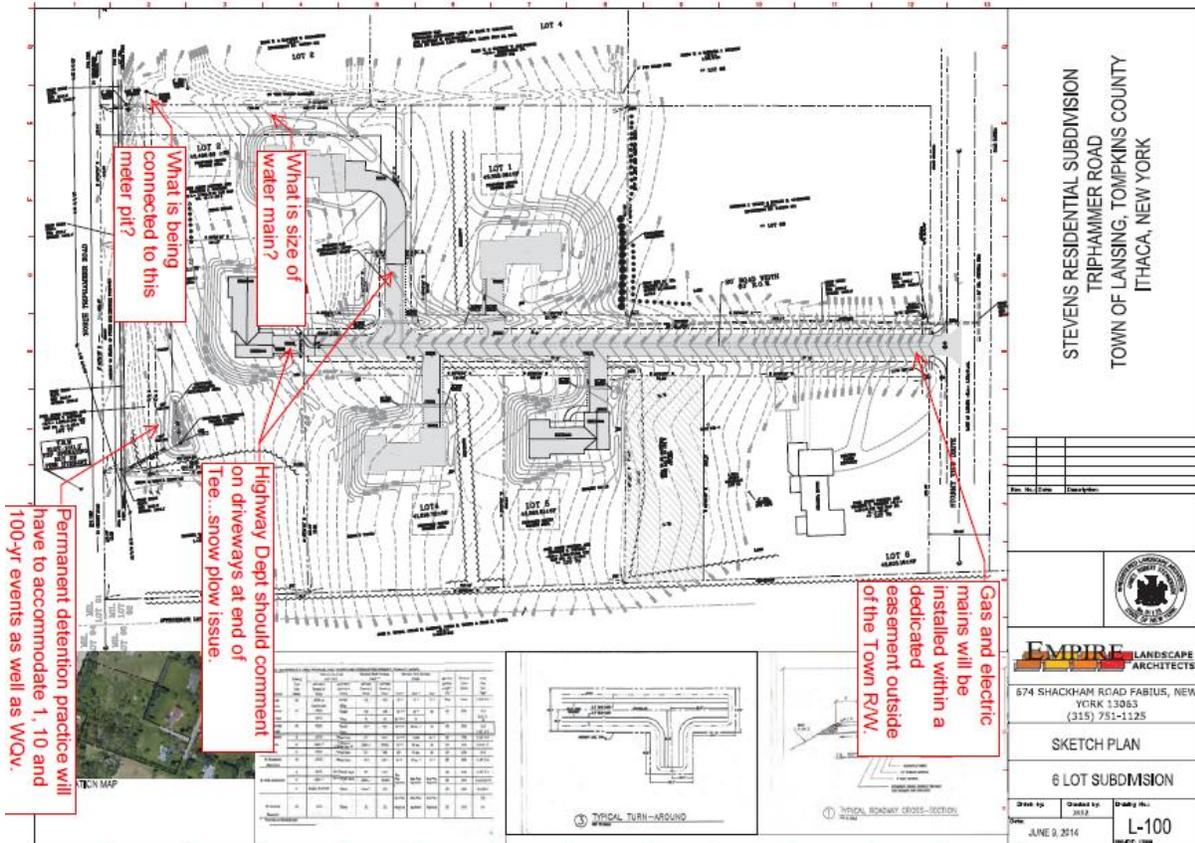
The site has available potable water from an existing municipal supply located at the northwest corner of the property. This supply will be extended into the project site at the developer's expense. Natural gas service is also available at this location and is provided by New York State Electric and Gas Company. This supply will be extended into the project site at the developer's expense.

Will need a fire hydrant at end of main.

It is anticipated that during construction activity land disturbance will be approximately 2.5 acres, which is within the NYSDEC established threshold. Once the project receives Sketch Plan approval, Preliminary and Final Plat approvals will establish a Stormwater Pollution Prevention Plan (SWPPP) with supporting documents to be submitted to Tompkins County Health Department and New York State Department of Conservation (NYSDEC) prior to commencing construction.

Town Local Law threshold is 2 acres. The SWPPP will be submitted to the Town's SMO...not the TCHD. A Full SWPPP should be submitted.

APPROVED



APPROVED

*617.20
Appendix B
Short Environmental Assessment Form*

Instructions for Completing

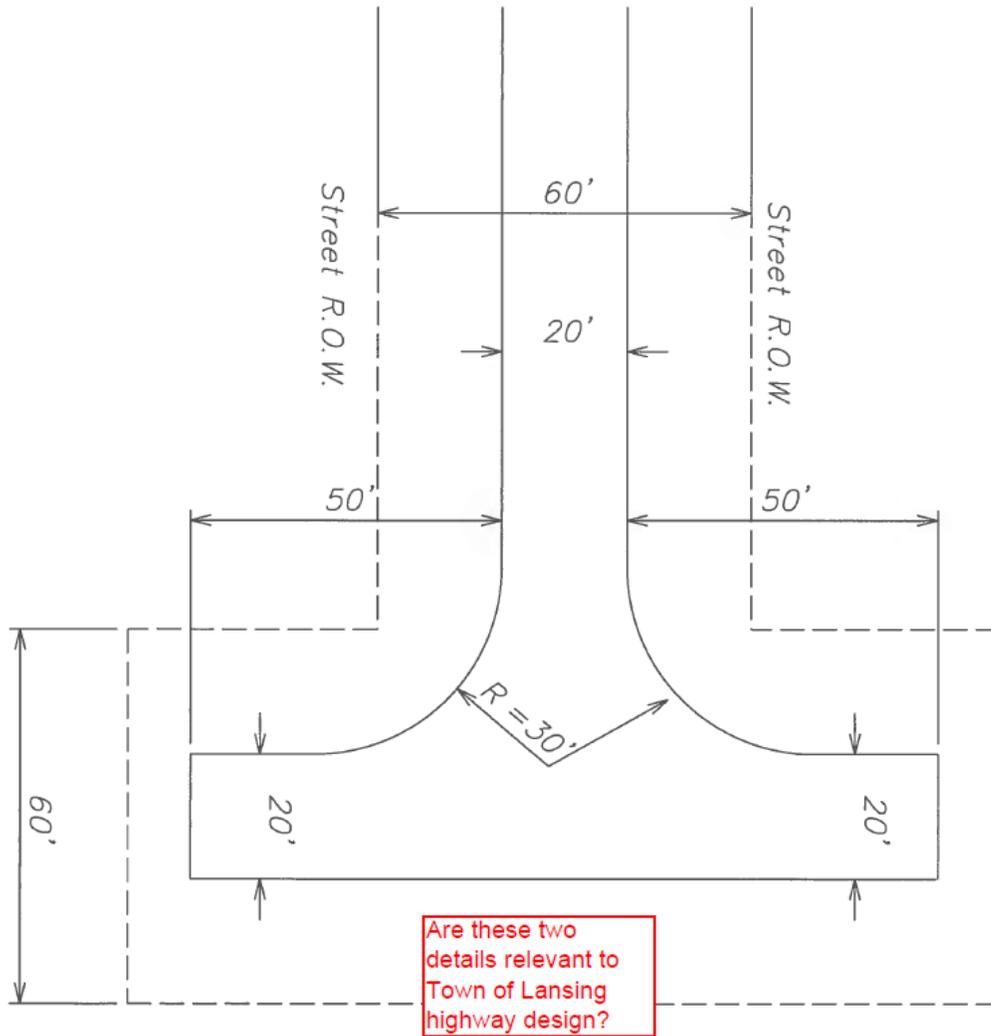
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Stevens Residential Subdivision			
Project Location (describe, and attach a location map): 25 Stormy View Drive, (AKA Stormy View Road) Ithaca, NY 14880			
Brief Description of Proposed Action: The Stevens Subdivision is a 6 lot single family residential subdivision located off of Stormy View Drive (AKA Stormy View Road) in the Town of Lansing, Tompkins County. The existing property containing the 6 lots, is a compilation of 4 individual parcels of land totaling approximately 7.05+/- acres. The site of the proposed subdivision currently has one single family home (Lot 6) with the remaining property area being undeveloped. The properties are zoned R1-Residential Low Density.			
Name of Applicant or Sponsor: John A. Stevens		Telephone: 607-273-3339 E-Mail: jas@wcslaw.net	
Address: 25 Stormy View Drive (AKA Stormy View Road)			
City/PO: Lansing		State: NY	Zip Code: 14882
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Lansing-Subdivision NYSDOH- Sanitary and Water Services, NYSDEC Stormwater/SWPPP		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 7.05 acres			
b. Total acreage to be physically disturbed? _____ 2.5 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 7.05 acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

Town MS4 Acceptance of the SWPPP. County Highway may require work permit for connecting storm sewer at N. Trip.

APPROVED



SCALE:		TOWN OF ITHACA Standard Hammerhead	PROJECT NO. DATE DRAWN BY CHECKED BY DESIGNED BY	APPROVED BY DATE	TOWN ENGINEER 
DATE:					
REVISIONS:					

After reviewing the above, the following issues need to be addressed

Mr. Stephenson contact NYSEG regarding their easement

APPROVED

More research/clarify should be done on the water issue with regards to sizing and connection.

Pipe used for Culverts should be HDPE

The SWPPP must be submitted to the Town of Lansing Stormwater Management Officer

The Stormwater Pond must have an easement delineated on the Map. Also, Applicant may be required to apply for a Culvert Permit from the Tompkins County Highway Department.

The SWPPP must be accepted by the Town Stormwater Management Officer and David Herrick, P.E. for the Town

Set Meeting up with Maureen Cowen, Chairperson for The Lansing Trails Committee regarding the Lansing Trails. The Trail will not be on the proposed Subdivision however, it will come off the Young property.

David Herrick stated this proposed Subdivision should be dedicated to a Drainage District.

Larry Sharpsteen made a motion to classify this project under SEQR as an Unlisted Action. Richard Prybyl seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Lin Davidson, Member
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 . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Review /Approve : Proposed Subdivision & Site Plan Development **Application forms**

Members reviewed proposed changes requested by Jonathan Kanter, Lynn Day, Lorraine Moynihan Schmitt, David Herrick as well as Member themselves.

Subdivision Application And Check List:

Change submission time frame from 15 days (top) of page one- checklist) to 21 days.

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Change submission time from 14 days to 21 days on application form (bottom of pg 1) .

Subdivision Application Procedure Checklist changes:

Letter "e." Add "and proposed" after "Existing"

Letter "f." Change "flood plain" to "floodplain, NYSDEC mapped state wetlands and/or federal mapped wetlands."

Letter "g." After "Unique Natural Areas" add: "In addition, provide location of any CEAs and New York State Historic Preservation Office (SHPO) mapped historic archeological, and cultural resources located at or near the site.

Letter "h." delete "when this is a consideration."

Letter "i" Replace with "Proposed storm water drainage from the site. Applicant shall delineate the area of proposed soil disturbance, including landscaping and proposed lawn. A stormwater management plan, consistent with the Town's local stormwater and erosion control local law and NYSDEC SPEDES permit requisites is required. A full SWPPP is currently required for a 2 acre or more soil disturbance pursuant to the Town's Local Stormwater and Erosion Control Local Law number 6 of 2009. Soil disturbance includes landscaping and lawn placement."

"j." Delete entirely (it is now included in revised "i")

Re-letter remaining checklist accordingly

Old "k" (now "j") Add "system" as late word.

Last letter new- "n." should read: "Provide materials for County Department of Health DOH and/or County 239 Review."

Approval/Denial of May 12, 2014 Minutes

Lin Davidson, pg. 1 not in attendance

Thomas Ellis, pg. 7 4th paragraph: hand to handle

Lin Davidson, pg 15 slack to flack

Thomas Ellis made a motion to approve as amended. Lin Davidson seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Lin Davidson, Member

APPROVED

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 . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Proposed Zoning Maps Changes

Lynn Day, Zoning Officer states he would like to have a decision from the Planning Board Members as to what Map they would recommend to the Town Board. Additionally, Mr. Day intends to have the County Planning Office place all the Town's Planned Development Areas on the Official Map as required by Law. Mr. Day again refreshed the Board with the proposed changes. After reviewing the Maps presented, Members felt that Map 2 would make the most sense.

Discussion-Traffic Study

Larry Sharpsteen began the discussion by inquiring from the Town's Engineer, David Herrick as to how long the Traffic Studies are valid for. Mr. Herrick replied five (5) years. Mr. Herrick discussed the estimate of the proposed Traffic Study on Route 34 from Asbury Road to the Novalane project. Some Members felt there should be a study that involved other projects within the Town that are currently on the planning radar.

Ruth Hopkins states the County did a study approximately three years ago and most towns use that data to have an access impact analysis done. Ms. Hopkins further stated there are grants available for these studies.

It was David Herrick's opinion that if the Board is concerned about intersection use, volume, turning paths, etc. then a full study should be completed.

Charlie Purcell inquired if the Village of Lansing would be considered a paying party as well as the Developer's involved in this study. Mr. Purcell states a Developer on Sun Path Road has two properties that are located in the Village jurisdiction and the remaining proposed lots are in the Town.

Ed LaVigne states he has a copy of a DOT report completed in 2011. Mr. LaVigne inquired if that one was not sufficient.

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Larry Sharpsteen advised Mr. LaVigne the report does not address the items that are going to change such as the build out of Sun Path, the connection to Smuggler's Path and a partial build out of Novalane.

John Young again read a particular part of the Town's Comprehensive Plan that relates to the Neighborhoods near the proposed Novalane Project and inquired from the Board as to why the current Town's Comprehensive Plan is not valid. Mr. Young feels his plan will solve many of the traffic & safety concerns the residents have.

Larry Sharpsteen agreed with Mr. Young, however, Mr. Sharpsteen stated the Planning Board is receiving resistance from the residents in those neighborhoods. Mr. Sharpsteen further stated what the Planning Board is trying to do is doing some good for the Town as a whole with respect to the Traffic Study.

Lorraine Moynihan Schmitt states the Planning Board is charged with looking at traffic and safety issues within their Subdivision approval process.

Al Fiorille thought the Traffic Study needs to go further to involve other neighborhoods in the north and south.

Richard Prybyl stated the Planning Board is charged to do Planning. If the tools are not given to do Planning, then don't expect quality output.

John Young states nothing that he does in the Novalane project will make a difference with regards to the intersection of the state road, other than a small amount of traffic.

Larry Sharpsteen again reiterated it was always the Planning Boards intention to have a connector road between the developments down near Eastlake.

It was the Planning Board consensus that they move forward with the full study and recoup a portion of the monies from future Developers. The developments to be included in sharing the expense would be; Sun Path, Novalane and WB Property-Triphammer Road. It was clearly stated the Traffic Study would not hold up the development of the proposed road through the Novalane project and beyond north and south.

For the record, Novalane Developer John Young agreed to share in the cost of the Traffic Study to the amount of \$1,500.00.

Planner Position

Thomas Ellis inquired from Ed LaVigne as to how the Town Board is coming with filling the Planner position. Ed LaVigne states hopefully the position will be posted this

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week. When the proper candidate arrives, Mr. LaVigne has invited Thomas Ellis to be involved in that conversation.

Robert Cree indicated they have talked to 3-4 people on a part time basis and there is considerable interest.

The Planning Board Members stated they would like to see someone dedicated as oppose to someone filling in 20 hours on a calendar.

Upcoming Item

Lynn Day, Zoning Officer states Whispering Pines VI will be returning for a possible revision of the proposed Plat.

Lin Davidson made a motion to adjourn the Meeting at 8:30 PM. Raymond Farkas seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Lin Davidson, Member
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 . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member