

Village of Lansing
Planning Board Meeting
September 11, 2000

The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by Chairman Hickey. Present at the meeting were Planning Board Members Brown, Halevy, Klepack and Waterman; Alternate Member Phil Dankert; Code Enforcement Officer Curtis; Engineers Cross and Putnam; Attorney Marcus; and members of the public.

Public Comment:

There was no one present who wished speak. Klepack moved to close Public Comment, seconded by Waterman. All in favor.

Rita Smidt Memorial Letter

The Board has a draft letter submitted by Brown as a memorial for Rita Smidt. Slight revisions were made and Hickey will see it gets sent out from the Planning Board.

Warrenwood Driveway:

Dave Putnam gave a presentation on the relocation of the Warrenwood Apartments driveway. He stated for the past 4-5 years, the County has been working with the owners of the apartments to close the entrance on Warren Rd. and to open an entrance onto Uptown Rd. to make the intersection of Uptown Road and Warren Road safer. Putnam has been attempting to move this forward at the request of the Mayor. The Planning Board reviewed the revised drawings. There is a 24 ft. entrance which must be increased to 28 or 30 ft. for turning movements of cars and fire trucks. Waterman moved to approve the drawings for the Uptown Rd. driveway to Warrenwood Apartments as corrected by Village Engineer Putnam. Seconded by Klepack. Curtis commented that when Section 401.17 of the Zoning Law was rewritten regarding residential curb cuts, the Planning Board was referring to one and two-family residences. The law should be amended or provision added to include apartment complexes, though technically residential, in the section regulating curb cuts for non-residential uses. This will be considered for an amendment at a later date. All aye.

Tops Market Subdivision (Final Plat Approval):

Hickey stated that the Board was considering Final Plat approval for the proposed subdivision tonight. Marcus stated that while he does not have in hand the necessary easements discussed at the previous meeting, he has been working with Ed Hooks, attorney for Tops in this matter, and Marcus' approval of the easements could be a condition for signing the Final Plat. Waterman moved to approve the subdivision requested by Tops Market to subdivide their parcels into two parcels, one being known as Parcel A with 5.702 acres and the other being known as Parcel B with 2.602 acres, as shown in the subdivision plat, subject to the Village Attorney's approval of the necessary easements. Seconded by Halevy. In response to a question, Curtis stated that he has received the preliminary plans for Parcel B and they will probably be looking for a permit in the beginning of October. Marcus stated this would be an exempt action under the Village's list of Type II exempt actions for SEQR review. Cross noted that easements are needed for joint use of access ways and parking, drainage, water main and possibly other factors. Halevy asked for clarification of traffic light schedule and Hickey responded that separation of the parcels should not be a factor as the lights are needed before Tops can open which is before Parcel B will be developed. All voted aye. Hickey noted that the final signature would be withheld until all easements are approved by the Village Attorney.

Sutton Home Occupation:

Sutton stated he has heard nothing back from the Hartshornes on the original offer, and provided the Board with a

copy of a letter dated Sept. 11 from the Sutton's attorney to the Hartshornes increasing their offer to 5 times the assessed value and assuming the costs for searching title and recording the sale. If he receives no response to this offer or it is refused, Sutton would like to move forward with the BZA in November as this is the first date they will have a quorum. Klepack moved to extend the home occupation request by Mr. Sutton with his approval until the results of the Nov BZA meeting are available. Seconded by Halevy. Waterman was pleased to see this progressing. All aye.

McDonald's Amendments:

Hickey stated McDonalds is preparing an amendment to their Special Permit part of which is for the patio on the north side of the building in the peninsula. They would also like to extend the drainage culvert on the west side of the property. They must get an easement from Mr. Sciarabba to extend the culvert to the south. This will allow a more gradual grade down to Sciarabba's property which can be planted rather than covered with rip rap . Brown recommended planting crown vetch or vinca vine which are low growing and easy to maintain. Currently grass has been approved but the Board will also consider other vegetation or ground cover. In the landscaping plan, there were plans for junipers on the west side of the building between the sidewalk and the building. These cannot be placed there now due to the moving of the building to the west and the junipers must now be placed on the slope on the west side of the parking lot . No action is required until there is a formal amendment request from McDonalds.

Dart Drive House Numbers:

Curtis stated the numbering of houses must be 911 compliant and the Village is responsible to see this occurs. In order to assign a number to the vacant lot between 39 and 41 Dart Drive, he will have to renumber some of the existing houses on Dart Drive. Curtis noted that three houses to the east of the vacant lot a number was inadvertently skipped so that if the Village renumbers these three residences a number can be assigned to the lot without affecting any other residents. A letter from the Mayor will be sent to the homeowners indicating the need for this. Also materials will be provided from the Post Office to help the residents with the change of addresses. Waterman would like to see clerical assistance offered. Klepack moved to approve the Code Enforcement Officer's decision to assign to the south side of Dart Dr., the numbers of 41 to the vacant parcel and renumbering the next parcels to 43, 45and 47. Seconded by Halevy. All aye.

Walkway Implementation Plan:

Hickey reviewed the plan and map for the Board and gave the background of the plan. He had attended a Trustee's meeting when Trustee Moore stated he did not see how he could be asked to approve a sidewalk plan for Cinema Dr. when he did not know the overall walkway plan for throughout the Village. This is what initiated the walkway implementation plan which parallels the road maintenance plan. Waterman feels walkways for all roads should be on an implementation plan. Cross stated Cayuga Heights bases their plan on road condition, pavement condition and traffic and a particular road will never make it onto the list unless someone pushes it ahead. The Board made some revisions to the 9/1/00 draft text and 9/11/00 map; Hickey will incorporate them for the next meeting.

CLT Guildelines – Update:

Klepack talked to Kathryn Wolf and although no contract is yet in place she has begun the work. Hickey stated that her assistant, Annette, has also met with Curtis and Hickey and has reviewed Village material and has also been to TG Millers to acquire additional material.

Approval of Minutes – May 30 and July 10:

Waterman moved to approve the May 30 minutes as revised. Seconded by Halevy. All aye. Waterman moved to approve the July 10 minutes as revised. Seconded by Klepack. All aye.

Reports:

None

Other Business:

Hickey is concerned about the height of the lampposts at McDonalds and suggested Planning Board members view the site and Wolf be asked to include the height and scale of such lights in the design guidelines for the CLT Plan. He also noted the current lack of trees behind the site might make the lights stand out more than they would once all the landscaping was in place. Cross stated the lighting plan should include height, spacing and wattage.

Adjournment:

Waterman moved to adjourn the meeting at 9:45PM. Seconded by Klepack. All aye.