

APPROVED

Town of Lansing

Monday, July 28, 2014 6:30 PM

PLANNING BOARD MEETING

PLANNING BOARD MEMBERS

(*Denotes present)

- * Tom Ellis, Chairman
- * Norman (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
Ruth Hopkins, Town Board Member
Ed LaVigne, Town Board Member

Public Present

Connie Wilcox
Brian Siddall
Kevin & Kelly Geiger

Other Business

Tom Ellis, Chairperson called the Planning Board Meeting to order at 6:38 PM. Due to a Member being absent, the Chairman enacted Deborah Trumbull, Alternate to be a voting Member this evening.

Public Comments/Concerns other than Agenda Items

Connie Wilcox: Ms. Wilcox read the following prepared statement.

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July 28, 2014

I just want to address the board tonight and suggest that you correct some misinformation that has been put out there in regards to the Land Use Ordinance revisions. This process was started about 7 years ago, an ordinance committee was formed and they came up with what I believe was 108 item list of things that needed to be updated and the language cleaned up. About a month ago I spent approximately 1 ½ hours with Lynn Day going over these changes and it was apparent that all of the changes were well thought out and proper and had been worked on and approved by Jonathan Kanter, Planner.

At the last Town Board meeting there were a handful of people who spoke saying that this process had not been transparent. To my knowledge there were at least 7 meetings with the committee, planning board and town board to hash these things out. These were all public meetings. The other outcry was a Planner should have been involved, well guess what , a Planner was involved, Jonathan Kanter was in on all these revisions and said they made the most sense.

The other item brought up was that none of this should be done until the Comprehensive Plan is completed, well another guess what, the question was asked of Jonathan Kanter, Planner if the Comp Plan should be done before these changes were implemented, he said No, because these would have no impact on the Comprehensive Plan, there is an email from him stating this. Not only that, but I cannot find anything saying the Comprehensive Plan committee has met since Feb. at least there is nothing on the website to that effect. When I asked one of the members of the Comprehensive Plan Committee if he was aware that our Planner had had input on the Ordinance revisions, he said no he wasn't aware of that. We need to move forward not backwards, a Comprehensive Plan is like a road map, it shows where the town would like to be headed, but is in no way set in stone, it is a working document that will always be changing.

Understandably so, people were concerned because there was a TYPO stating that duplexes were allowed in R1, this could have easily been amended and the revisions passed, but someone chose to either not make this known until the day before or the day of the meeting so the whole process would be put to a halt, people love to cry wolf, or the sky is falling.

There are way too many personal agendas and it is time for the Planning Board to stand up and say we know what we are doing and we are in no way putting our Town in Jeopardy and we stand by these ordinance updates. We all live here and are well educated intelligent individuals capable of making decisions that benefit the whole town not just a select few.

I used the word Planner several times tonight to get the point across, there was a Planner involved.

Thank you all for your work and patience and for doing a thankless job.

Ms. Wilcox reiterated to the Board Members, they need to stand tall, and stand behind what they have approved as an Ordinance.

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Chairman Ellis indicated he was made aware of this accusation through an email this A.M. and was quite surprised. Mr. Ellis felt the Planning Board, Town Board and Revision Committee have been very transparent working on the proposed changes. Chairman Ellis warned the Members that there are rumors out there in the Community and the Board Members should try to defend the Planning Board.

Lynn Day, Zoning Officer clarified for the record that a typographical error was made on the Multi-Family Units, not the Duplexes in the R1 District. It has since been corrected.

Larry Sharpsteen indicated he would be recusing himself as a voting Member on the next proposal as he lives within 600' of the proposed Mobile Home Park. Mr. Sharpsteen further stated for the record that the Mobile Home is a perfectly legal use of the land and as a close neighbor he has no problem with it.

Three (3) Family-Relative only Mobile Home Park, Applicant: Gary Bush, Agent for Samantha Swansbrough & Forest Stinson, 74 North Lansing School Road, Tax Parcel 3 7.-1-19, RA District

Mr. Gary Bush, P.E. appeared before the Board for the Site Plan Review. The following Site Map was presented and an overview of the project;

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SPEC Consulting
132 West Groton Road
Groton, New York 13073



Phone: (607) 227-4886
www.SPECconsulting.com
gbush@SPECconsulting.com

Proposed Mobile Home Park Narrative **SS Family Mobile Home Park** **74 North Lansing School Road** **Town of Lansing, NY**

June 18, 2014

Background

The subject property is 7.71 acres with an existing mobile home and a few other outbuildings already on the property. The property was just purchased by Samantha Stinson and she'd like to move her mobile home and her parents' mobile home to the property from the park on Algerine Road in Lansing. Currently her daughter is living in the existing mobile home on the property.

Per Town of Lansing Laws and Ordinances, any property with three or more mobile homes on it is considered a mobile home park, so this application is for the creation of such a mobile home park, even though it is intended that only family members will occupy the homes.

Proposed Site Plan

The attached proposed site plan shows the location of the existing buildings along with the proposed locations of the two additional mobile homes. A new septic system has already been designed by the TCHD and its location is also shown on the plan.

The new driveway will be a modification of an existing tractor road, complying with the Town regulations.

No mention of stormwater is on the plan as the site is nearly flat with only minor ground undulations (<2' high) typical of forests in this area and the area of disturbance is less than 0.5 acres. No special stormwater or erosion and sediment control details are required, however there will be specifications on the mobile home pad details (which will be provided separately once the site plan is approved) that specify how to keep water away from the pads, including proper slope, swales where necessary, etc.

It should also be noted that there are no floodplains, unique natural areas or other areas of interest anywhere near the subject property.

Since the area is mostly wooded providing a significant amount of natural visual buffer between the new home locations and neighboring homes, no additional landscaping has been specified.

There will be no subdivisions on the parcel. According to the Tompkins County Health Department, this does not qualify as a "Mobile Home Park" as their standards require 5 Mobile Homes per parcel, whereas the Town of Lansing Mobile Home Ordinance states 3 Mobile Homes are considered a "Mobile Home Park".

One existing well has plenty of capacity to serve all three Mobile Homes.

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The Tompkins County Planning Department offered the following formal comment;

July 15, 2014

Ms. Rachel Jacobsen, Zoning Clerk
Town of Lansing
PO Box 186
29 Auburn Road
Lansing, NY 14882

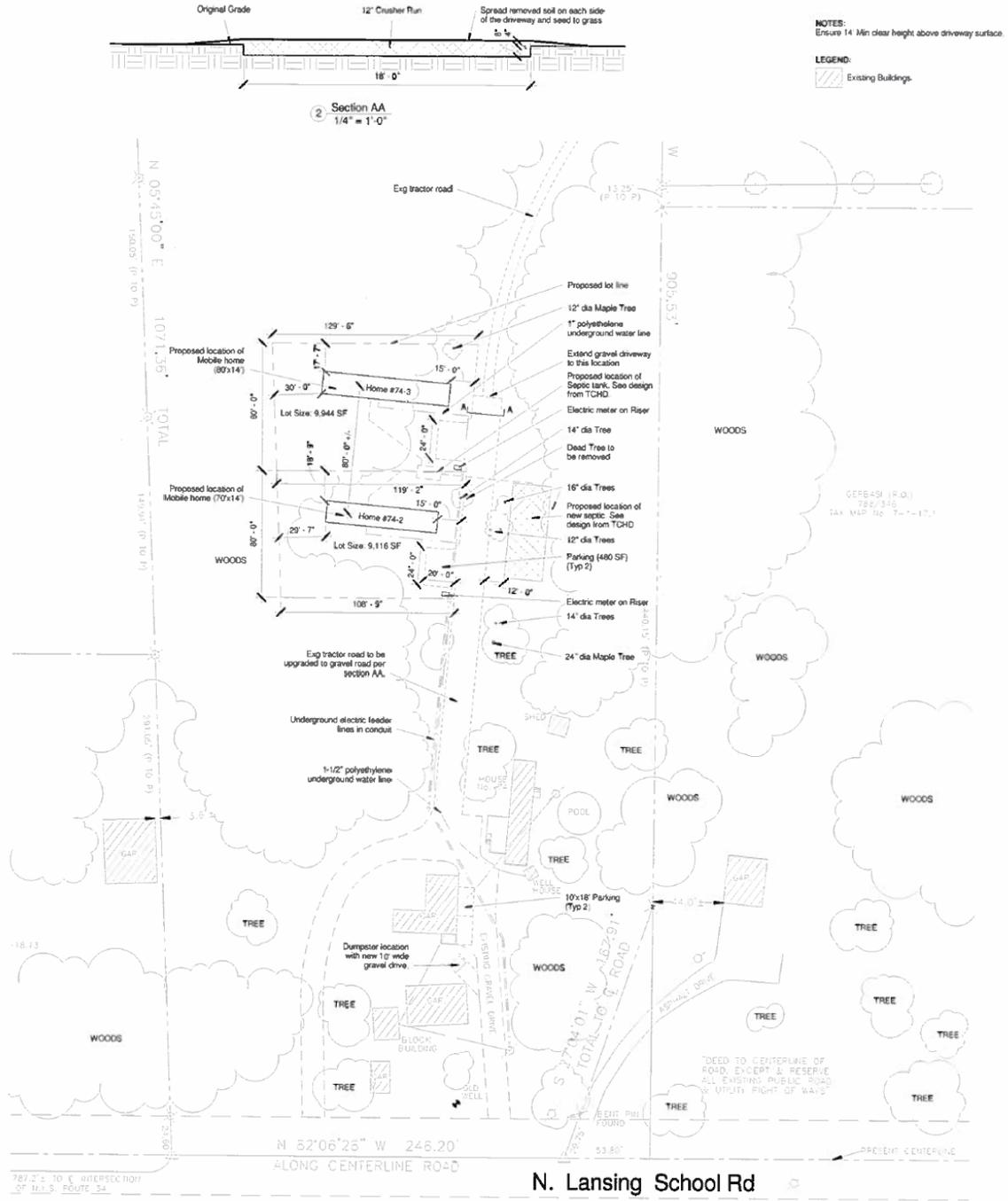
Re: Review Pursuant to §239 -l, -m and -n of the New York State General Municipal Law
Action: Site Plan for Proposed Mobile Home Park at 74 North Lansing School Road, Town of Lansing Rural Agricultural District, Tax Parcel #7.-1-19, Samantha Swansbrough and Forest Stinson, Owners/Applicants.

Dear Ms. Jacobsen:

This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Planning Department pursuant to §239 -l, -m and -n of the New York State General Municipal Law. The Department has reviewed the proposal, as submitted, and has determined that it has no negative inter-community, or county-wide impacts.

Please inform us of your decision so that we can make it a part of the record.

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1 Site plan
1" = 40'-0"

C1		Site Plan	Stinson Mobile Home Park
	DATE: 06/04/2014 SCALE: AS NOTED DRAWN BY: RL JOB:	122 W. Wilson Rd 13000 N. 150th St Edina, MN 55424 612.427.1498 info@stinsonconsulting.com	PROJECT ADDRESS: 74 N Lansing School Rd Lansing, NY

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Public Hearing - SEQR Review -Three (3) Family-Relative only Mobile Home Park, Applicant: Gary Bush, Agent for Samantha Swansbrough & Forest Stinson, 74 North Lansing School Road, Tax Parcel 37.-1-19, RA District

Norman (Lin) Davidson made a motion to open the SEQR Public Hearing at 6:48 PM. Jerry Caward seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Public/Member Comments/Concerns

There were no concerns/comments related to potential environmental impacts.

Lin Davidson made a motion to close the SEQR Public Hearing at 6:49 P.M. 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) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, 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.

Deborah Trumbull offered the following Resolution declaring a negative declaration. Gerald Caward seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

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RESOLUTION PB 14-08

TOWN OF LANSING PLANNING BOARD RESOLUTION OF STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION FOR THE PROPOSED SS FAMILY MOBILE HOME PARK SITE PLAN

WHEREAS, an application was made by Samantha Swansbrough and Forest Stinson for site plan approval for the proposed Mobile Home Park known as SS Family mobile Home Park, located at 74 North Lansing School Road, Groton, New York 13073 and otherwise known as Tax Parcel #7.-1-19, RA - Rural Agricultural Zone; and

WHEREAS, the proposal is to add two Mobile Homes to the already existing site which has one Mobile Home and several outbuildings to create a Family Mobile Home Park; and

WHEREAS, this proposed action is an Unlisted Action 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 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 Town of Lansing Planning Board finds that agricultural/farm operations will not be impacted by the project because there are no current or planned farm operations on the project site;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Town of Lansing Planning Board, based upon (i) its thorough review of the Short 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

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completion of the Short 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: July 28, 2014

VOTE AS FOLLOWS:

Gerald Caward, Jr. - Aye
Norman (Lin) Davidson, - Aye
Raymond Farkas - Aye
Richard Prybyl - Aye
Deborah Trumbull, Alternate - Aye
Thomas Ellis, - Aye

Public Hearing-Overall Site Plan Application - Three (3) Family-Relative only Mobile Home Park, Applicant: Gary Bush, Agent for Samantha Swansbrough & Forest Stinson, 74 North Lansing School Road, Tax Parcel 3 7.-1-19, RA District

Ray Farkas made a motion to open the Public Hearing on the overall Site Plan Application. Norman (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) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Public/Member Comments/Concerns

Kevin Geiger inquired to know what would happen if the owners decided to sell the Mobile Home Park.

Thomas Ellis states it’s legal for someone to sell their property, however, he believes the new owners would be required to go through the process required by the Town and Health Department with regards to licensing.

Lynn Day states if the current Mobile Home Park Ordinance is changed to 5, they would have to return to the Planning Board for Site Plan Review.

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Kevin Geiger inquired if there is a current study that shows property values on homes near “Mobile Home Parks”? Mr. Geiger is concerned his property value will go down.

Lynn Day referred Mr. Geiger to the Tompkins County Assessment Office with his concern.

Mr. Geiger also had concerns with buffering. Once the leaves on the trees fall, the Mobile Homes will be visible from Mr. Geiger’s property.

After much discussion on buffering, the Members agreed it would be a condition. Agreed upon conditions were as follows;

- West side of Mobile Homes
- Minimum of 6 Shrubs, 3” x 3” diameter, growth to the size of 10’-12’ in height and diameter.
- Planted within 30’ from the western boundary line

Richard Pryby made a motion to close the Public Hearing at 7:12 PM. Norman (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) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Norman (Lin) Davidson offered the following Resolution with conditions. 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) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

RESOLUTION PB 14-09

**RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD
APPROVING WITH CONDITIONS
SS FAMILY MOBILE HOME PARK SITE PLAN**

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WHEREAS, an application was made by Samantha Swansbrough & Forest Stinson for site plan approval for the proposed Mobile Home Park known as SS Family Mobile Home Park, located at 74 North Lansing School Rd, Groton, New York 13073 and otherwise known as Tax Parcel #7.-1-19, RA - Rural Agricultural Zone; and

WHEREAS, the proposal is to add two Mobile Homes to the already existing site which has one Mobile Home and several outbuildings to create a Family Mobile Home Park ; and

WHEREAS, the proposal is a permitted use in the RA- Rural Agricultural Zone subject to obtaining site plan approval from the Planning Board; and

WHEREAS, the Town has considered and carefully reviewed the requirements of the Town's Laws relative to site plan review 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 Site Plan, and the Town has also considered the Town's Comprehensive Plan and compliance therewith; and

WHEREAS, this is an Unlisted Action under the State Environmental Quality Review Act which requires environmental review; and

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

WHEREAS, the Town of Lansing 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, General Municipal Law County Planning referrals 239-1 and 239-m (of Article 12-B) were sent to the Tompkins County Planning Department by the **Town of Lansing Planning Department, and the Tompkins County Planning Department in a**

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letter dated July 15, 2014 determined that the proposed action has no negative inter-community or county-wide impacts; and

WHEREAS, on July 28, 2014, the Planning Board held a public hearing and reviewed the aforementioned site plan application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and held a public hearing on the State Environmental Quality Review (SEQR) review on this action; and

WHEREAS, on July 28, 2014 this Board, acting on an uncoordinated environmental review of the proposed action, reviewed and accepted as adequate a Short Environmental Assessment Form ("EAF") Part I, submitted by the Applicant, considered the comments (if any, of the Town Engineer, the Tompkins County Department of Planning County 239-1 and in review and other application materials, and the Lansing Planning Board completed Part II of the EAF; and

WHEREAS, by Resolution adopted on July 28, 2014 the Town of Lansing Planning Board has determined that, pursuant to the provisions of the State Environmental Quality Review Act, the proposed SS Family Mobile Home Park site plan 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

WHEREAS, the Planning Board has duly considered the proposed site plan in accordance with the provisions of the Town of Lansing Land Use Ordinance Section 701.4 *et seq.*, including concerns addressing site lighting, nearby residences,

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landscaping, parking, and buffering/screening, driveway and any potential on and off site environmental impacts; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board, *now therefore be it*

RESOLVED: that the Town of Lansing Planning Board does hereby grant Final Site Plan Approval to Samantha Swansbrough & Forest Stinson for the proposed Mobile Home Park known as SS Family Mobile Home Park, located at 74 north Lansing School Rd, Groton, New York, 13073 and otherwise known as Tax Parcel #7.-1-19, RA - Rural Agricultural Zone, as shown on the site plan submitted by the applicant; *subject to the following conditions:*

- (1) The Town of Lansing Town Board approves the issuance of a Mobile Home Park License with a fee of \$50.00.
- (2) Building Permits will be required to set the new Mobile Homes.
- (3) The new Mobile Home stands / pads must be approved by an Engineer / Architect. (stamped drawing)
- (4) All new Mobile Home setups must meet the requirements of the New York State Residential Code Appendix E. (Manufactured Housing)
- (5) Buffering required as follows; Plantings to be on the West side of the Mobile Homes (within 30' from the Western boundary line). A minimum of 6 Shrubs, 3" x 3" beginning diameter, with growth when mature to the size of 10'-12' in height and diameter.

July 28, 2014

VOTE AS FOLLOWS:

Gerald Caward, Jr. - Aye
Norman (Lin) Davidson - Aye
Ray Farkas - Aye
Richard Prybyl - Aye
Deborah Trumbull, Alternate - Aye
Thomas Ellis - Aye

*Planning Board Member Larry Sharpsteen joined back in the discussion and voting.

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Review new proposed Mobile Home Local Law

Lynn Day, Zoning Officer previously distributed the proposed Mobile Home Local Law to the Members for their review. Members all agreed the new proposed Local Law looks good with the exception they would like to keep the number of Mobile Homes to three (3) for Classifying as a "Mobile Home Park" as oppose to raising it to five (5) to be in sync with the County Health Department rules and regulations. According to Lynn Day, by having the Planning Department do yearly inspections on the only 2 Mobile Homes Parks that currently exist in the town, it is costing the Town more money then what is collected. After some discussion, the Board Members did agree to dismiss the fee for the Park Fee Licensing and dismiss the Zoning Officer from doing the annual inspections. Mr. Day will provide the Town Board Members with the Planning Board's recommendation, as can Ruth Hopkins, Town Board Member who is in attendance for this entire Meeting.

JCM Tires

Lynn Day, Zoning Office inquired from the Board as to the need for the Munson's to return to the Planning Board for a second Site Plan Review for the purpose of providing repairs inside his existing shop. Mr. Day states in his opinion, the use is not changing. Nothing will change on the outside of the building (lighting, parking, footprint, etc.). The excessive oil from the work will be either given away or sold back to the supplier. After some discussion, the Board Members felt it was not necessary for JCM Tires to return for an additional Site Plan as the use is not changing.

Jack Jensen Developer-Presentation

The Board agreed to allow Mr. Jensen to be placed on a future Meeting Agenda to discuss a topic that was previously emailed to all Board Members. Mr. Day will set that date.

Upcoming Agenda Item

A previous approved Open Development Area - Town Law 280(a) (White Tail Crossing) will be doing a one lot Subdivision. This item will be placed on two Agendas for the Subdivision.

Cayuga Farm Rental Townhomes Update

Lynn Day, Zoning Officer gave a brief update on the proposed project. Mr. Day advised the Board Members that due to an issue with the project being in an Agricultural District and several engineering items to be looked at, it was suggested that the Planning Office hold off on placing this project on the Agenda until a later date.

Town Wide Transportation Study

The Town will be applying for a grant in the near future.

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Approval/Denial of June 23 2014 Minutes

Ray Farkas, Page 5, 4th paragraph, Mr. Moynihan to Ms. Moynihan.

Richard Prybyl, page 5, 2nd paragraph remove the word **after**.

Richard Prybyl, page 5, 3rd. paragraph committ to **commit**.

Richard Prybyl, page 7, 2nd paragraph, 2nd sentence add **Water** before Meters.

Richard Prybyl, page 7, 6th paragraph, 4th sentence remove do and add **conform to**

Richard Prybyl, page 8, 2nd paragraph, 2nd sentence, remove You and add **Municipalities**.

Lin Davidson made a motion to approve as amended. 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) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Ray Farkas, Member
Vote of Planning Board . . . (Aye) 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

Lin Davidson made a motion to adjourn the Meeting at 8:00 PM. 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) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member