



PLANNING BOARD WORKING MEETING

Lansing Town Hall Board Room
Monday, September 12, 2022
6:30 PM

AGENDA

SUBJECT TO CHANGE

Meeting is open to the public and streamed live on YouTube.

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

To find our YouTube Channel - Go to www.lansingtown.com, click on button "Town YouTube Channel" (round circle located on far right).

1. Call Meeting to Order

2. Action Items

a. Project: Site Plan, Village Solar Phase VII

Applicant: Rocco Lucente, owner ; Tim Buhl, engineer

Location: Village Solar, Tax Parcel numbers 39.-1-38.8, 39.-1-38.11, 39.-1-38.13, 39.-1-38.16

Project Description: The applicant proposes the demolition of four (4) existing apartment buildings, #21, #88, #96, & #28. The applicant proposes the construction of 138 multifamily units within six (6) apartment buildings. The project is located in PDA 1 – Village Circle//Village Solar.

SEQR: This is a Type I action under SEQR 617.4 (b) (9) and is subject to environmental review.

Anticipated Action: SEQR EAF Part 2 & Findings, Decision on Site Plan

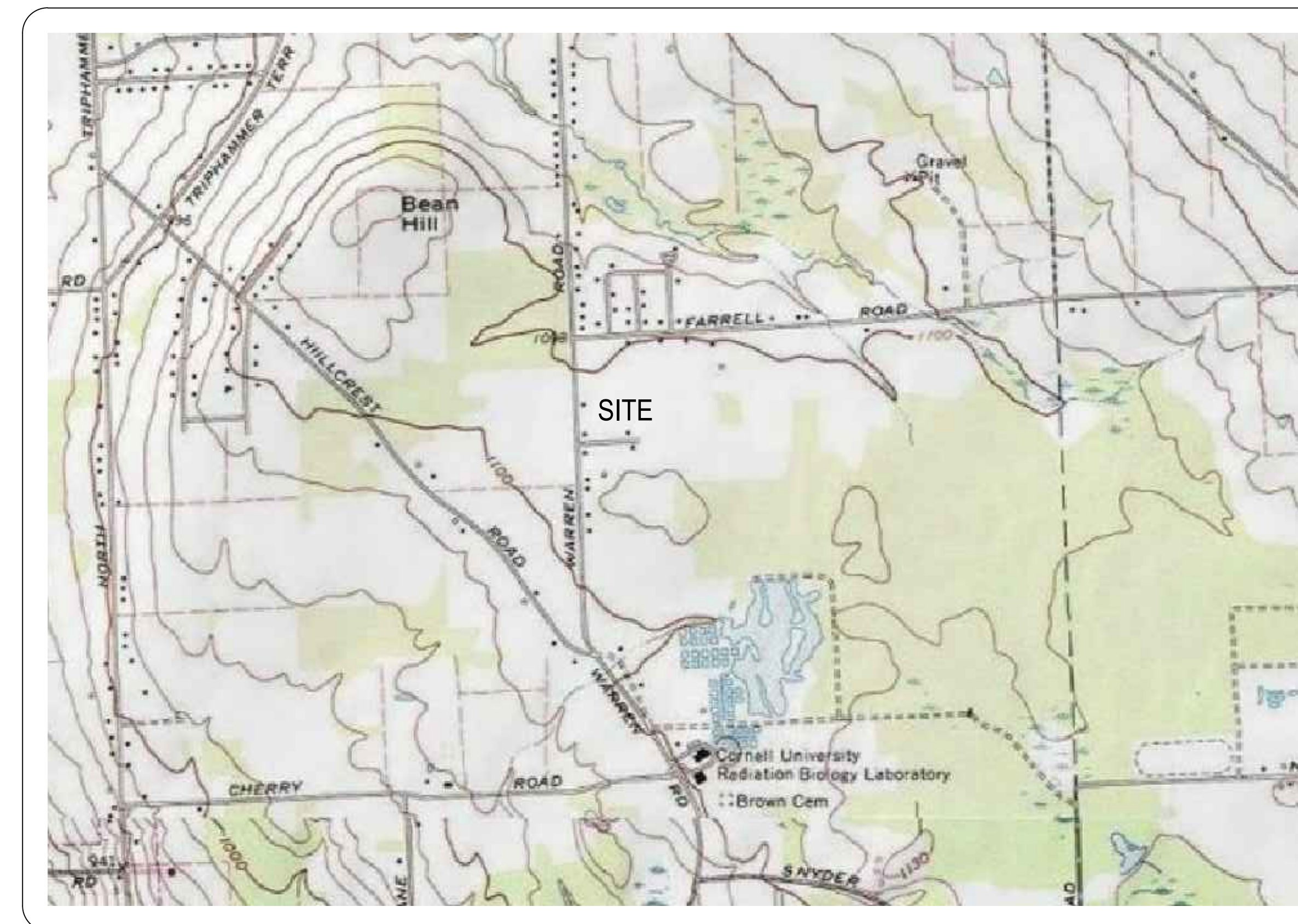
3. Adjourn Meeting

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact the Town Clerk's Office at 607-533-4142. Request should be made 72 hours prior to the meeting.

VILLAGE CIRCLE-VILLAGE SOLARS PDA - PHASE VII 1067 WARREN ROAD LANSING (T), NEW YORK

PLANNING/ZONING DATA - PHASE VII

SITE ZONING:	R-2 WITH 572 UNIT PDA
SITE AREA:	5.31 ACRES
PROP. IMPERMEABLE:	2.55 ACRES
PROP. OPEN SPACE:	2.76 ACRES
% OPEN SPACE:	52%
PROP. # OF UNITS:	138
PROPOSED PARKING SPACES	205
PARKING SPACES/UNIT	1.5



• LOCATION MAP •
N.T.S.

INDEX OF DRAWINGS

COVER SHEET	
ST-1	EXISTING SITE PLAN
ST-2 & 2A	PROPOSED SITE PLAN
ST-2B	PROPOSED SITE PLAN - 30 SCALE
ST-3	E&SC PLAN
ST-4	E&SC DETAILS
ST-5	BIORETENTION AREA DETAILS
ST-6 A & 6B	POND 1 & 4 DETAILS
ST-7	HYDROLOGIC & HYDRAULIC RUNOFF EXISTING
ST-8	HYDROLOGIC & HYDRAULIC RUNOFF - PROP 1
ST-9	HYDROLOGIC & HYDRAULIC RUNOFF - PROP 2
ST-10	TYP BUILDING EXTERIOR LIGHTING
ST-11	FITNESS TRAIL AND DUMPSTER LOCATIONS
ST-12	PLANTING PLAN

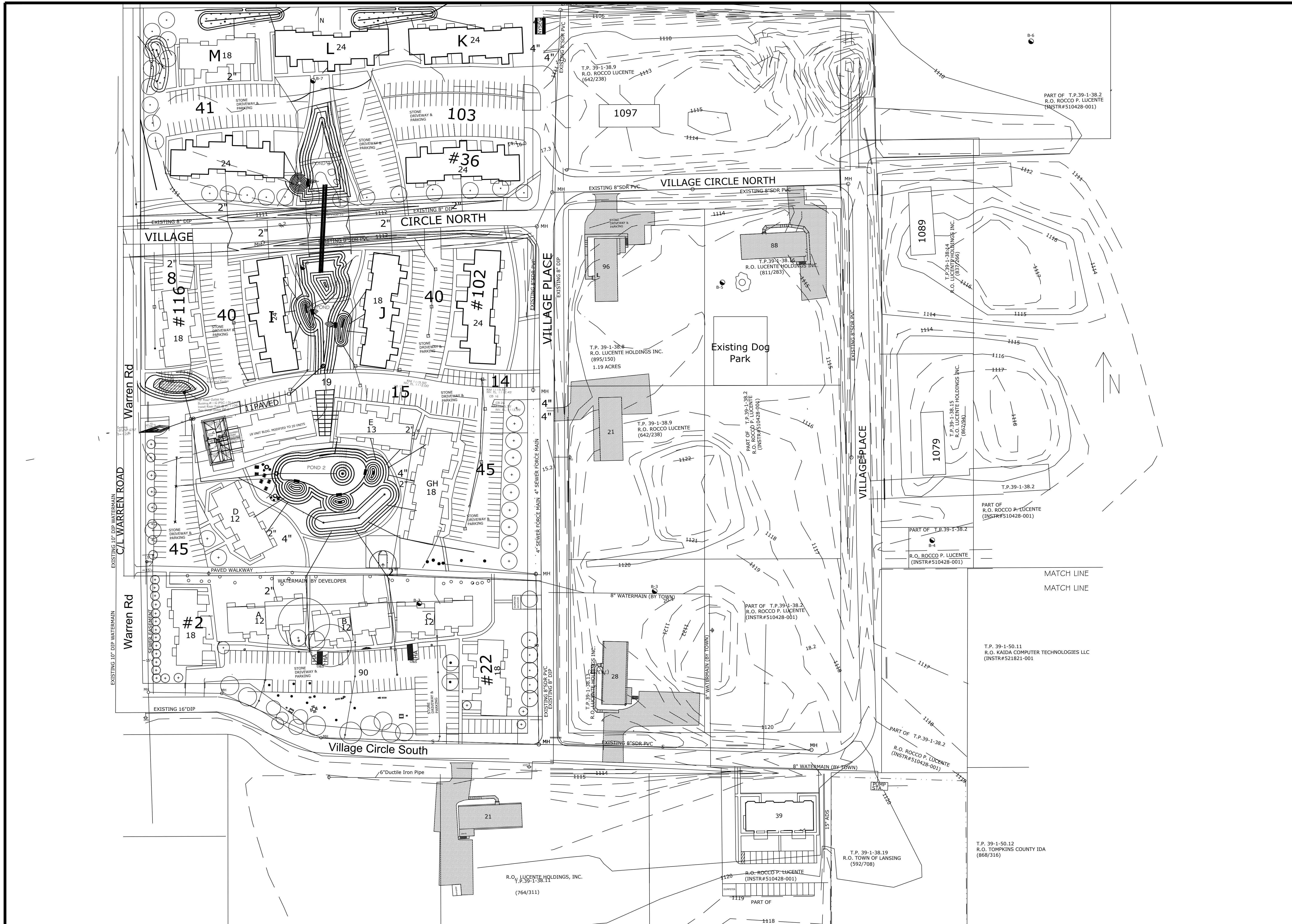
PREPARED FOR:

LUCENTE HOLDINGS, LLC.
1067 WARREN ROAD, SUITE B
LANSING, NY 14882

PREPARED BY:

TIMOTHY C. BUHL P.E.
35 FIRE LANE 24
AUBURN, NY 13021

DATE: SEPTEMBER 6, 2022



No.	Date	SYN.	DESCRIPTION

EXISTING SITE PLAN

VILLAGE CIRCLE - PHASE 7
 LUCENTE HOMES/VILLAGE SOLARS
 LANSTING (T) TOMPKINS CO. N.Y.

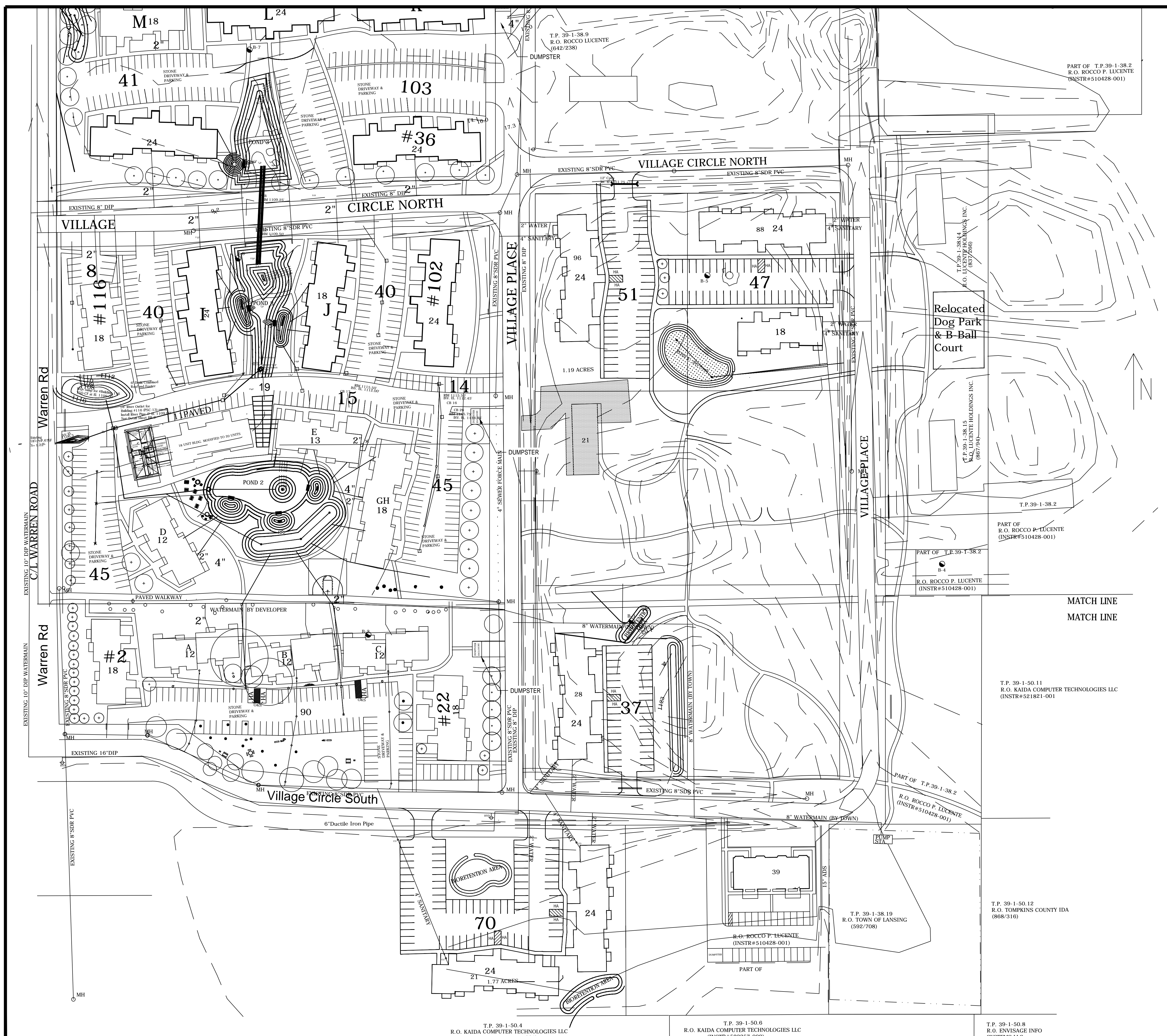
LUCENTE HOLDINGS, INC
 381 HAGADORN HILL RD.
 SPICER, NY 14883



TIMOTHY C. BUHL, P.E.

35 FIRE LANE 24, AUBURN, NY 13021

DATE: Sept 6, 2022
 SCALE: 1" = 60'
 DRAWN: SDG
 JOB:
 SHEET:
ST-1



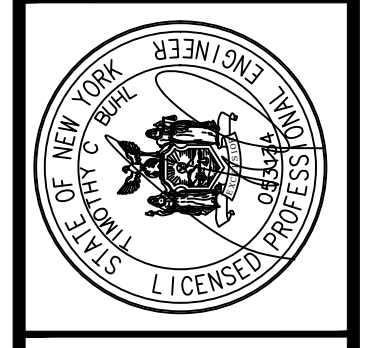
NOTES (BLDG & PARKING)

1. PUBLIC SEWER AND WATER MAINS ARE ALL EXISTING. SEE SHEET 2-A
2. WATER SERVICES AND SEWER LATERALS TO EACH PROPOSED BUILDING ARE NEW.
3. HANDICAPPED ACCESSIBLE PARKING INDICATED AS HA
4. NUMBERS INSIDE NEW BUILDINGS REPRESENT THE # OF DWELLINGS CONTAINED
5. BOLD NUMBERS IN PARKING AREAS REPRESENT THE NUMBER OF SPACES PROVIDED (205 TOTAL)

No.	Date	SYMBOL	REVISIONS Description

PROPOSED SITE PLAN
 LUCENTE HOLDINGS, INC
 381 HAGADORN HILL RD.
 SPENCER, NY 14883

VILLAGE CIRCLE - PHASE 7
 LUCENTE HOMES/VILLAGE SOLARS
 LANSING (T) TOMPKINS CO. N. Y.



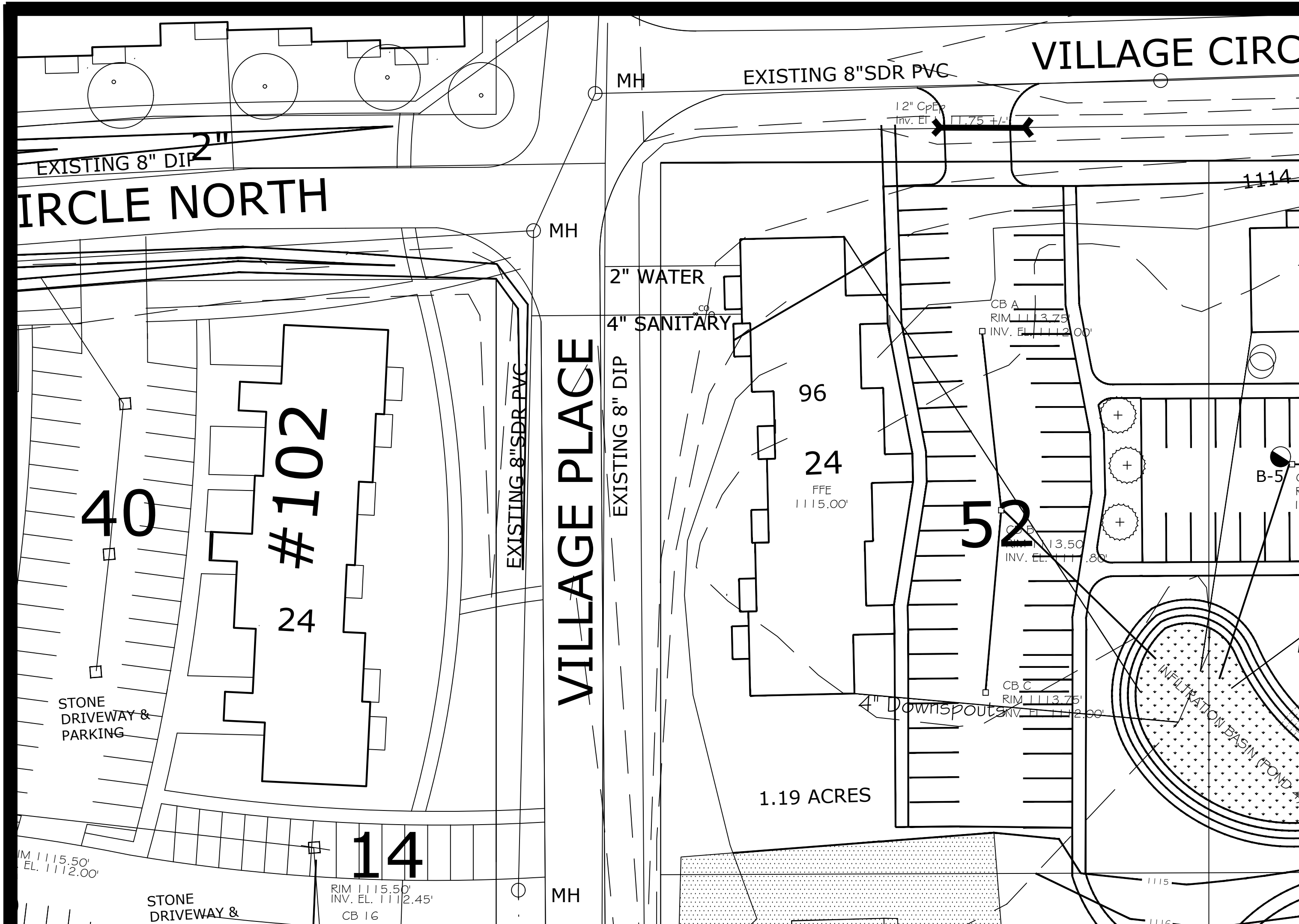
TIMOTHY C. BUHL, P.E.
 35 FIRE LANE 24, AUBURN, NY 13021

DATE: Sept. 6, 2022
 SCALE: 1" = 60'
 DRAWN: SDG
 JOB:
 SHEET: **ST-2A**

T.P. 39-1-50.4
 R.O. KAIDA COMPUTER TECHNOLOGIES LLC
 (INSTR# 421262-001)

T.P. 39-1-50.6
 R.O. KAIDA COMPUTER TECHNOLOGIES LLC
 (INSTR# 523837-008)

T.P. 39-1-50.8
 R.O. ENVISAGE INFO SYSTEMS, LLC



Bioretention Suggested Plantings - USDA Zone 5A

SHRUBS	HERBACEOUS PLANTS
Witch Hazel <i>Hamamelis virginiana</i>	Cinnamon Fern <i>Osmunda cinnamomea</i>
Winterberry <i>Ilex verticillata</i>	Cutleaf Coneflower <i>Rudbeckia laciniata</i>
Arrowwood <i>Viburnum dentatum</i>	Woolgrass <i>Scirpus cyperinus</i>
Brook-side Alder <i>Alnus serrulata</i>	New England Aster <i>Aster novae-angliae</i>
Red-Osier Dogwood <i>Cornus stolonifera</i>	Fox Sedge <i>Carex vulpinoidea</i>
Sweet Pepperbush <i>Clethra alrifolia</i>	Spotted Joe-Pye Weed <i>Eupatorium maculatum</i>
	Switch Grass <i>Panicum virgatum</i>
	Great Blue Lobelia <i>Lobelia siphatica</i>
	Wild Bergamot <i>Mondarda fistulosa</i>
	Red Milkweed <i>Asclepias incarnata</i>

NOTES:
BASIN EMBANKMENT CONSTRUCTION:

1: EMBANKMENT MATERIAL SPECIFICATIONS: EMBANKMENT CORE AND CUT OFF TRENCH MATERIAL SHALL BE MATERIAL CONFORMING TO UNIFIED SOIL CLASSIFICATION GC, SC, CH, OR CL WITH AT LEAST 30% PASSING #200 SIEVE. CORE AND CUT OFF TRENCH MATERIAL SHALL BE STOCKPILED SEPARATELY FROM OUTER SHELL MATERIAL. MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6-INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS. STOCKPILED MATERIAL SHALL BE COVERED AND PROTECTED FROM WATER, TRAFFIC AND OTHER DELETERIOUS SUBSTANCES OR PROCESSES.

2: EMBANKMENT COMPACTION: EMBANKMENT FILL SHALL BE PLACED IN 12-INCH LIFTS MAXIMUM AND COMPACTED. THE MINIMUM REQUIRED DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF OPTIMUM. ALL COMPACTION TO BE DETERMINED BY AASHTO METHOD 99 STANDARD PROCTOR.

3: EMBANKMENT CORE DIMENSIONS: THE CORE SHALL BE PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE TOP WIDTH OF THE CORE SHALL BE A MINIMUM OF FOUR FEET. THE HEIGHT SHALL EXTEND UP TO AT LEAST THE 10 YEAR WATER ELEVATION OR AS SHOWN ON THE PLANS. THE SIDE SLOPES SHALL BE 1 TO 1 OR FLATTER. THE CORE SHALL BE COMPACTED WITH CONSTRUCTION COMPACTION EQUIPMENT, ROLLERS, OR TAMPS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY. THE CORE SHALL BE CONSTRUCTED/PLACED CONCURRENTLY WITH THE OUTER SHELL OF THE EMBANKMENT.

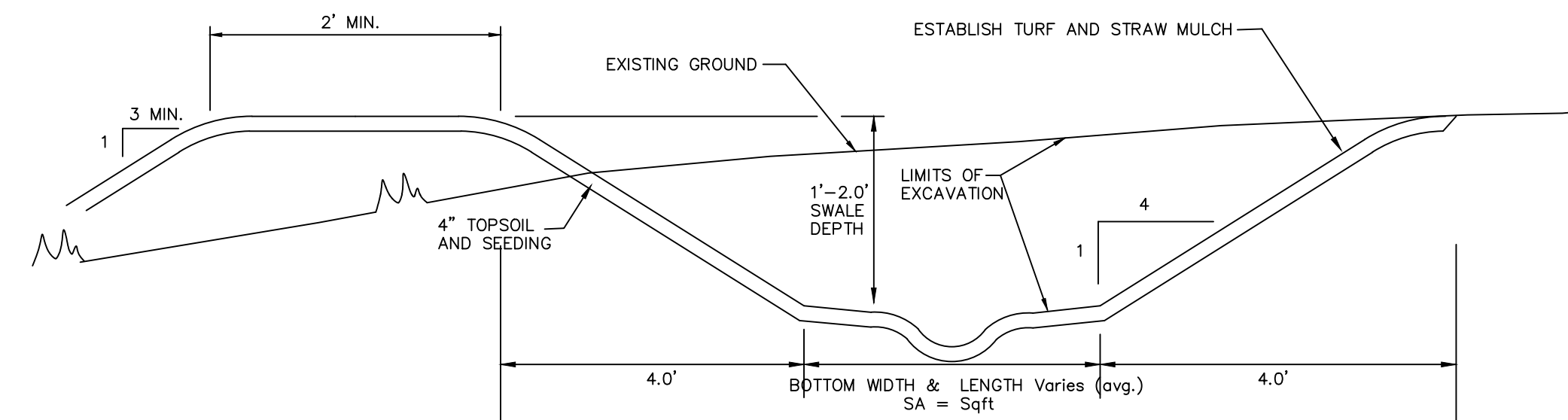
4: EMBANKMENT SURFACE: A 4-INCH LAYER OF TOPSOIL SHALL BE PLACED ON ENTIRE SURFACE AREA OF THE EMBANKMENT. GOOD GRASSSED COVER SHALL BE ESTABLISHED BY SEEDING, LIMING, FERTILIZING, MULCHING, ETC. IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. EMBANKMENT SHALL BE KEPT FREE OF WOODY PLANT GROWTH AND TREES.

MIN THICKNESS (THK)	STONE FILLING ITEM	V MAX*2 2' DEPTH	SEE NOTES	STONE SIZE ¹	PERCENT OF TOTAL BY WEIGHT	MANNING'S ROUGHNESS COEFF "N"
9"	FINE	11.0 FPS	2,3,4	SMALLER THAN 8" LARGER THAN 3" SMALLER THAN NO. 10 SIEVE	90-100 50-100 0-10	0.0314
15"	LIGHT	13.0 FPS	2,3,4	LIGHTER THAN 100 LBS LARGER THAN 6" SMALLER THAN 1/2"	90-100 50-100 0-10	0.0352
18"	MEDIUM	15.5 FPS	2,3,4	HEAVIER THAN 100 LBS SMALLER THAN 4"	50-100 0-10	0.0395
30"	HEAVY	17.0 FPS	2,3,4	HEAVIER THAN 100 LBS SMALLER THAN 6"	50-100 0-10	0.0423

*1 SOURCE: HYDRAULIC ENGINEERING CIRCULAR NO. 15 DESIGN OF STABLE CHANNELS WITH FLEXIBLE LININGS
*2 SOURCE: SOILS DESIGN PROCEDURE SDP2, BANK AND CHANNEL PROTECTIVE LINING DESIGN PROCEDURES

NOTES:

- STONE SIZES, OTHER THAN WEIGHTS, REFER TO THE AVERAGE OF THE MAXIMUM AND MINIMUM DIMENSIONS OF A STONE PARTICLE AS ESTIMATED BY THE ENGINEER.
- MATERIALS SHALL CONTAIN LESS THAN 20 PERCENT OF STONES WITH A RATIO OF MAXIMUM TO MINIMUM DIMENSIONS GREATER THAN THREE.
- AIR-COOLED BLAST FURNACE SLAG, COBBLES OR GRAVEL HAVING AT LEAST ONE FRACTURED FACE PER ACCEPTABLE SUBSTITUTES FOR STONE UNDER THESE ITEMS, PROVIDED THAT SOUNDNESS AND GRADATION REQUIREMENTS ARE MET.
- MATERIALS SHALL CONTAIN A SUFFICIENT AMOUNT OF STONES SMALLER THAN THE AVERAGE STONE SIZE TO FILL THE SPACES BETWEEN THE STONES.



Bioretention Areas receiving flow from parking areas require a 2'W x 1' D pea stone lens at edge of practice

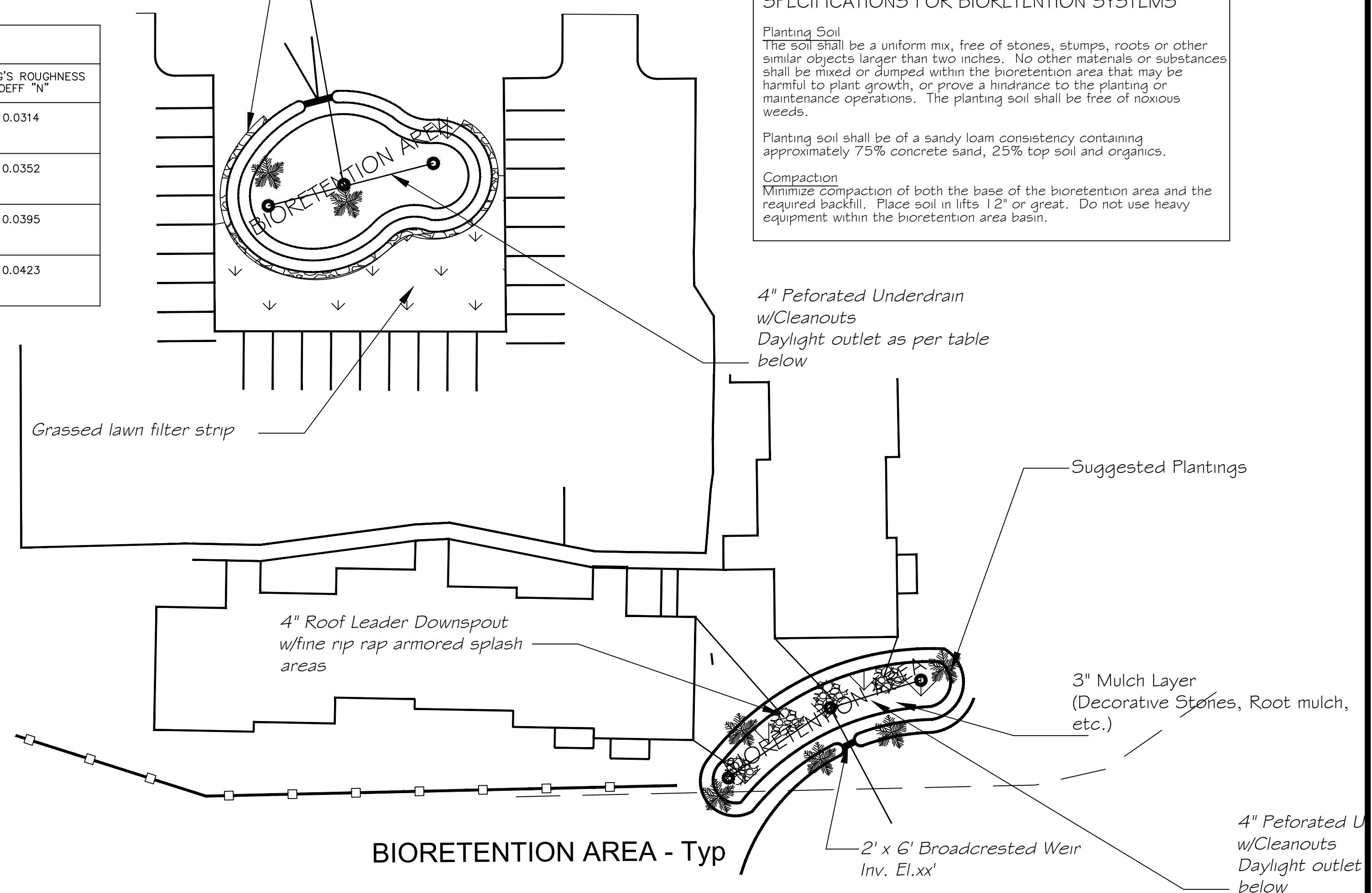
Cross-Section Bioretention Area

DIMENSIONS VARY AS PER PLAN

SPECIFICATIONS FOR BIORETENTION SYSTEMS

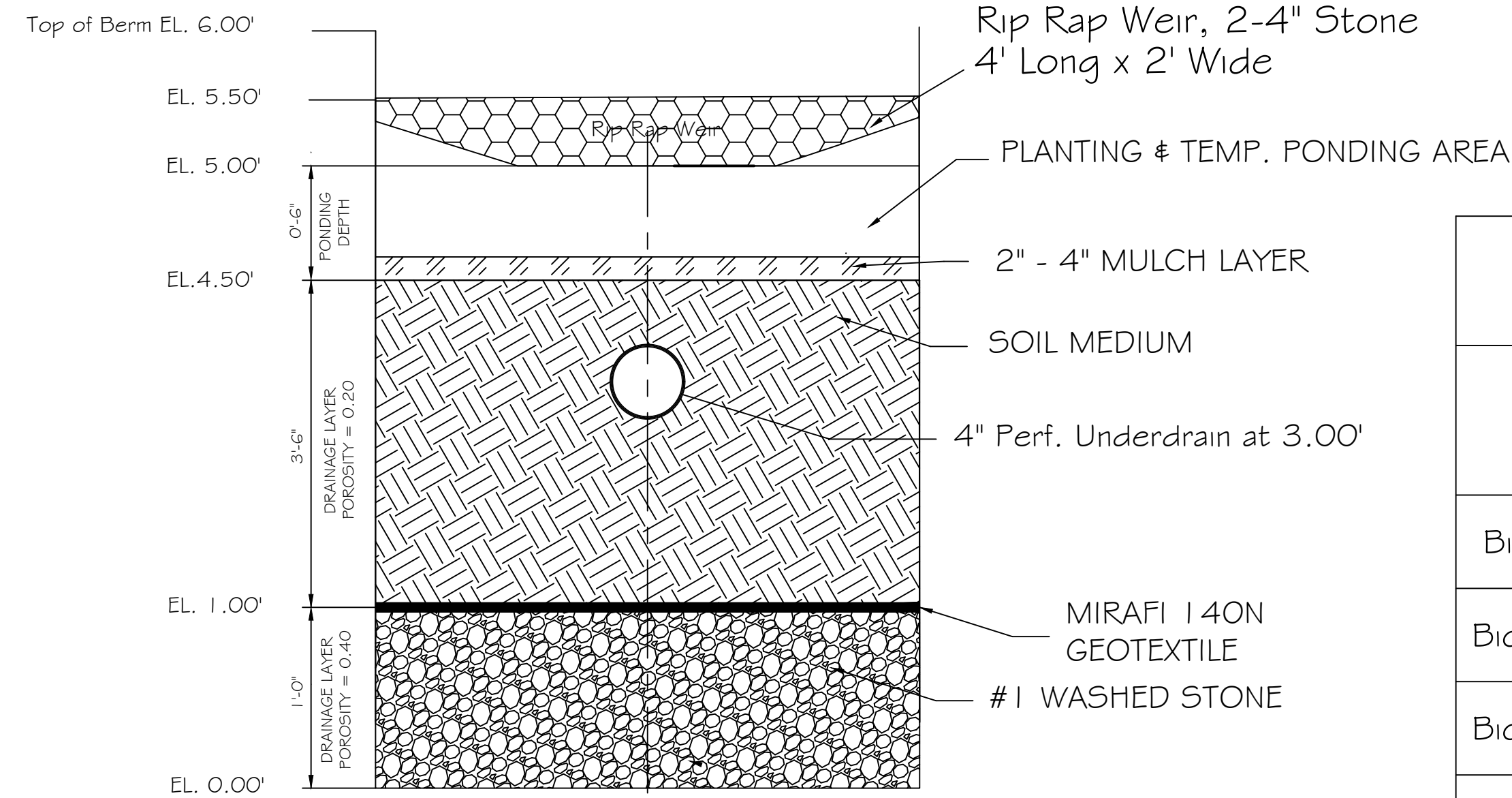
Planting Soil
The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of noxious weeds.

Compaction
Minimize compaction of both the base of the bioretention area and the required backfill. Place soil in lifts 12" or great. Do not use heavy equipment within the bioretention area basin.



TYPICAL OUTLET, OVERFLOW, AND CHANNEL DETAILS

REFERENCE THE BASIN PLAN & SECTION SHEETS FOR ELEVATIONS, DIMENSIONS, LINES & GRADES



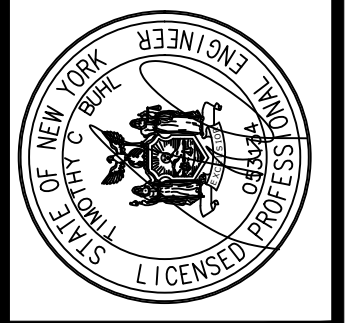
Bioretention Underdrain Layers, BR9, 12, 13, 14

Phase 7, Bioretention Area Details

Location	Bottom Length (ft)	Bottom Width (ft)	Bottom Surface Area (Sqft)	Floor of Practice El. (ft)	Bottom of Practice El. (ft)	Elevation of Underdrain El. (ft)	Underdrain Daylight El. (ft)	Berm El (ft)	Emergency Overflow Inv. El (ft)
Bioretention Area 9	48	12	600	1119.0	1115.5	1118.5	1118.0	1121.0	1119.5
Bioretention Area 12	70	17	1200	1119.0	1115.5	1118.5	1113.0	1121.0	1119.5
Bioretention Area 13	80	19	1500	1119.0	1115.5	1118.5	1118.0	1121.0	1119.5
Bioretention Area 14	65	34	2200	1364.0	1115.5	1118.5	1118.0	1121.0	1119.5

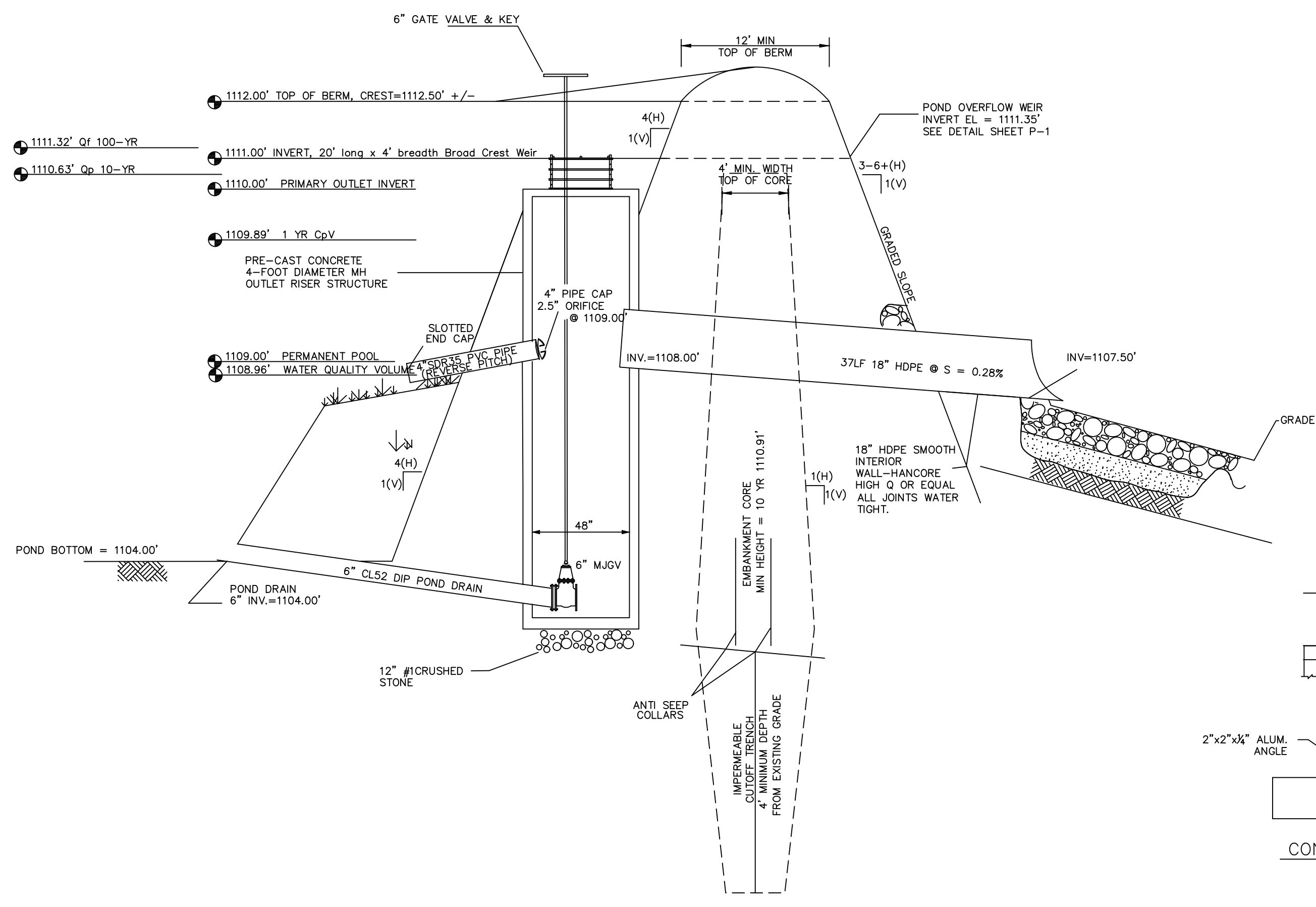
REVISIONS	No.	Date	SYN.	Description

BIORETENTION AREA DETAILS
LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPICEY, NY 14883
VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSEING (T) TOMPKINS CO. N.Y.

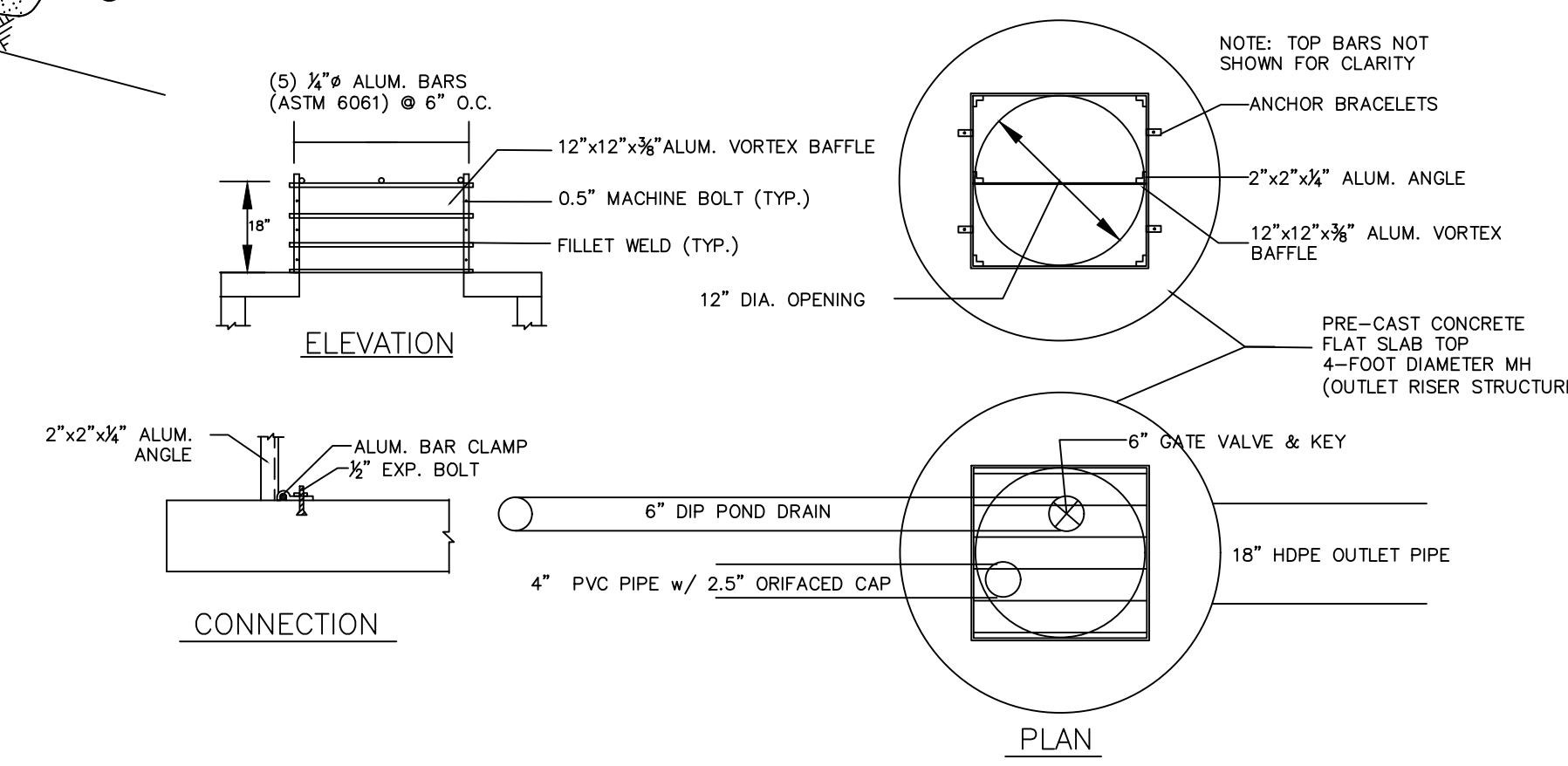


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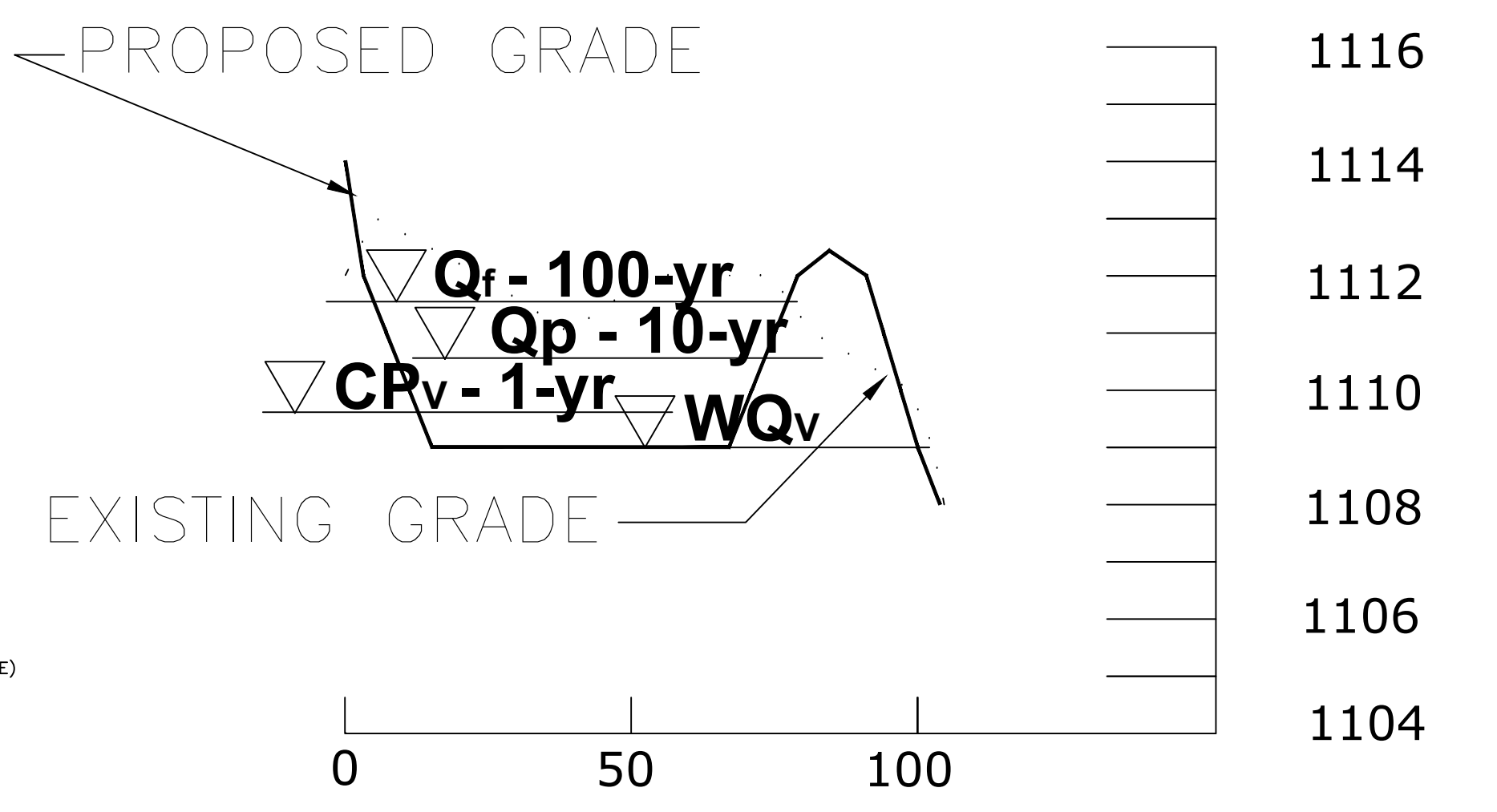
DATE: Sept 6, 2022
SCALE: 1"=50'
DRAWN: SDG
JOB:
SHEET: **ST-5**



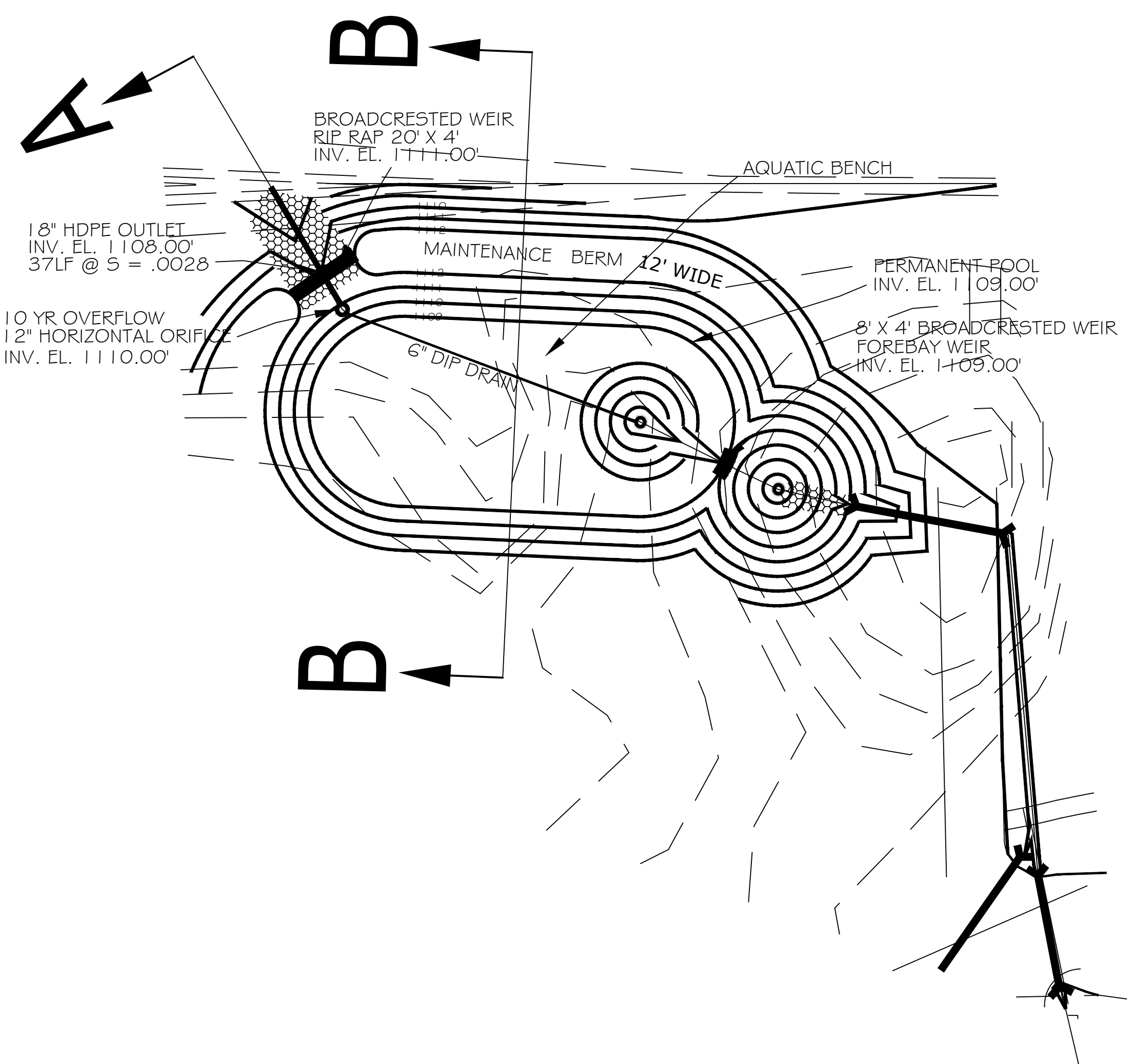
POND 1 OUTLET STRUCTURE



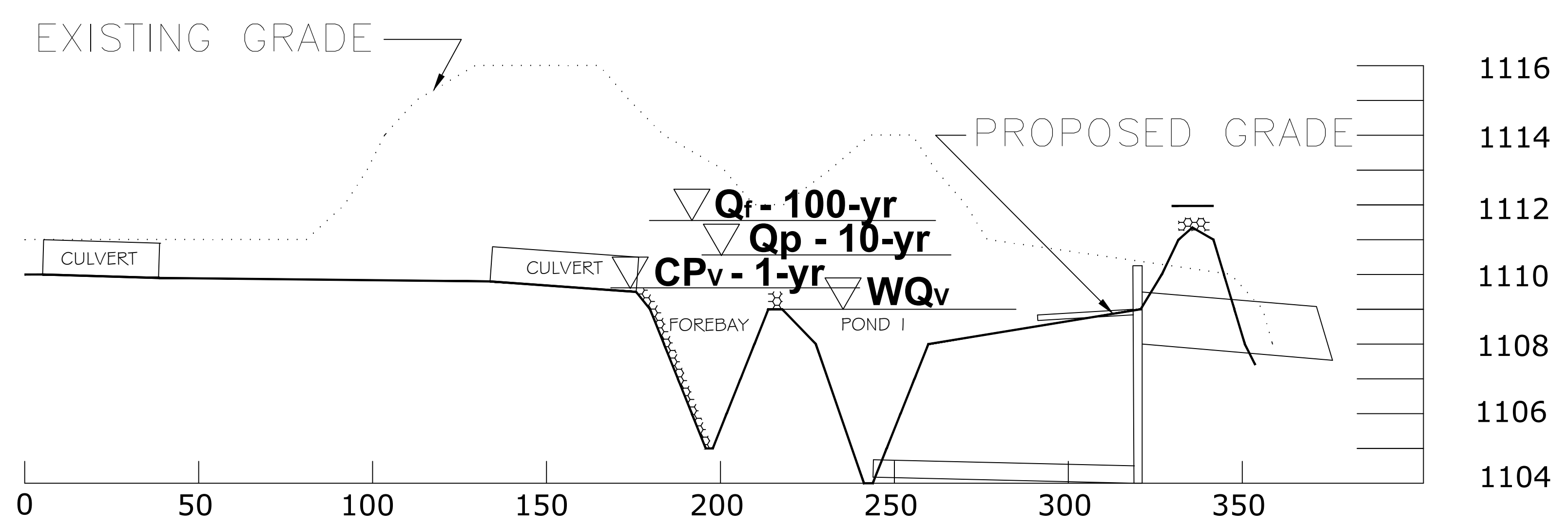
POND 1 OUTLET STRUCTURE & SECTION DETAILS



SECTION B - B
Vertical Scale = 10X Horizontal



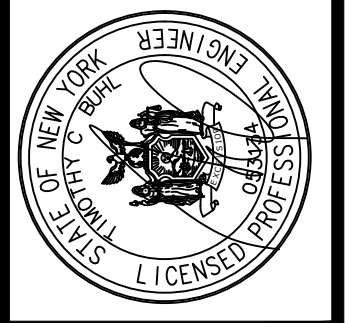
SECTION A - A
Vertical Scale = 10X Horizontal



No.	Date	SYN.	Description

POND 1 DETAILS

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPENCER, NY 14883

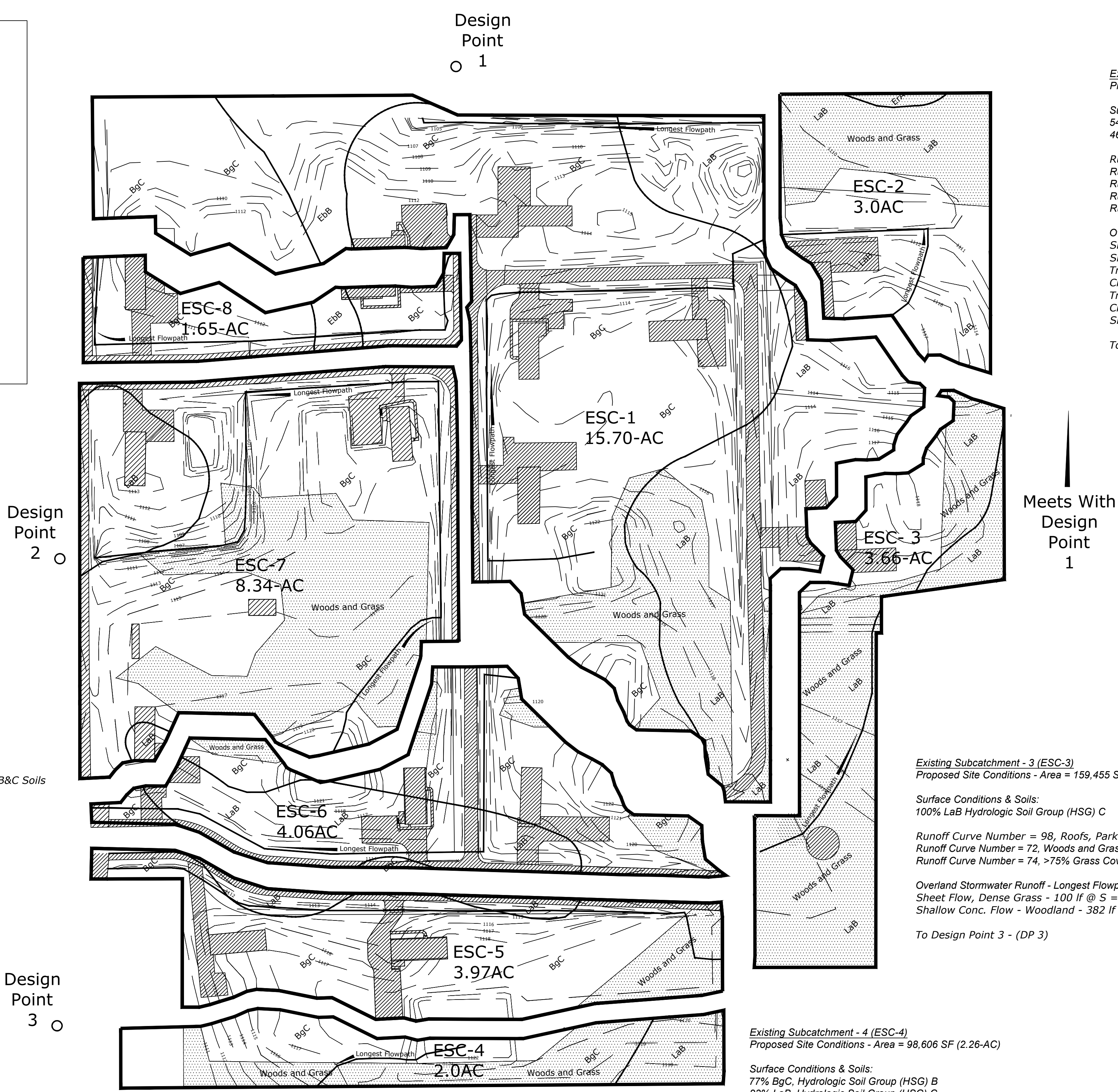


TIMOTHY C. BUHL, P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: Sept 6, 2022
SCALE: N.T.S.
DRAWN: SDG
JOB:
SHEET: ST-6a

EXISTING FLOW CONDITIONS			
AT DESIGN POINT - 1 (REACH DP-1 IN MODEL)			
STORM EVENT	PEAK FLOW (CFS)	TOTAL VOLUME (CF)	
1 YR, (2.3")	4.80	30,187	
10 YR, (3.9")	20.87	103,368	
100 YR, (5.5")	41.39	196,673	
PROPOSED FLOW CONDITIONS			
AT DESIGN POINT - 1 (REACH DP-1 IN MODEL)			
STORM EVENT	PEAK FLOW (CFS)	TOTAL VOLUME (CF)	
1 YR, (2.3")	3.02	18,121	
10 YR, (3.9")	12.93	83,156	
100 YR, (5.5")	36.20	176,940	

EXISTING FLOW CONDITIONS			
AT DESIGN POINT - 2 (REACH DP-2 IN MODEL)			
STORM EVENT	PEAK FLOW (CFS)	TOTAL VOLUME (CF)	
1 YR, (2.3")	3.49	17,380	
10 YR, (3.9")	18.69	67,431	
100 YR, (5.5")	39.35	134,470	
PROPOSED FLOW CONDITIONS			
AT DESIGN POINT - 2 (REACH DP-2 IN MODEL)			
STORM EVENT	PEAK FLOW (CFS)	TOTAL VOLUME (CF)	
1 YR, (2.3")	4.76	20,604	
10 YR, (3.9")	18.09	73,573	
100 YR, (5.5")	38.69	158,428	



Design Point
1

Design Point
2

Design Point
3

Meets With
Design Point
1

Existing Subcatchments

Existing Subcatchment - 1 (ESC-1)
Proposed Site Conditions - Area = 683,765 SF (15.70-AC)

Surface Conditions & Soils:
54% BgC Hydrologic Soil Group (HSG) B
46% LaB, EbB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 58, Woods and Grass Combination, Good HSG B Soils
Runoff Curve Number = 72, Woods and Grass Combination, Good HSG C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 1,893 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 3.5% avg.
Sheet Flow, Dense Grass - 70 lf @ S = 7.8% avg.
Trap/Vee Channel Flow - 488 lf @ S = 0.5% avg.
Circular 8" Pipe - 31 lf @ S = 0.25% avg.
Trap/Vee Channel Flow - 355 lf @ S = 0.80% avg.
Circular 8" Pipe - 31 lf @ S = 0.25% avg.
Sheet Flow, Grassed Channel - 818 lf @ S = 0.9% avg.

To Design Point 1 - (DP 1)

Existing Subcatchment - 2 (ESC-2)
Proposed Site Conditions - Area = 130,953 SF (3.0-AC)

Surface Conditions & Soils:
100% LaB, ErA, Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 72, Woods and Grass Combination, Good HSG C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 404 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 5.0% avg.
Shallow Conc. Flow - Grass - 62 lf @ S = 4.1% avg.
Trap Vee Channel Flow - 242 lf @ S = 0.5% avg.

To Design Point 1 - (DP 1)

Existing Subcatchment - 3 (ESC-3)
Proposed Site Conditions - Area = 159,455 SF (3.66-AC)

Surface Conditions & Soils:
100% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 72, Woods and Grass Combination, Good HSG C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 482 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 1.0% avg.
Shallow Conc. Flow - Woodland - 382 lf @ S = 1.0% avg.

To Design Point 3 - (DP 3)

Existing Subcatchment - 5 (ESC-5)
Proposed Site Conditions - Area = 173,660 SF (3.99-AC)

Surface Conditions & Soils:
92.1% BgC, Hydrologic Soil Group (HSG) B
7.9% LaB, Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 58, Woods and Grass Combination, Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 1,089 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 1.4% avg.
Shallow Conc. Flow - Woodland - 22 lf @ S = 0.5% avg.
Trap/Vee Channel Flow - 464 lf @ S = 1.25% avg.
Circular 8" Pipe - 30 lf @ S = 0.35% avg.
Trap/Vee Channel Flow - 473 lf @ S = 1.05% avg.

To Design Point 3 - (DP 3)

Existing Subcatchment - 4 (ESC-4)
Proposed Site Conditions - Area = 98,606 SF (2.26-AC)

Surface Conditions & Soils:
77% BgC, Hydrologic Soil Group (HSG) B
23% LaB, Hydrologic Soil Group (HSG) C

Runoff Curve Number = 58, Woods and Grass Combination, Good HSG B Soils
Runoff Curve Number = 72, Woods and Grass Combination, Good HSG C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 265 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 3.5% avg.
Shallow Conc. Flow - Grassed Waterway - 100 lf @ S = 2.0% avg.
Shallow Conc. Flow - Woodland - 62 lf @ S = 4.0% avg.

To Design Point 3 - (DP 3)

Existing Subcatchment - 7 (ESC-7)
Proposed Site Conditions - Area = 363,256 SF (8.34-AC)

Surface Conditions & Soils:
86.2% BgC Hydrologic Soil Group (HSG) B
13.8% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 58, Woods and Grass Combination, Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 1,494 lf +/-
Sheet Flow, Dense Grass - 88 lf @ S = 6.0% avg.
Sheet Flow, Woods - 12 lf @ S = 5.5% avg.
Shallow Conc. Flow - Woodland - 195 lf @ S = 3.5% avg.
Trap/Vee Channel Flow - 445 lf @ S = 1.0% avg.
Circular 8" Pipe - 30 lf @ S = 0.50% avg.
Trap/Vee Channel Flow - 724 lf @ S = 1.50% avg.

To Design Point 2 - (DP 2)

Existing Subcatchment - 6 (ESC-6)
Proposed Site Conditions - Area = 176,894 SF (4.06-AC)

Surface Conditions & Soils:
42% BgC Hydrologic Soil Group (HSG) B
58% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 58, Woods and Grass Combination, Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 1010 lf +/-
Sheet Flow, Dense Grass - 56 lf @ S = 3.0% avg.
Trap/Vee Channel Flow - 292 lf @ S = 0.5% avg.
Circular 8" Pipe - 31 lf @ S = 0.25% avg.
Trap/Vee Channel Flow - 631 lf @ S = 0.5% avg.

To Design Point 2 - (DP 2)

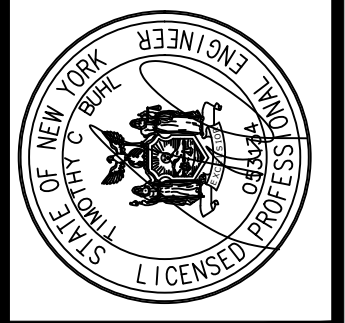
REFERENCE HYDROCAD (HYDRAULIC & HYDROLOGIC) MODELING RESULTS PRESENTED WITH THESE PLANS

REVISIONS	
No.	Date (MM/YY)

HYDROLOGIC AND HYDRAULIC
RUNOFF WORKSHEET EXISTING

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSEING (T) TOMPKINS CO. N.Y.

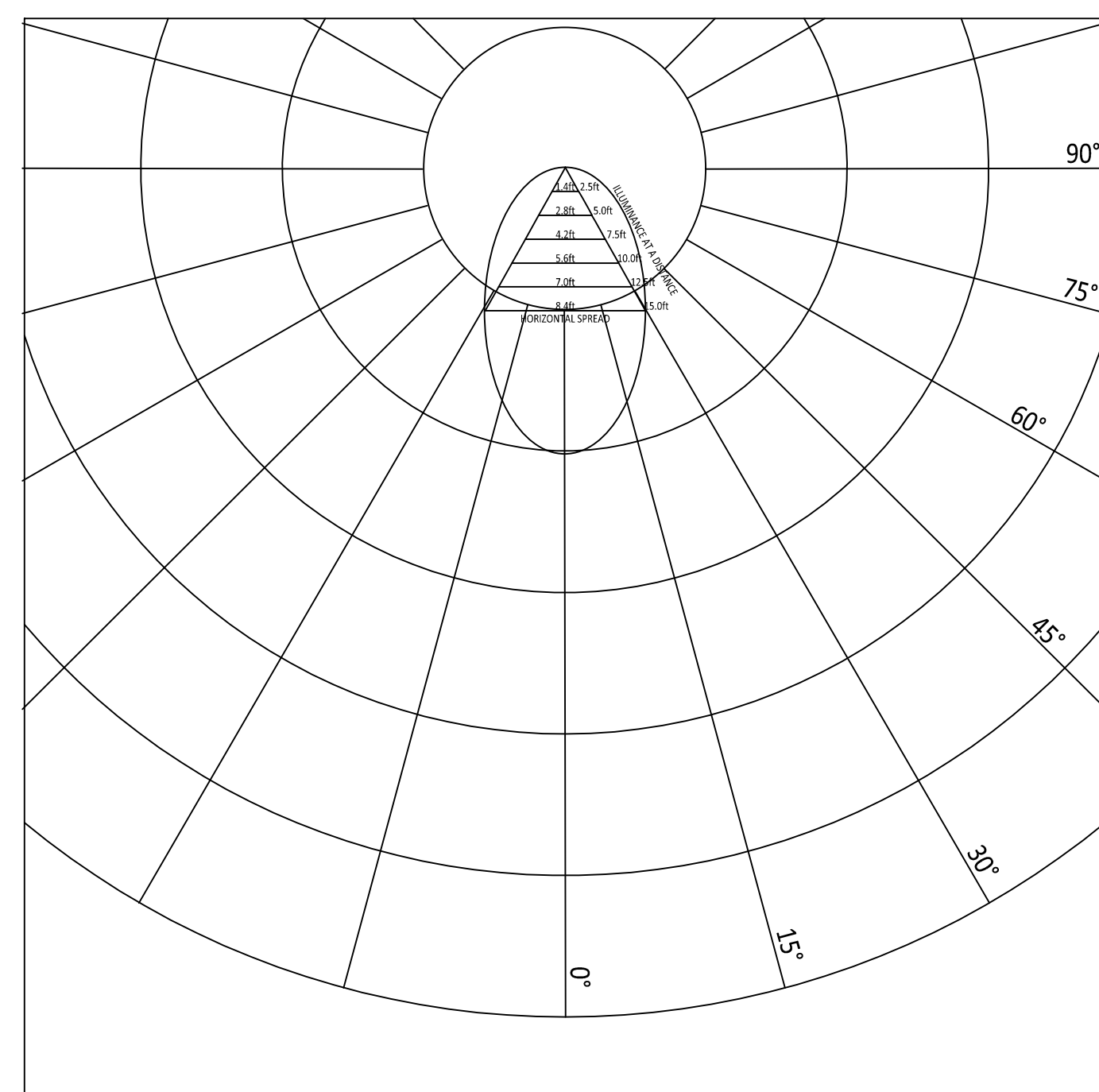
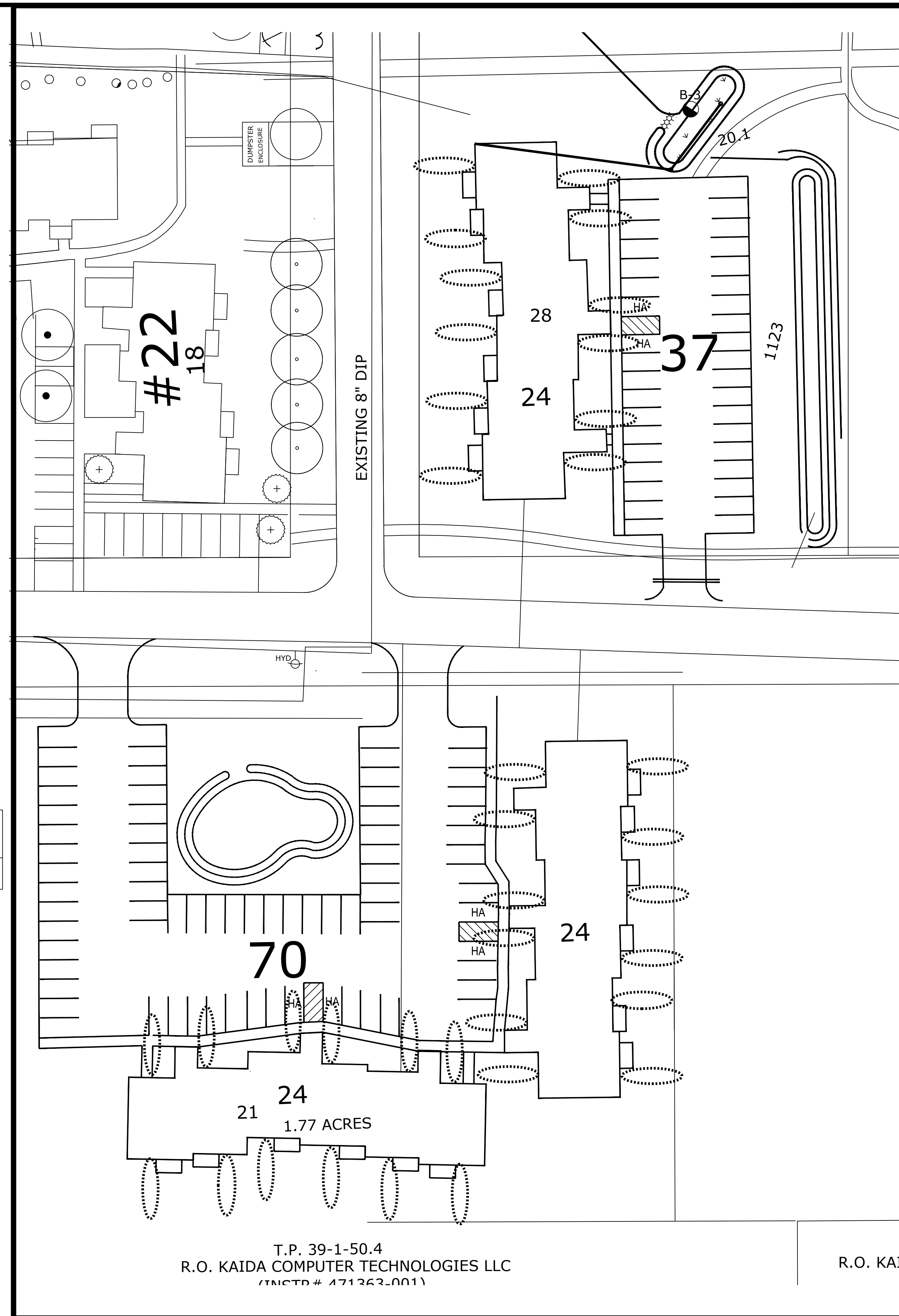
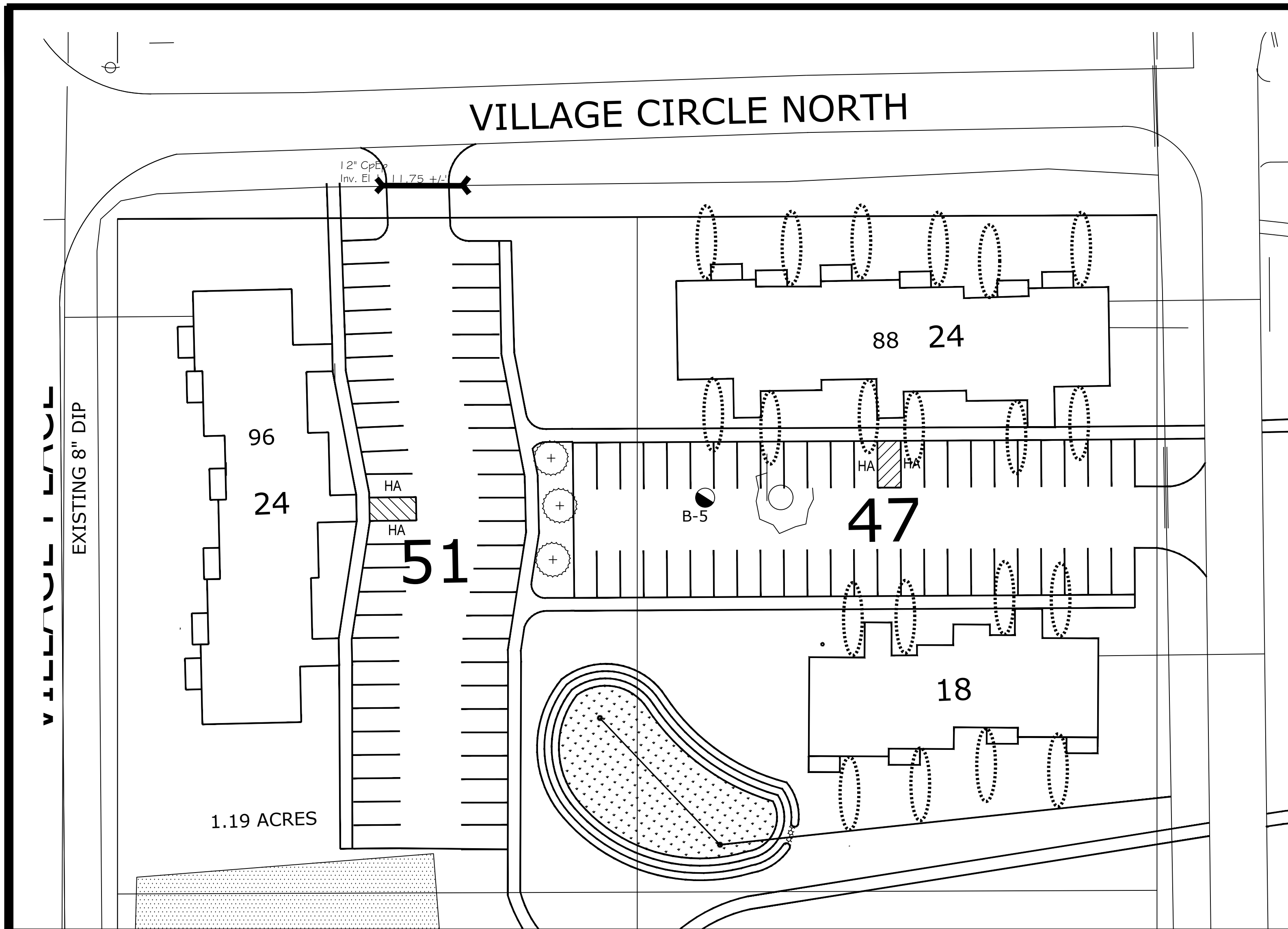
LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPICEY, NY 14883



TIMOTHY C. BUHL, P.E.

35 FIRE LANE 24, AUBURN, NY 13021

DATE:	Sept 6, 2022
SCALE:	N.T.S.
DRAWN:	SDG
JOB:	
SHEET:	ST-7

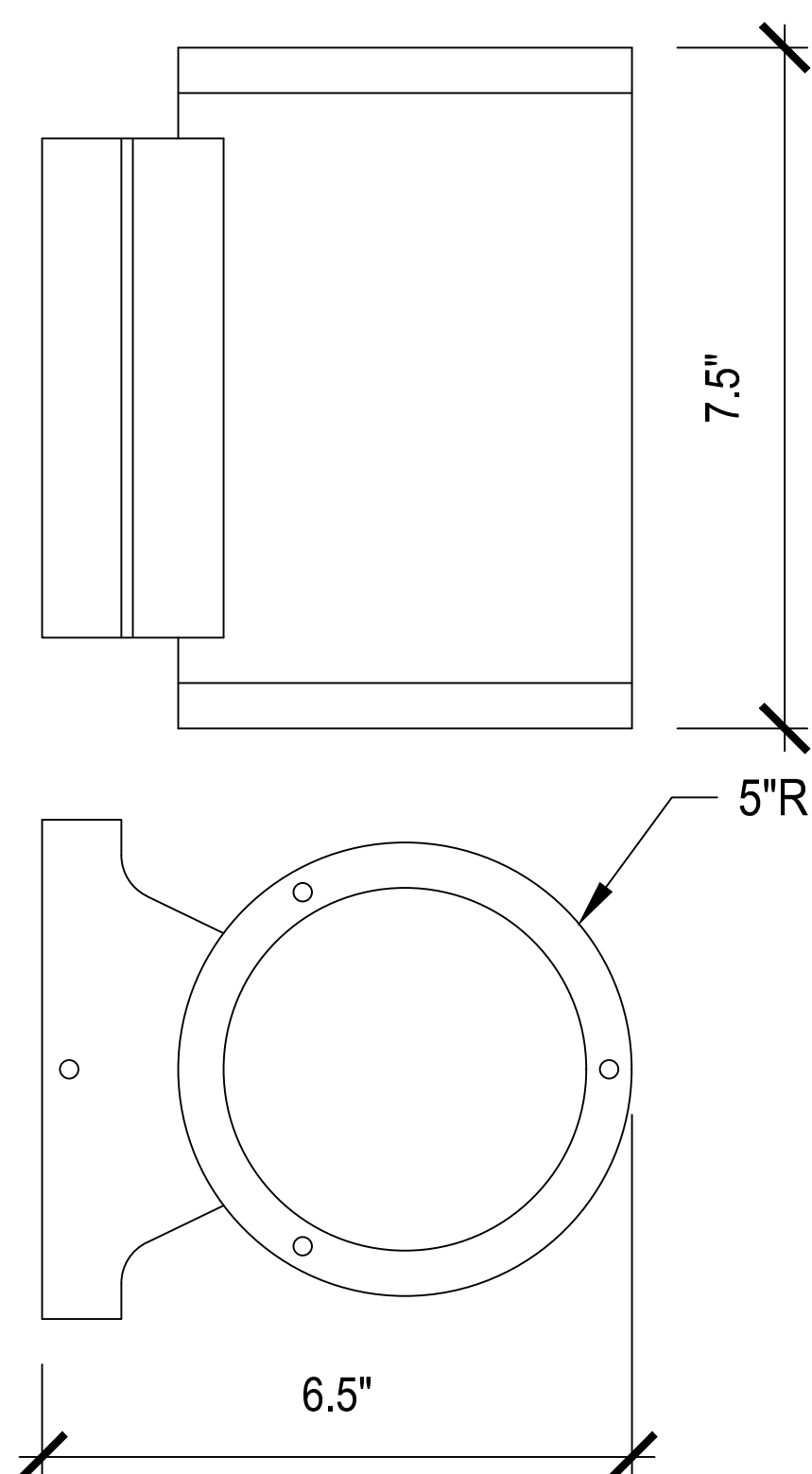


ILLUMINANCE AT A DISTANCE

DISTANCE	BEAM WIDTH
2.5FT	1.4FT
5.0FT	2.8FT
7.5FT	4.2FT
10.0FT	5.6FT
12.5FT	7.0FT
15.0FT	8.4FT

LIGHTING SCHEDULE

WATTS (W)	DESCRIPTION	COLOR TEMP (K)	LUMENS (lm)	EQUIV WATTAGE (W)	SIZE	BEAM ANGLE	COLOR	VOLTAGE	WET	ES
25	LED-FXSDWS25/33S/930/BK	3000K	1,750	250	5" x 7.5"	33°	BLACK	120-227V	*	*



NOTE: SEE MANUFACTURER'S CUT SHEETS FOR DETAILS

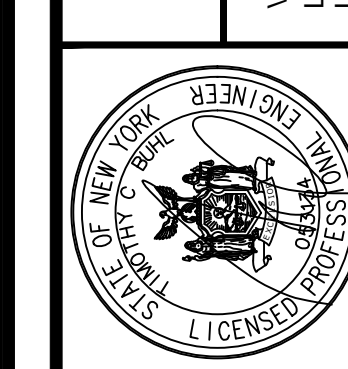
REVISIONS

No.	Date	SYTY	Description

PHOTOMETRICS
BUILDING EXTERIOR LIGHTING

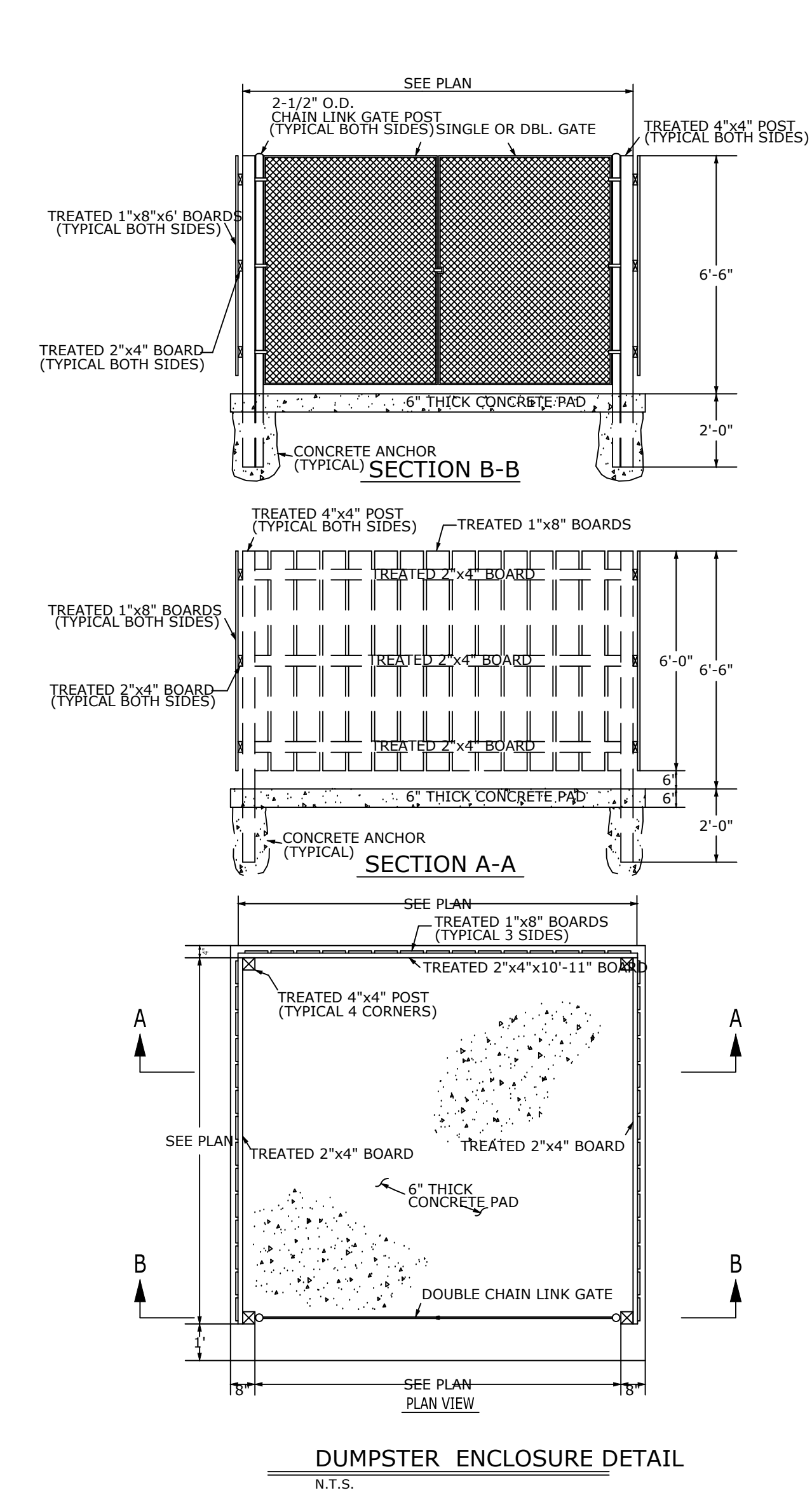
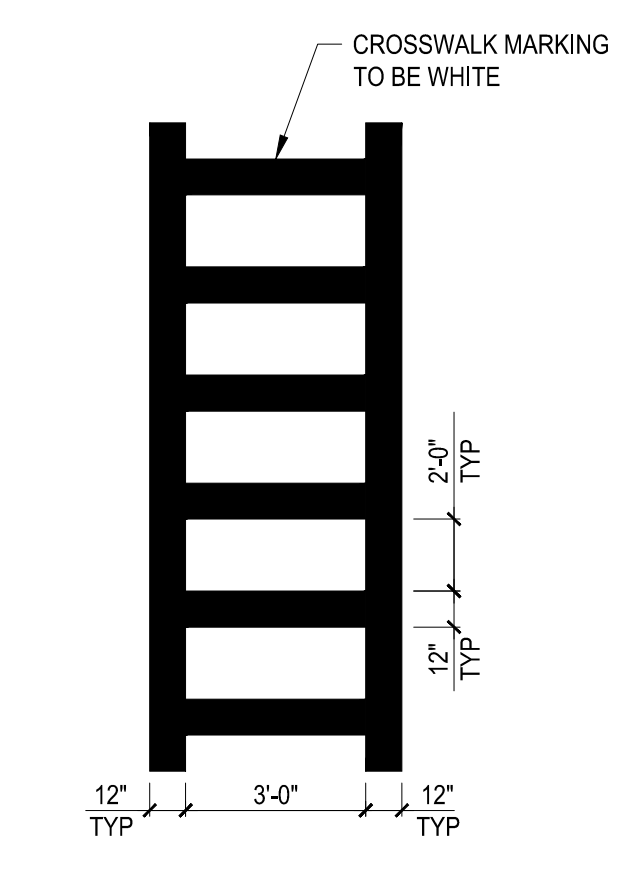
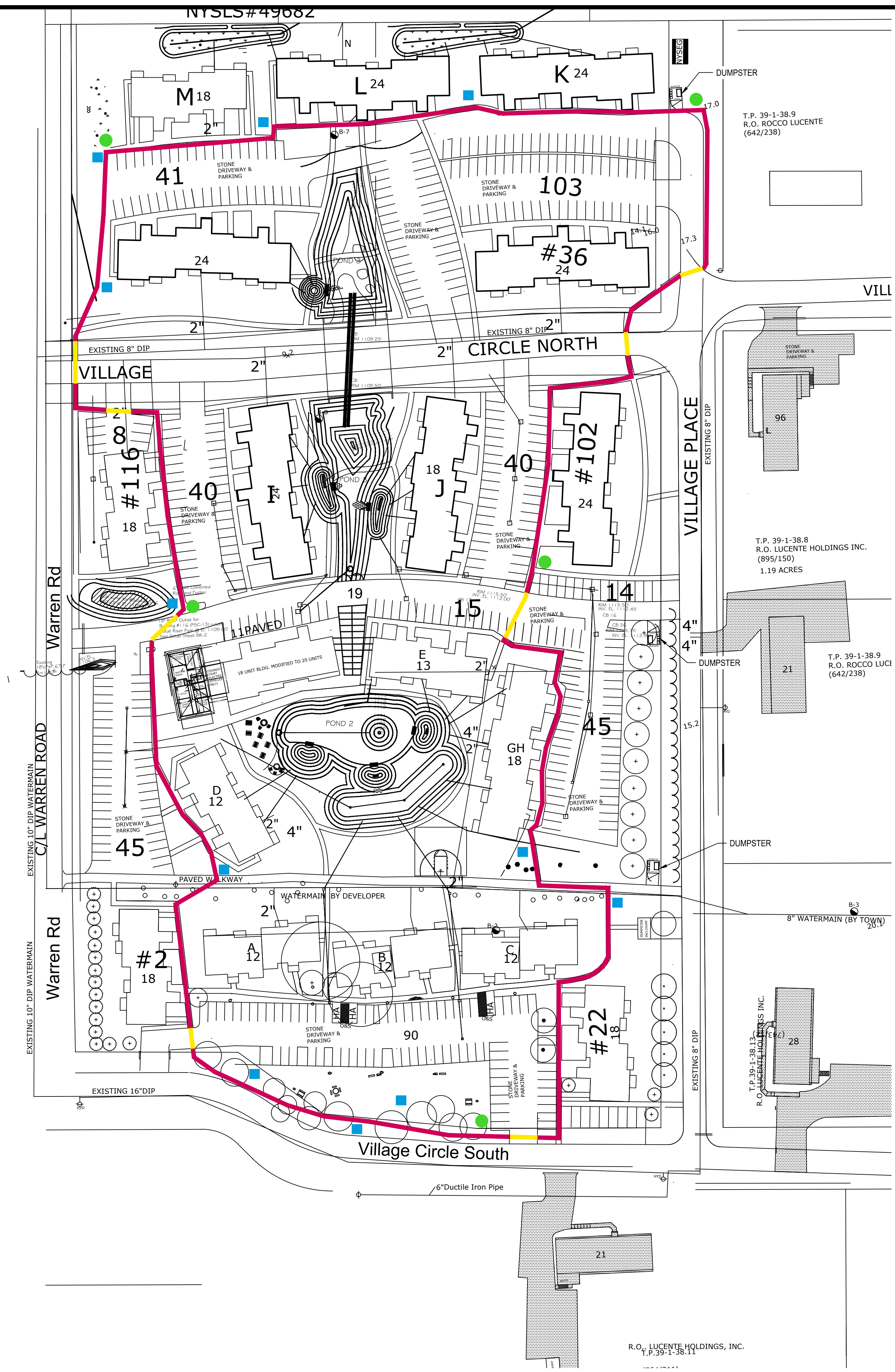
LUCENTE HOLDINGS, INC.
381 HAGADORN HILL RD.
SPENCER, NY 14883

LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.



TIMOTHY C. BUHL, P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: JULY 11, 2022
SCALE: N.T.S.
DRAWN: SDG
JOB:
SHEET: **ST-10**



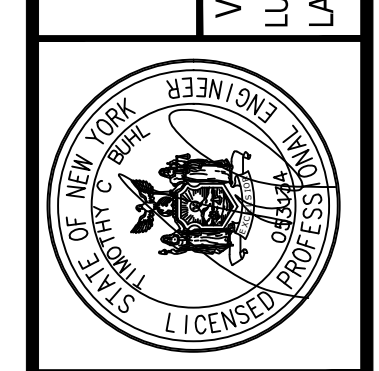
- LEGEND**
- FITNESS TRAIL
 - CROSSWALK
 - WAYFINDING
 - FITNESS STATION

No.	Date	SYN.	Description

FITNESS TRAIL AND DUMPSTER LOCATIONS

LUCENTE HOLDINGS, INC.
381 HAGADORN HILL RD.
SPICER, NY 14883

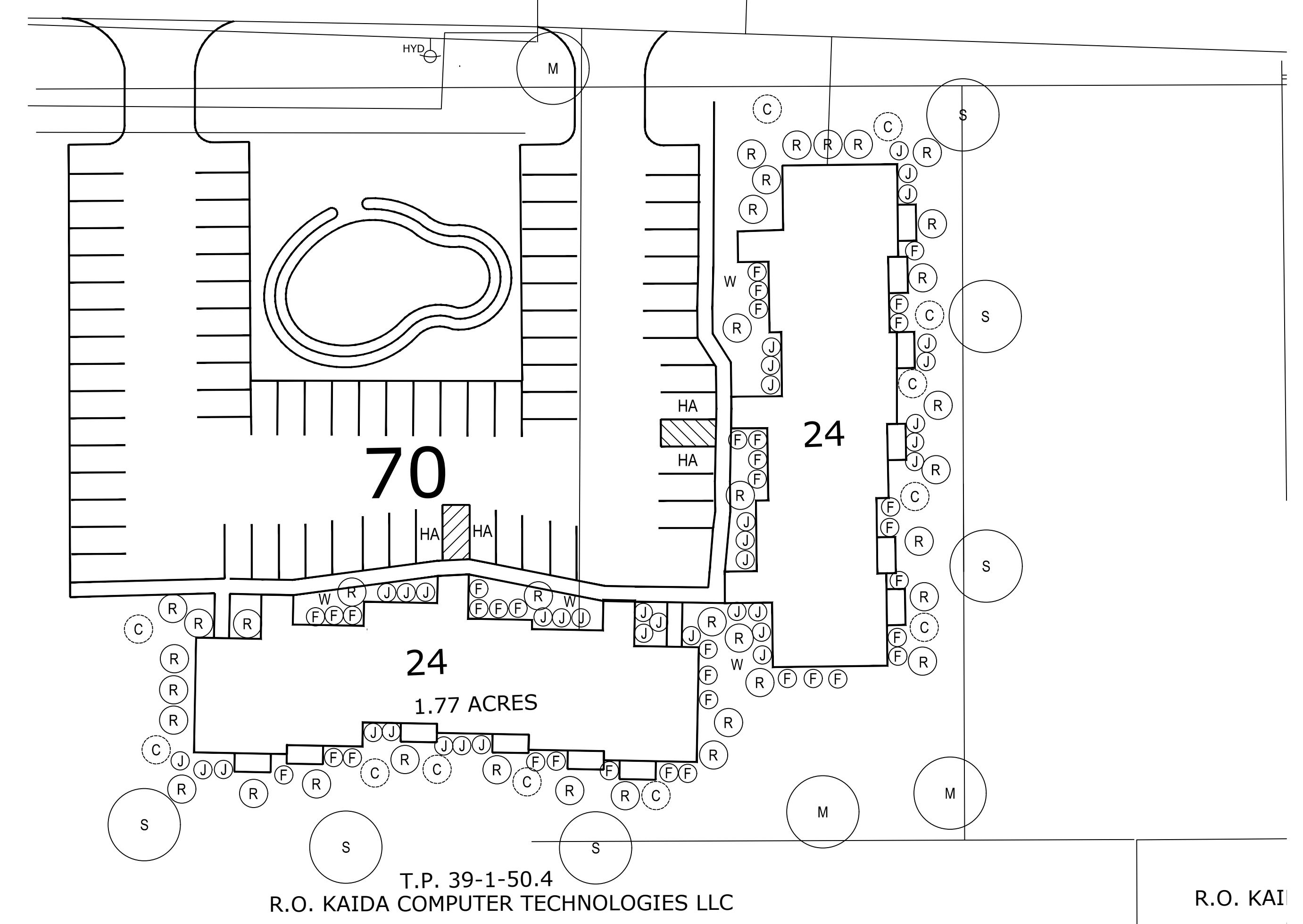
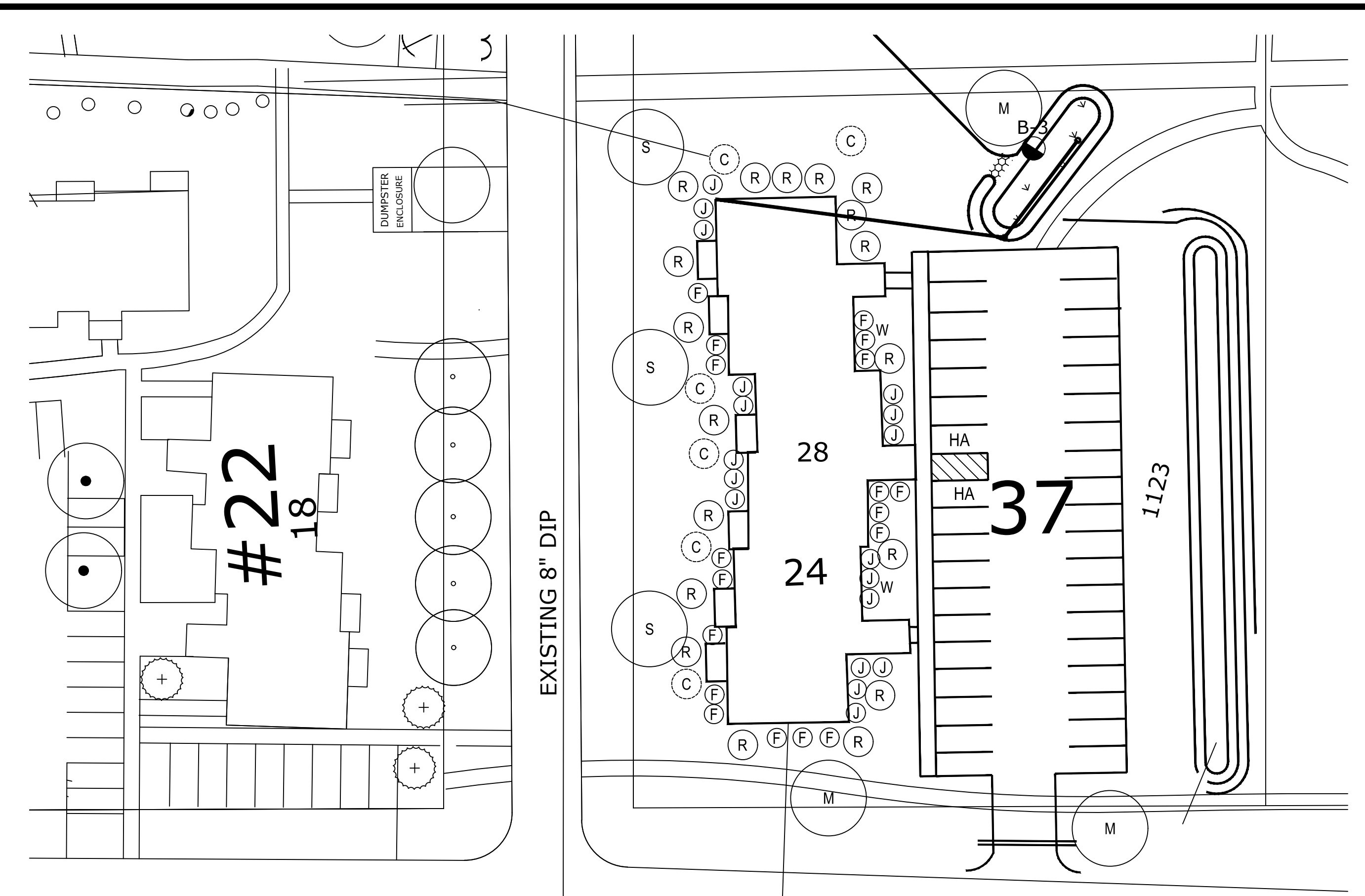
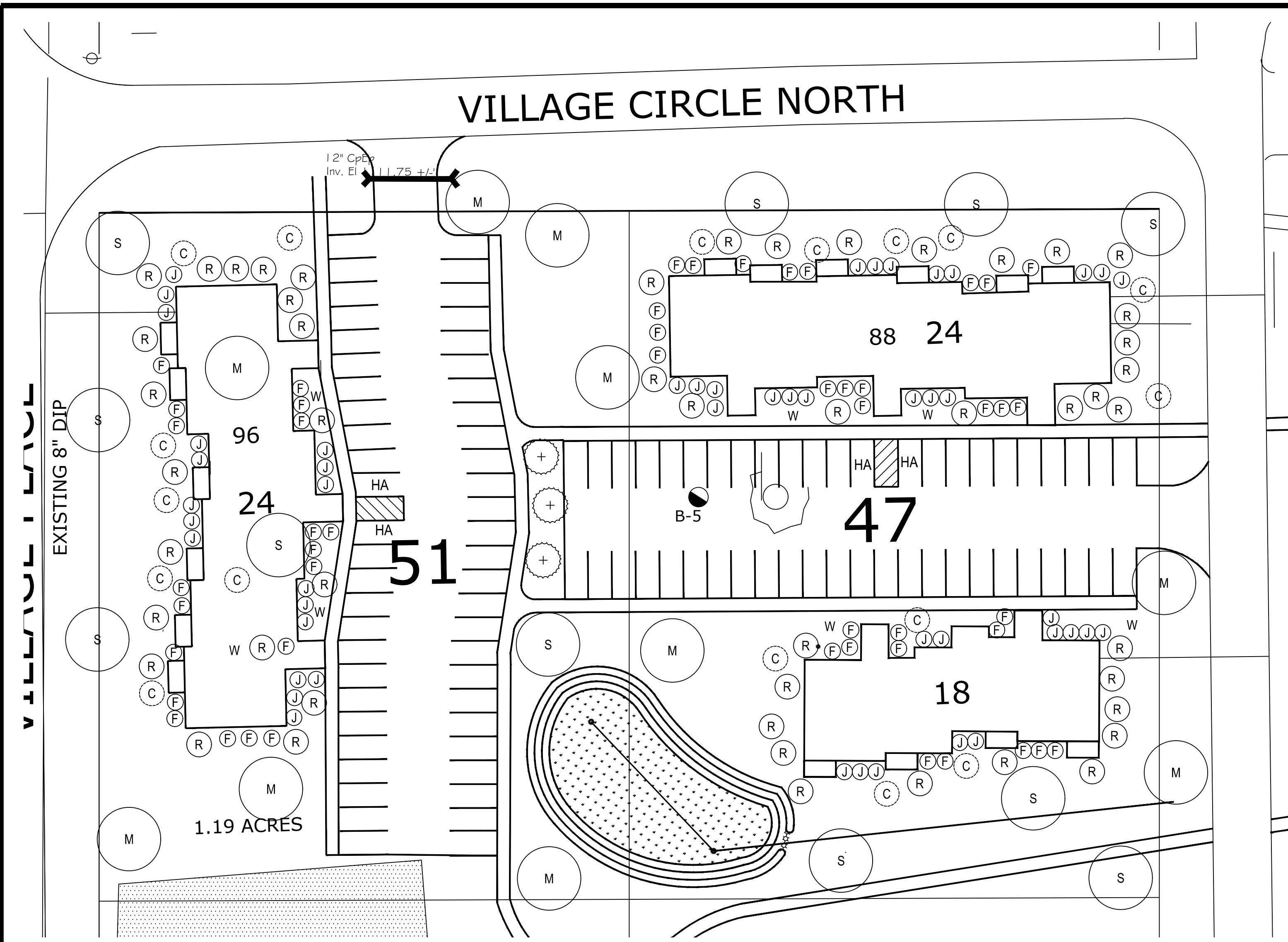
VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANISING (T) TOMPKINS CO. N.Y.



TIMOTHY C. BUHL, P.E.

35 FIRE LANE 24, AUBURN, NY 13021

DATE: JULY 11, 2022
SCALE: 1"=60'
DRAWN: JLB
JOB:
SHEET:
ST-11



PLANTING SCHEDULE

24 UNIT BUILDING PLANTINGS

PLANT TYPE	NUMBER OF PLANTS
FORSYTHIA SHRUBS	18 EA
JUNIPER SHRUBS	18 EA
ROSA SHARON SHRUBS	18 EA
WEeping CHERRY TREE	2 EA
CHERRY TREE	6 EA

18 UNIT BUILDING PLANTINGS

PLANT TYPE	NUMBER OF PLANTS
FORSYTHIA SHRUBS	12 EA
JUNIPER SHRUBS	12 EA
ROSA SHARON SHRUBS	12 EA
WEeping CHERRY TREE	2 EA
CHERRY TREE	4 EA

NOTE: SEE SUPPLEMENTAL LANDSCAPING CHART PREVIOUSLY SUBMITTED

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>SYM.</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	SYM.	Description					<p>PLANTING PLAN</p> <p>VILLAGE CIRCLE - PHASE 7 LUCENTE HOMES/VILLAGE SOLARS LANISING (T) TOMPKINS CO. N.Y.</p> <p>LUCENTE HOLDINGS, INC 381 HAGADORN HILL RD. SPICER, NY 14883</p>	
No.	Date	SYM.	Description							
<p>TIMOTHY C. BUHL, P.E.</p> <p>35 FIRE LANE 24, AUBURN, NY 13021</p>										
<p>DATE: JULY 11, 2022</p> <p>SCALE: 1"=60'</p> <p>DRAWN: JLB</p> <p>JOB:</p> <p>SHEET:</p> <p style="text-align: right; font-weight: bold;">ST-12</p>										

Village Solars Phase 7 – Response to August 18, 2022 TG Miller Comments

General Drawing Set and SWPPP Comments

1. Comment: Provide FFEs for all of the buildings

Response: FFEs are now included.

2. Comment: Show the location and connection of all building downspouts as well as their associated pipe routing to the stormwater management practices.

Response: Roof downspouts were shown on the plan sheets as well as the bioretention area detail sheet. Notes have been added to the plan to better define these areas.

3. Comment: Will the drainage area as shown of PSC-10 be conveyed to Pond 4? Provide better detail grading .

Response: Site plan updated with grading and elevations.

4. Comment: Flow path for OSC-2 indicated a culvert but here is none in the field. Please clarify.

Response: There is no culvert in the field. The flowpath was corrected on the plan and in the model.

Comments 5 - 10: Is Dry Pond 4 an infiltration basin?, Correct invert elevation inconsistencies, add outlet invert elevation for the drain points at ditch, better clarify the use of the 4” perforated pipe, revise invert elevations from plan to model, clarify pretreatment intent.

Response: Pond #4 has been slightly reworked as an infiltration basin. The underdrain has been relocated to be storm outlet, utilizing the native soil to exfiltrate volume. Invert elevations have been checked for consistency between the plan, the detail, and the model. A note has been added to the detail sheet that the pretreatment method will be a “filter strip.”

11. Comment: Appendix D infiltration testing will be required for Infiltration Basin, Pond 4. Has this been accomplished?

Response: It was our understanding that this background testing had been performed as part of the earlier overall site evaluations by the previous site engineer, but as yet we have not been able to locate the data. Should it not be forthcoming, the testing as required by Appendix D certify Pond 4’s infiltration rates and design will be performed.

12. Comment: There is a pond shown on the subcatchment map but there is no further information on this structure.

Response: *The missing pond design sheet has now been included to the plan set, and the site plan has been updated to show Pond 1, which is required for the attenuation of OSC-3.*

13. Comment: Check the sizes and elevations of the bioretention areas on Sheet ST-5 with that of the SWPP.

Response: *Corrections have been made to the table.*

14. Comment: Clarify how underdrains are to be used. Will they be discharged to surface grade? Show underdrains as proposed on plans.

Response: *A note has been added to the detail sheet to indicate that the underdrains are to be daylighted as per the included elevation table. Underdrains added to plans.*

15. Comment: There is a discrepancy between the site plan and model for the size of the bioretention area underdrains

Response: *The bioretention area details have been adjusted to 4" to match model.*

16. Comment: Issues with the porosity of the filter media by surface area reduction. Revise so that they correspond to cross section.

Response: *This iteration of the model used a previous version from several years ago as a template. All bioretention area layers have now been updated to match the filtration detail as well as to address the void areas of the stratum.*

17. Comment: Drainage at the intersection of Warren Road and Village Circle South does not flow to the north to Design Point 2.

Response: *This discrepancy has been addressed by routing OSC-7 (now OSC-1), PSC8, PSC-9, PSC-12 and OSC-8 (Now OSC-6) to its own Design Point 3. Existing modeling has been altered to match the new layout as well.*

18. Comment: There appears to be a diversion structure at the north end of Village Place near DP 1. Has this been modeled?

Response: *Upon conducting a field review, there is indeed a structure at the north end which appears to have been installed ad hoc at some point in time which differs from available contouring. The owner will remove this and return flow in the direction that it was originally intended.*

19. Comment: Watershed map ST-7 shows an existing diversion swale along the north side of ESC-1. It is recommended that this be evaluated to determine its capacity.

Response: The swale will be walked to identify whether it can handle the needs of flowrates for Design Point 1. Still, Existing Subcatchment modeling for the 100 yr rain event shows runoff values to be in the neighborhood of 42 cfs, which is roughly the proposed output from the developed model. Things are not anticipated to change.

20. Comment: Adjust location of bioretention on Lot 37 to be outside the water main easement area.

Response: Bioretention area has been adjusted.

21. Comment: Previous renditions of the plans show a bioretention area proposed for Lot 39. Please clarify when this is to be installed.

Response: We believe this comment is referencing bioretention area 7 shown in PSC-8 which should have been completed in a previous construction phase. The owner has been informed of this and the installation addressed.

22. Comment: Bioretention area 1 has not been installed on Lot 41. Please clarify if this is to be built.

Response: It is our understanding that Bioretention Area 1 should have been installed in a previous phase. The owner has been informed of this and the installation addressed.

Water

1. Comment: Show water service connections for Lots 37 and 70 being connected to Bone Plain Pressure Grid. Additional municipal main extension may be required if not previously installed.

Response: All of the proposed water services for this final Phase 7 will be from the Bone Plain Pressure grid. The water main has already been extended and the as-built drawing has been made as part of the plan package.

2. Comment: Provide water service connection details and label pipe material.

Response: The service connection details will be identical to those previously approved in earlier phases of the project, and details will be added to the final plan set prior to construction.

Sewer

1. Comment: Provide sewer lateral connection details and provided elevations for all laterals.

Response: The sewer lateral connection details will be identical to those previously approved in earlier phases of the project, and these details and elevations will be added to the final plan set prior to construction.

2. Comment: Provide sanitary clean out at ROW and provide detail.

Response: The sanitary clean out will be installed at the ROW and details will be identical to those previously approved in earlier phases of the project. Details will be added to the final plan set prior to construction.

3. Comment: Clarify if there is gravity sanitary sewer along Village Place at the proposed tie-in location for building 96. This section may be forcemain only. Unable to verify due to buried manhole in asphalt.

Response: The sewer main/manhole inverts will be field measured the second or third week of September. Should sewer elevations be too high for a gravity connection, a simple privately owned & maintained grinder pump and force main will be installed to service the building.

4. Comment: Show all service laterals crossing perpendicular to Town road.

Response: All service laterals crossings under town roads will be done as perpendicular as possible.

General

1. Comment: Label all water and sewer easements

Response: All public water and sewer easements over private lands have been shown and labeled on the plans. Utilities in Town roads do not require easements.

2. Comment: Show water and sewer services to all existing and proposed buildings.

Response: All water and sewer services over private lands for public utilities have been shown and labeled on the plans.

3. Comment: Show all existing water and sewer mains, valves and manholes throughout the site. Coordinate with Bolton Point for water system valving and two different pressure grids. Ensure 16" main along south side is clearly labeled on the plans. See image below from Bone Plain Engineers report showing proposed bold water main by developer to service buildings on higher pressure grid.

Response: All existing water and sewer mains, valves, and manholes throughout the site have been shown and labeled. Valving and the two different pressure grids have been coordinated with Bolton Point. The 16" low pressure main along the south side has been labeled, and the as-built drawing of the privately funded high pressure water main is now shown in the plan set and mirrors the diagram in the Engineer's Report. The main was installed in 2014 and should be in the Town records for this development.

4. Comment: Show all existing water and sewer services to be abandoned and label to be removed and plugged or capped at the main. Provide asphalt cut and patch detail accordingly.

Response: Existing water and sewer services to be abandoned will be labeled to be removed and plugged/capped at the main. An asphalt cut and patch detail to the Town standards will be added to the drawing set and, all work will be located on the as-built drawings as required by Bolton Point.

5. Comment: Show all property lines and road ROW.

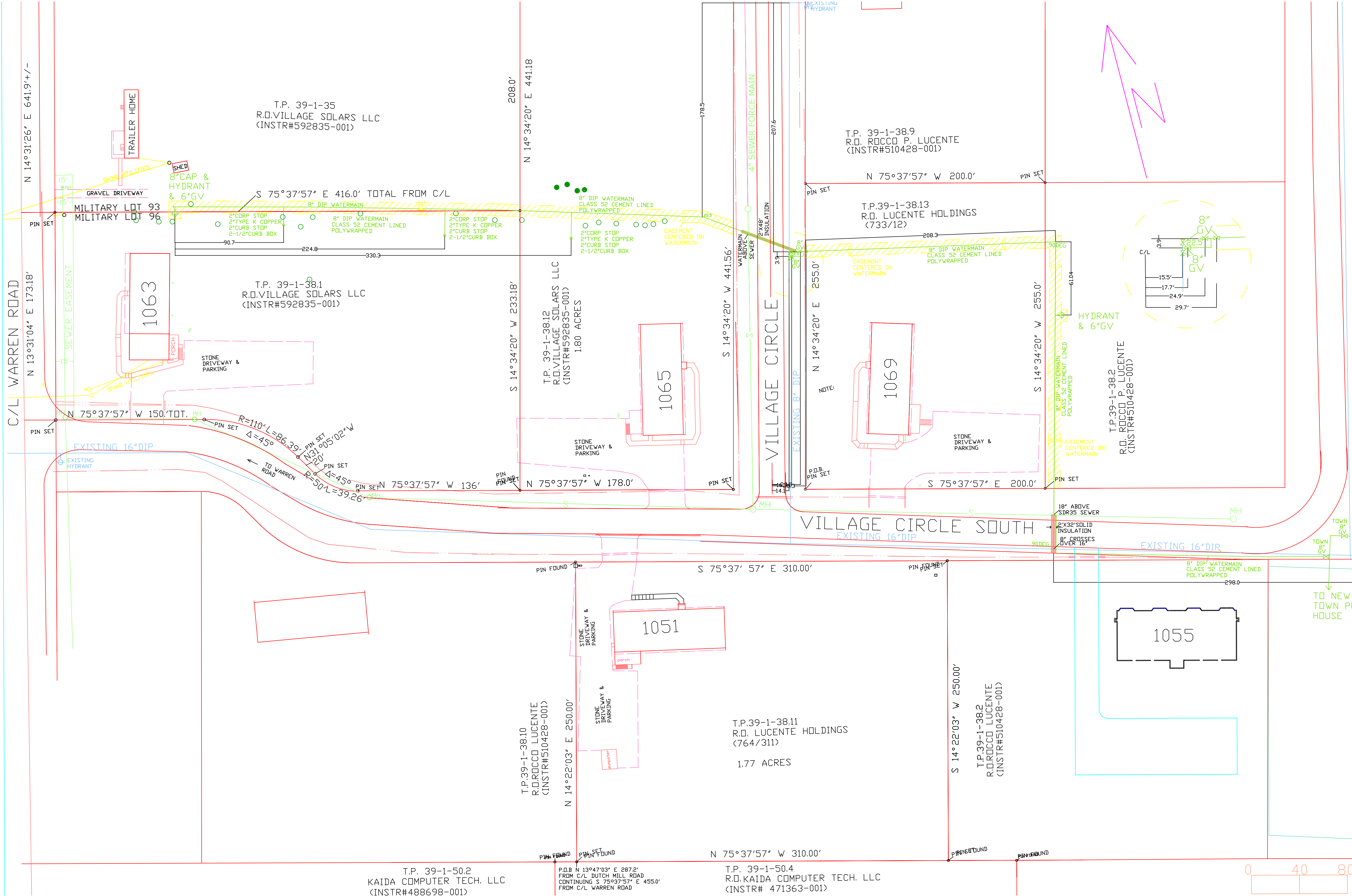
Response: Property lines and road ROW's have been shown on the plans.

6. Comment: Coordinate proposed crosswalks on Town roads with Highway Superintendent. Review location and if any additional signage or stop control at intersections is required.

Response: Prior to requesting the final project C.O., the final locations of any crosswalks, signage, or stop control signs will be reviewed and approved by the Town Highway Superintendent.

Timothy C. Buhl, P.E. and Scott D. Gibson

9/04/2022



- NOTES:
1. PIPE-DUCTILE IRON, CLASS 52, 8" DIA. PUSH ON JOINTS
 2. RESILIENT SEAT GATE VALVES 6' & 8" BY KENNEDY MANUFACTURED 5-25-2013
 3. CLOW-EDDY HYDRANTS, BY CLOW VALVE COMPANY F-2640, MANUFACTURED 2013
 4. DEPTH OF COVER MIN. 5'-0" EXCEPT 4'-10" WHERE APPROVED WITH 2' R-10 SOLID INSULATION OVER PIPE. DEPTH TEMPORARILY 9'-10" IN FORMER MOUND AREA EAST OF BUILDING 1069. WHEN MOUND IS REMOVED MIN. DEPTH WILL BE 5'-0".
 5. INSTALLATION 5-15-14 TO 6-10-14

I HEREBY CERTIFY THAT THIS IS AN ACCURATE "AS BUILT" OF THE WATERMAIN & APPURTENCES SHOWN.

RECORD DRAWING

BONE PLAIN TANK PRESSURE ZONE

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

LANDS OF LUCENTE	SCALE AS SHOWN	SURVEY BY L.FABBRONI
	DATE: 6-4-14	NYSLS
	REV.	49682

RESOLUTION PB 22-XX

**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND
SITE PLAN APPROVAL
VILLAGE SOLAR PHASE VII**

WHEREAS, an Application was submitted for Site Plan review by Rocco Lucente, for the proposed site plan of Village Solar Phase VII, which proposes the demolition of four (4) existing apartment buildings, #21, #88, #96, & #28, and the construction of 138 multifamily units within six (6) apartment buildings; and

WHEREAS, the project is located in Planned Development Area No. 1 – The Village Circle-Village Solars PDA, Tax Parcel numbers 39.-1-38.8, 39.-1-38.11, 39.-1-38.13, 39.-1-38.16; and

WHEREAS, 6 NYCRR § 617 of the State Environmental Quality Review Act (“SEQRA”) requires that a Lead Agency be established for conducting environmental review of projects in accordance with state environmental law and the Lead Agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action; and

WHEREAS, the Planning Board, being the local agency which has primary responsibility for approving the action, did on 28 March 2022 classify the project as a Type I Action and declare itself the Lead Agency for the environmental review; and

WHEREAS, Project plans, and related information, were duly delivered to the Tompkins County Planning and Sustainability Department per General Municipal Law § 239; *et seq.*, and such Department responded in a 21 July 2022 letter from Katherine Borgella, Tompkins County Commissioner of Planning, pursuant to §239 -l, -m, and -n of the New York State General Municipal Law with no recommendations or comments on the proposal; and

WHEREAS, the Planning Board has considered and carefully reviewed the requirements of the zoning code relative to site plan review, the unique needs of the Town due to the topography, the soil types and distribution, and other natural and man-made features upon and surrounding the area of the proposed site plan, and the Planning Board has also considered the zoning in the area and the project in light of the Town’s Comprehensive Plan and compliance therewith, and as the underlying use is a permitted use in the zone in which located; and

WHEREAS, the project, which proposes to demolish 40 dwelling units and construct 138 dwelling units (98 new dwelling units) falls within the maximum of 572 dwelling units as permitted by the Village Solars – Village Circle PDA; and

WHEREAS, the project has incorporated a landscaping plan that includes the planting of various tree and shrubs as scheduled upon said plan, and which sufficiently mitigates the concerns of light and noise pollution to neighboring properties; and

WHEREAS, the project includes a lighting plan which is Dark Sky compliant, containing cut off lighting fixtures and limiting the CCT of external lighting to no more than 3000K CCT to protect the character of the neighborhood from light pollution; and

WHEREAS, the project has submitted a stormwater pollution prevention plan which complies with the NYS General SPDES Permit for Stormwater Discharges from Construction and sufficiently attenuates any increase in stormwater that project may create; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board, now therefore be it RESOLVED as follows:

1. That the Planning Board of the Town of Lansing determines the proposed project will result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act for the Site Plan Review for Town of Lansing Tax Parcel Numbers 39.-1-38.8, 39.-1-38.11, 39.-1-38.13, 39.-1-38.16.
2. That the Planning Board of the Town of Lansing does hereby grant Site Plan Approval for Town of Lansing Tax Parcel Numbers 39.-1-38.8, 39.-1-38.11, 39.-1-38.13, 39.-1-38.16 for Rocco Lucente, which includes all building and parking layouts, screening, dark sky lighting, and other site conditions listed in the plan set titled "Village Circle-Village Solars PDA - Phase 7, Lucente Homes/Village Solars, Lansing (T), Tompkins CO. N.Y." prepared by Timothy C. Buhl, Professional Engineer, respectively, revised Sept 6, 2022, and subject to the following:

The following conditions must be satisfied before issuance of any Building Permit:

- a. A Final Site Plan, incorporating all recommended changes from the Planning Board and the Town Engineer, shall be submitted for the signature of the Chair of the Planning Board within 180 days of this approval. No building permits will be issued prior to the signing of the Final Site Plan. The applicant may extend this deadline by requesting an extension from the Planning Board prior to the expiration of this conditional approval.
- b. Compliance with all current and future recommendations of the Town's Engineer.
- c. Bioretention area 1 (Lot 41) and Bioretention area 2 (Lot 39) shall be constructed, and inspected by the Town's Engineer, prior to the issuance of building permits for any new multi-family residential buildings.
- d. Acceptance of the final Stormwater Pollution Prevention Plan (SWPPP) by the Town's Engineer and Town Stormwater Management Officer.
- e. Building Permits are required to construct the approved building and site facilities. Plans must meet all code requirements, including the sealing of plans by a licensed engineer or architect. All improvements shall be constructed in compliance with all state and local building code requirements.
- f. The applicant will be required to obtain both: i) a Bolton Point water permit for a new water service and meter to connect to the existing Consolidated Water District Mains in accordance with Lansing Town Board Resolution 15-40; and ii) Town of Lansing Sewer Permit.

The following conditions must be satisfied within six months of approval or the start of construction, whichever comes first:

- a. Submission to Planning staff for review and approval of placement, design, and photometrics of site lighting fixtures in accordance with the Final Site Plan.
- b. Submission to Planning staff for review and approval of all site details including but not limited to landscaping details, exterior furnishings, walls, railings, bollards, paving, signage, lighting, etc. in accordance with the Final Site Plan.

The following conditions must be satisfied before issuance of a Certificate of Occupancy:

- a. Any changes to the approved Final Site Plan must be submitted to Planning staff for review and may require Board approval.
 - b. Proper completion of all stormwater reports, permits, and facilities in a form and manner as approved by the Town and NYSDEC, including execution and filing of Stormwater Operating, Management, and Reporting Agreement ("SOMRA") in the form as set forth pursuant to Town Code § 225-8(D), which executed and filed SOMRA (and any supporting easements) is required to be submitted to the SMO.
 - g. The final locations of all crosswalks, signage and stop signs, dumpsters, and mailboxes shall be approved by the Code Enforcement Officer and Highway Superintendent.
 - h. All site plan elements shall be present at the locations represented on the approved site plan prior to the issuance of the last certificate of occupancy.
 - i. Submission of any required executed easement, licenses or other legal agreements involving Town property.
 - j. Repair, replacement or reconstruction of any Town property damaged or removed during construction including, but not limited to paving, signage, drainage structures, etc.
 - k. All plantings (including as shown on the plans described above) shall be maintained as healthy and natural non-invasive vegetation designed to provide both visual and sound buffering. Existing and any new vegetation shall be properly maintained and any dead, diseased, or dying trees or plants shall be promptly replaced, and any tree or plants that, whether singularly or in combination, due to lack of growth, death, recession, disease or other cause, cease to function as buffers shall be replaced in a manner as promotes the goal of such buffer as stated in this site plan approval. This condition shall be deemed to augment and further define prior site plan approval conditions and site plan features hereby or heretofore approved by the Town.
 - l. All lighting fixtures will be "dark sky compliant" glare-free, downward directed, and shielded lighting as promotes the dark-sky standards of the International Dark-Sky Association (IDA) and lamps will be not higher than 3000K CCT to minimize adverse human and ecological impacts.
3. In accordance with Town Code § 270-27(K), this site plan approval is valid for only 36 months from the date hereof, and the applicant/owner is required to commence and substantially complete the construction or other activities for which the site plan is applicable within said 36

months or this approval shall, unless extended upon application timely made, expire, lapse, and be of no further validity, force or effect.

Dated: XX XXX 2022

Motioned by:

Seconded by:

VOTE AS FOLLOWS:

**Tom Butler
Norman 'Lin' Davidson
Sandra Dennis Conlon
Al Fiorille
Larry Sharpsteen
Dean Shea
Deborah Trumbull**

**Dale Baker
Erin Worsell**

The Planning Board hereby directs clerk of the Planning Board to promptly, and within 10 days of the date of adoption of this Resolution, file a copy hereof in the Office of the Town Clerk of the Town of Lansing, who returns a date-stamped copy as received to clerk of the Planning Board, who files a hard copy and electronic copy and duly indexes in the Planning & Code Enforcement Department's Building/Property History System.

Received in the Lansing Town Clerk's Office on _____

Debbie Munson, Town Clerk
Town of Lansing
Tompkins County, New York