

**Village of Lansing  
Planning Board Meeting  
July 8, 2002**

The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by Chairman Ned Hickey. Present at the meeting were Planning Board Members Doris Brown, Phil Dankert, Carol Klepack and Maria Stycos; Trustee Liaison Lynn Leopold; Attorney Bill Troy; and Code Enforcement Officer Ben Curtis.

**Public Comment:**

Hickey opened the Public Comment. No one was present who desired to address the Board. Piotr Parasiewicz, 49 Janivar Drive addressed the Board regarding the drainage problem on his property. Parasiewicz stated that the detention pond area will be corrected next week. Permits will be obtained for the site work and the installation of the swimming pool. Parasiewicz asked for a waiver of the permit fees for the retention pond. Hickey asked for a motion to waive the fees to fix the drainage area. Curtis stated there are two fees: amending the subdivision and the building permit fee for site improvement. Hickey moved that the Planning Board recommend to the Board of Trustees the waiving the site improvement fee for 51 & 53 Janivar Drive. Seconded by Stycos. All aye. Dankert moved to close the Public Comment period. Seconded by Klepack. All aye.

**Public Hearing – To. Co. Public Safety Communications Center:**

The next item on the agenda was a Public Hearing to Consider a proposal by Tompkins County to construct the Public Safety communications Center for Tompkins County on the Tompkins County Airport property on Brown Road across from 95 Brown Road, in the Business and Technology District, Tax Parcel No. 45.1-1-53.2

Steve Whicher, Tompkins County Administrator introduced Barbara Blachard and Dooley Kiefer from the Tompkins County Board of Reps. Whicher had spoken to the Board previously and since then the building plan has been reviewed and reduced in size. Previously, the Board had concerns about the driveways and the wetlands. Whicher provided a drawing which showed the impact to the wetlands to be minimal if any. Whicher stated runoff is being minimized by using the wetlands for retainage. Large stones will also be placed in the ditch area to slow run-off as well as for increased security. The next page of his packet was a diagram of the interior of the building. Whicher stated this is to remain confidential for security reasons and copies were returned to Whicher. The overall size of the building has been reduced from 14,000 sf. to 12,600 sf. which is more in line with the proposed budget. The following page shows the tower which is a separate project. There was also a draft SEQRA short assessment form and a page on energy recommendations.

Dankert moved to close the Public Hearing. Seconded by Brown. All aye.

Hickey asked about the tower and its proximity to the wetlands. Whicher stated this will be a separate permit but he will discuss it after the building is discussed. Hickey asked about having the building so close to the wetlands. Whicher stated the County Planning Department has reviewed this and he has not heard any concerns expressed about the impact of this building on county wetlands but they are doing everything possible to mitigate any possible impacts on the wetland.

Troy asked about Part II of the draft SEQRA C-1 with regard to the wetland. Whicher stated it is not a DEC wetland. Hickey asked about the feasibility of the Village Engineer reviewing the site to satisfy the Village's concerns and Whicher responded that would be fine. Curtis asked if the Army Corp of Engineers has reviewed the project. Whicher stated all agencies have been notified. Hickey noted this site is adjacent to UNA 88. Hickey felt the wording about a drainage study is ambiguous. Stycos talked about whether there is or is not drainage runoff and this is unclear from the wording in C-1. Hickey asked Whicher to contact Brent Cross to review the project and numbers which will be needed for a run-off analysis.

Whicher stated there would be a swapping of land between Cornell and the County once the project is approved. Curtis stated a signed and approved subdivision plat would be required.

Hickey asked if the existing hangers were temporary. Whicher responded they are not.

Brown was concerned about the two curb cuts. These are needed for the emergency vehicles accessing the maintenance bay as they can not back out.

The Board reviewed the SEQRA Part II. A – No, B – No, C1 – Regarding drainage, the Village Engineer will review the project to see the rate of run-off is not greater than at present. The existing wetland will also become the receptacle for the run-off. The sentence regarding DEC will be reworked on the draft as well as the sentence “drainage study concluded...” C2 – None C3 – None C4- This facility is consistent with the current land use at this site. C5 – The building is designed to expand if necessary. C6 – Short-term impacts are limited to construction activities. No long-term or cumulative impacts are likely unless there is expansion. C7 – None D – No E – No. Hickey stated this would normally be approved subject to approval of the Village Engineer. Whicher will now make the revisions suggested from this meeting and can include the mitigating factors for C1 as recommended by the Village Engineer after his review.

The Board then reviewed the General Conditions for a Special Permit in Zoning Law Section 304.05. C – It is a brick one-story building with a porch on the front and ties in with the area. D – Klepack recommended that the driveways be one way. Whicher responded that the first driveway is for the vehicles to enter the bays and the second driveway would be the one more utilized. Parking on the east side of the building is accessed by the second driveway. That will be parking for the dispatchers. Some of the parking is restricted access. Whicher was agreeable to removing the curb cut into the overflow lot. Hickey also stated the Village is concerned about the traffic exiting onto Route 13 from Brown Road. E – The Engineer will review the project. F – Whicher is unsure if there will be a dumpster or not. Klepack moved to authorize Hickey to sign the SEQRA determination of no adverse environmental impacts once the favorable drainage report is received from Cross and an amended form is received from Whicher. Seconded by Brown. All aye.

Whicher then spoke about the tower. The survey map drawn by the Engineers show the 125 ft. tower which is the maximum height allowable for the location. Whicher prefers it to be higher to accommodate other users. A higher tower would allow more parabolic antennae. The 125 ft. tower as proposed would be on the wetlands. The alternate site for a taller tower is across from the ditch and out of the wetlands. This parcel could accommodate the 125 ft. tower. Discussions are still going on with Cornell for a higher tower of 180 ft. The old tower at the Sheriff's Department would be removed. The type of monopole tower being proposed is one such that it would collapse upon itself and a fall zone would not be required. Hickey stated the County should decide which tower they prefer and then come forward with a proposal which would best suit their needs. Hickey stated a higher tower with co-locating could be more appealing to the Village than numerous towers. Whicher stated it would require 6 parabolic antennae. Klepack felt it might be more desirable to keep the tower at the Sheriff's Department and put up another 125 ft. tower on this site rather than a 180 ft. tower. Whicher stated a light is only needed if the tower is over 200 ft. so that would not be a concern and there would also not be a need for guy wires. The Board would like to hear more information on the types of towers of varying heights and styles.

#### **Greenberg Address:**

Hickey stated this item would be tabled as discrepancies were noted between the tax map and the approved subdivision plat for this parcel. Curtis needs to review this. Curtis stated three parcels were consolidated into two and a subdivision plat was approved. Curtis noted that the tax map reflects four lots rather than 2 so he would like to review this with the Assessment Department prior to issuing a house number, as the additional lot is also referenced in Mr. Greenberg's letter.

#### **YMCA Lighting Plan:**

The Board reviewed a memo dated 7/5/02 from Superintendent of Public Works Reinhart regarding the lighting for the YMCA. It stated the necessary submittals had all been made to the Lighting Commission. They were reviewed and found to be in accordance with recommended lighting in the Village. Reinhart and Dankert observed the lighting and found no problems except that the wallpack security lights needed shielding. The readings were consistent with what was submitted. The shielding has now been installed and his recommendation is that the Planning Board accept the Lighting Plan. Klepack moved that the Planning Board approve the Lighting Plan for the YMCA addition. Seconded

by Brown. All aye.

**CLT Uses:**

Hickey stated Curtis provided a handout of Section 602 of the Zoning Law, a Chart of Uses. Uses were discussed and changes considered for the CLT District when dealing with Glyph Industries as both the BZA and the Planning Board recognized that many changes in technology have occurred since this law was written. Hickey stated it is difficult to make an all-inclusive list and criteria are needed when an atypical use is proposed. Brown felt the number of tractor trailers coming onto the property should be a criteria for the measurement of traffic impact. Hickey reviewed the Comprehensive Plan and noted that data from the transportation engineer lists uses and trip generation factors per thousand square feet of space. Limiting the size of the building and saying the trip generation factor can not be larger than a specified amount would provide a basis. Brown felt this would be beneficial for uses such as doctors' offices but not for those which do not fit the categories. Hickey also stated another method would be to look at the number of employees. Troy asked what type of business the village envisions in this zoning district which are not already included on the present list in the Zoning Law. Curtis responded that high tech operations and Glyph-type operations on a small scale seemed consistent with the intent of the CLT. Hickey stated manufacturing is a use which is somewhat ambiguous. Troy proposed adopting an amendment to Commercial Assembly Soft Goods to require general and additional conditions which would address many of the concerns of the Board. Hickey stated additional conditions would include the following: low traffic volume; low nuisance characteristics (noise, odors and light pollution); and number of truck deliveries per week. Troy also noted that if there were no loading dock, that would limit the tractor trailer trucks. Other measures could include number of employees, number of parking spaces, load limits to roads, and size of buildings. Hickey is also concerned about Construction Sales and Storage in CLT, as well as warehouse storage and distribution (storage units) and the inability of the Village to stop them. Board members will develop criteria for Typical Uses in Section 603 of the Zoning Law that might allow additional uses in the CLT within fixed parameters, and will include this in the packets and the Board will then discuss this at the next meeting to give direction to Troy. The Board would like to look at the size of the buildings as well as the number of employees. Amount of lot coverage was also discussed as a possible condition. Board members may also choose to change the description of Commercial Assembly Soft Goods or define it further.

**Planning Board Goals 2002-2003:**

Hickey gave Board members copies of the current goals for review. 1. Promote CLT District: completed. 2. Recommend Lighting Ordinance: completed. 3. Trustees and Mayor holding up on Edelman donation: not completed. 4. Comprehensive Sign Plan: submitted to consultant, waiting until construction. 5. Fire Dept. Relocation on N. Triphammer Road: dead issue. 6. Coordinate with Town of Lansing: on-going goal.

Hickey then provided members with draft goals for their review. 1. Complete review of Comprehensive Plan by 2003 for approval by 2004. 2. Develop a process for assessing impacts on visual environment. 3. Review Section 603 in Zoning Law for current uses in CLT. (currently being done) 4. Enhance architectural standards for CLT Guidelines. Hickey and Stycos interested in pursuing this. 5. Prepare conceptual plans for intersection of Cayuga Heights Rd and Route 34. 6. Evaluate need for traffic calming measures on Dart Drive and future extension on Janivar Drive. Klepack did not feel this should be a goal and the Board should wait until it is time to consider the build out of Lansing Trails Subdivision.

Klepack would like to see review of high traffic commercial parking lots as a goal. Stycos would like unique natural areas listed as a sub-goal and Hickey will place it under Goal 2.

Brown stated the City of Ithaca forester Andy Hillman gave a presentation on the radio about urban forests. The city is researching trees which will absorb diesel fumes for the transit center. The city is also looking at ground covers which will work in road right-of-ways. Hickey recommended Hillman be a guest speaker about types of trees for N. Triphammer Rd. and will contact him.

**Troy Presentation – Colonie Architectural Standards & Smokey Mt. Ridgelines:**

Troy researched the statutes on which the Board asked for advice. Troy spoke with the Attorney as well as the Building Department and Planning Department in the Town of Colonie regarding architectural standards and design standards. Troy has received their checklist for commercial sites and distributed it to Board members for their use.

Troy also looked into the Smokey Mountains regulations for ridge lines. Troy spoke with someone from the City of Gatlinburg, Tennessee Planning Department which has such an ordinance borrowed from North Carolina. Troy also learned these ordinances can be found in Massachusetts as well as California. Copies were given to Board members for their review.

**New York State Planning Federation Conferences:**

Hickey stated there are two conferences. The first discussed was NYS Planning Federation on Sept. 29 in Saratoga Springs. Hickey stated money is available in the Planning Board budget. Hickey is contemplating attending the Monday session. Dankert and Klepack are also considering attending one day. The second is near Rochester in August. Stykos is considering that conference.

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**Approval of Minutes – June 10:**

Klepack moved to approve the minutes of June 10 as submitted. Seconded by Dankert. Ayes by Brown, Dankert, and Klepack. Other Board members abstained as they were not present at that meeting.

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**Codification:**

Hickey asked about the status of codification. Leopold stated Willard is working on it. Hickey has spoken with the Mayor and is uncomfortable working with the Zoning Law when the amendments are not included. Curtis stated he gets calls regarding the Zoning Law and he refers them to the village web site, but that the Zoning Law there is still a draft. Hickey stated it is important to him to see the Codification completed.

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**Adjournment:**

Klepack moved to adjourn the meeting at 9:00 P.M. Seconded by Dankert. All aye.