

**Village of Lansing  
Planning Board Meeting  
October 29, 2002**

The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by 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.

Klepack moved to close the Public Comment period. Seconded by Stycos. All aye.

**Amend. To Special Permit No. 1679– Lama Law Firm– Public Hearing:**

The first item on the agenda was a Public Hearing for an Amendment to Special Permit No. 1679, Lama Law Firm to increase the size of the addition previously approved by an additional 825 sf from 2,740 sf to 3,565 sf for its existing office building at 2343 N. Triphammer Road, in the Commercial Low Traffic District, Tax Parcel No. 47.1-3-5.

Jason Demarest, the project architect, provided the proof of mailing to Curtis.

Demarest explained that the request is for an expansion for the existing law office allows for future increased needs as well as the flexibility to accommodate an additional tenant. This amendment will increase the size of the building to the maximum amount allowable for the site. The new tenant will be a doctor's office and parking has been altered to accommodate this. Drawings reveal the 30 required parking spaces can be squeezed into the site. Demarest acknowledged that this may cause a bottleneck in the rear of the proposed addition, but stated that shrinking the building would not work as the size of the building fits the tenant (Dr. Kaplan, an internist & pulmonologist).

Hickey opened the Public Hearing. As no one was interested in speaking, Dankert moved to close the Public Hearing. Seconded by Klepack. All aye.

Hickey reported that he, Curtis and Demarest had met to review the site plans and referred their concerns to Village Engineer Brent Cross. Cross's report was distributed to the Board. The report noted this is not a road with cars simply passing each other but is an aisle way with cars backing out into the traffic flow as well as passing each other. Cross feels in this situation the width should be 24 feet rather than the 18 or 20 ft. provided. Demarest feels it need not be that wide. Hickey stated that the design of parking lot must meet the approval of Engineer Cross with regard to traffic safety and Demarest will need to work with Cross on this issue. Demarest noted the aisle is 18.5 feet over only a very short distance and then increases to 20 ft. width or more.

Demarest also noted that the parking spaces shown are 18.5 ft. long and only 18 ft. is required. Hickey asked for clarification regarding the proposed new ramp on the north side of the building which intrudes into the driving lane. Demarest has spoken with Curtis and stated the ramp may possibly be located at the back corner closer to the handicapped spaces in the rear and out of the drive lane entirely.

Hickey spoke about the allowable 20% reduction in the number of parking spaces and stated there need only be 24 spaces provided at this time as long as area is reserved for the remaining spaces. Demarest stated he wanted to show the number of spaces required first before requesting a reduction in the number of spaces.

Troy asked for clarification about the 4 parking spaces referenced in the Cross memo. Two spaces are located near the existing maintenance shed on the NE corner of the lot and the additional two spaces are located directly behind the building adjoining the new addition. Hickey stated that these could be eliminated if there were to be a reduction in the number of parking spaces.

Klepack wanted to know about the sidewalk connection for pedestrians along N. Triphammer Rd. The Board would add a condition that there be a sidewalk to connect to the N. Triphammer Rd. sidewalk

Dankert questioned the lack of lighting around the building. Hickey stated exterior lighting must not project light beyond the property lines. Demarest added soffit lighting is also being added for the rear doctor's office.

Leopold asked about elevations. Demarest responded that the side of the building would match the existing part of the building and be broken up with windows. Demarest stated the building would also be consistent in color with the existing building.

Hickey suggested that a conditional approval be given subject to the approval of the Village Engineer for parking lot design and traffic flow. Conditions will include a sidewalk connection to N. Triphammer Road, approval of Village Engineer for parking design, and approval of lighting and landscape plans.

Klepack asked if a SEQRA needed to be completed. Curtis felt it might be a Type II action, but also could be an unlisted action. It was determined that it did not fit under the 4,000 sf Type II criteria for an exempt action and therefore a SEQRA would be needed. The Board then reviewed the SEQRA Part II. A- No B – No C1 – Hickey noted the traffic patterns reference the road traffic but he would like it noted that the parking on-site must meet the approval of the Village Engineer. C2 – No.. C3 – No, C4 – No, C5 –No, C6 – None ,C7 – None, D - No.

Hickey moved that this proposed action will have no significant adverse environmental impact. Seconded by Brown. All aye.

The Board then reviewed the General Conditions for all Special Permits in Zoning Law Section 304.05. No additional sewer permits are needed. Hickey asked about trash collection. Demarest stated a small dumpster would be placed in the corner where the old maintenance structure is being removed. Klepack noted this should be depicted on the Landscaping Plan. Klepack then moved that the applicant has met the General Condition of Section 304.05 of the Zoning Law. Seconded by Brown. All aye.

Hickey stated the conditions for approval include the following: 1)Approval of Village Engineer for parking and flow of traffic 2) Landscape Plan approved by Planning Board to include dumpster 3) Approval of Lighting Plan by Lighting Commission and 4) Sidewalk constructed from front of building to N. Triphammer Road sidewalk. Dankert moved to approve the amendment to Special Permit No. 1679 by Lama Law Firm to increase the size of the addition previously approved, subject to the conditions listed above. Seconded by Klepack. All aye.

### **CLT Uses & Definitions:**

Hickey circulated a draft memo from Klepack regarding CLT uses. Klepack looked at the uses in the Zoning Law and their definitions. She is proposing that section 603.25 sales/repair/maintenance should include some items from repair and maintenance as there are currently none listed. Klepack feels the list should include all retail soft and hard goods and automotive repair, car wash, muffler & lube shops. Hickey wondered if making a defined list would be too restrictive as automobile repair specifically would not allow for television repairs or electronic repairs. Brown would like to see trip generation be the factor for determining what would or would not be allowable in CLT. Hickey stated trip generation for both CLT and CHT is referenced in the Comprehensive Plan. Troy noted that under the current law, truck repair could also be a permitted use in CHT. Hickey stated the only remaining undeveloped space in CHT is near the CFCU on Sheraton Dr., as well as the old cinema space near it. Klepack stated that she learned at the NYPF meeting that SEQRA offers strong support for denying approval for a use which is not compatible with the neighborhood in which approval is sought. Automotive repair shops was discussed as to whether they might be limited to 2 axle vehicles. This and other uses need further review.

Klepack continued with the suggestion to remove the uses of Laundromat, cleaners and bank from Section 603.25 of the Zoning Law and place them elsewhere. Hickey noted that Klepack has also made three categories from the existing one category called office/studio/service. New categories would be 1) low traffic personal services 2) office/studio and 3) food preparation/restaurant and suggested that this might be extended to apply in CHT as well. Hickey stated personal services would include secretarial, printing, multi-copying, administrative office, adult education and training, barber, beauty shop, tutoring, photographic and tailoring in CLT. CHT would include all the

uses of CLT plus Laundromats, cleaners and banks. In office/studio architects, insurance, lawyer, realtor, doctor, dentist, veterinarian, and administrative office would be included in CLT. CHT would include the same as CLT for this district. In food preparation/restaurant, restaurants with or without bars and employee cafeterias would be included in CLT. CHT would include the same with the addition of bars or taverns, drive-throughs, drive-in restaurants and carry-out services. Klepack was in agreement with this. Curtis stated clear-cut definitions and definitions that included a slot into which any possible use would clearly fit worked best for him. Hickey will type this up for review by the Board.

Hickey will send a memo to Troy to draft the law necessary to remove warehousing as a permitted use in the CLT for the Planning Board to review and send on to the Board of Trustees as soon as possible.

Hickey stated he has gone to the Tompkins County Planning Department to gather information on trip generation and retail uses. The Planning Dept. has made some suggestions in a memo which was distributed to the Board for review. The Board will review this material and discuss it at a later meeting. Hickey would like to see the trip generation numbers that are in the Comprehensive Plan be included as a factor for light industry uses permitted in the CLT. Hickey stated he is now convinced that no retail should be added as permitted uses in CLT.

### **Open Space Ownership:**

Hickey noted that Klepack has provided a memo regarding open space in cluster subdivisions. There are three choices the Village can pursue: 1) a homeowner's association could be formed and the ownership would rest with that group; 2) the subdivider/developer could retain ownership; or 3) the open space could be donated to a land trust or similar organization. Hickey stated he will be attending a meeting with Viola Miller and her son to discuss development of some of her property. She would like the easternmost part to be set aside as open space. Hickey would recommend that Miller keep the ownership but there be deed restrictions.

Brown has information from 1992 that states that clustering housing can be mandated in NYS. The article also states that mandating clustering can be used to preserve farmland. Brown will circulate the article for review by the Board.

The Board discussed PUDs, PDAs, and overlay districts for clustering housing. The Board also discussed homeowners' associations.

### **Comprehensive Plan Review Worksheet:**

Hickey collected the Comprehensive Plan Review Worksheets.

### **Landscape Plan Checklist:**

Hickey provided members with the checklist for evaluation of landscape plans for commercial development previously developed by Klepack. The Board discussed where this should belong so it would be used. Klepack felt it was part of the landscape section of the Comprehensive Plan. Hickey felt it should be placed in the folder for Planning Board and developers use. Klepack stated this document is also to be shared with the developer. Hickey felt this should have been given to Pyramid and Klepack stated she used the document when reviewing that project. In summary, this document is to be used by the developer as a guideline in designing a project and by the Board when reviewing the site and landscape plans for commercial development.

### **Approval of Minutes - Oct. 14:**

The Board reviewed the Oct. 14<sup>th</sup> minutes. Klepack moved to accept the minutes as revised. Seconded by Stycos. All aye.

### **Reports:**

*Trustees:* Klepack reported the following: During the Public Comment period, a Janivar Drive resident complained about the annoying noise of small low-flying aircraft; there was a lengthy discussion of cable franchise agreement; the engineer reported that Cayuga Heights Road should be completed by Nov. 22<sup>nd</sup>; Mayor Hartill has not spoken with the possible representative to the County Youth Bureau; there was a discussion on the automatic extension of senior tax exemption' renewal; draft proposal for N. Tripphammer Rd. reconstruction will be within budget and the

Trustees are looking at the cost for underground utilities; N. Triphammer Rd. reconstruction will be in 2004; and thirteen sewer permits are available.

*SEQR Meeting:* Hickey attended the Thursday meeting and was impressed with the knowledge of the panelists. Hickey asked about visual impact assessment and open space and was told that there should be areas identified in the Comprehensive Plan to provide some basis for exercising better control. Hickey stated that this should be reviewed when the Comprehensive Plan is revised. Klepack stated the Wednesday meeting on the overview of SEQRA was excellent. She learned a lot even though she has been on the Board for some time now. Copies of handouts will be made available to Board members.

**Other Business as Time Permits:**

Brown would like a city forester to come speak to the Board. Brown would like to learn about managing trees in the road right-of-ways.

Hickey reported that after some discussion, it was decided that the Village would not be maintaining a list of contractors and comments about them. Hickey also reported that noise barriers along Route 13 will not be undertaken by the Village at this time.

**Adjournment:**

Klepack moved to adjourn at 10:00 P.M. Seconded by Dankert. All aye.