

**Village of Lansing
Planning Board Meeting
May 27, 2003**

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, John Piscopo and Maria Stycos; Attorney David Dubow; Trustee Liaison Lynn Leopold; Code Enforcement Officer Ben Curtis; and members of the public.

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Public Comment:

Hickey opened the Public Comment.

John O'Neill, 53 Janivar Drive, spoke for residents of the Janivar Drive and Leifs Way area. Their concerns are about drainage from Lansing Trails Phase II.

There being no one else who wished to speak, Dankert moved to close the Public Comment period. Seconded by Brown. All aye.

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Triad Foundation – Parking Reduction:

Hickey stated that he was altering the agenda to remedy an administrative glitch and accommodate Triad Foundation. Hickey noted that the Planning Board, when it previously received Triad's Special Permit application, approved the request for a 20% reduction to 19 parking spaces for Triad Foundation, but told the applicant that any further reduction would require a variance from the Board of Zoning Appeals. Subsequently, Hickey found out a law was passed in 2001 by the Village giving the Planning Board the authority to reduce the number of parking spaces by any amount requested by the applicant with the stipulation that the applicant document that the requested parking would be adequate for the proposed use and that the land that would otherwise be required for parking be set aside for future parking if deemed necessary. This law will negate the necessity of Triad Foundation requesting a variance from the Board of Zoning Appeals. Hickey stated that Triad Foundation would be required to set aside land for the original 24 parking spaces calculated on the square footage of the building. Dubow stated that the set aside land would remain in perpetuity as the requirements for parking might change. Brown moved to approve Triad Foundation to provide only 6 parking spaces rather than the 19 as previously approved, and the site plan will indicate the land to be set aside for future parking and the easement to show access between the two parking lots on adjoining sites. Seconded by Stycos. All aye.

Next, the Triad Landscape Plan was discussed. Hickey stated it was difficult to determine where to plant conifers in the buffer zone as required in the Zoning Law because the buffer is densely forested with deciduous trees and conifers are not likely to survive in that shaded environment. Spaces were found for 5 trees. Hickey would recommend approval for the 5 trees in the buffer zone with the understanding that if they fail due to insufficient sunlight then the developer would not be required to replace them. Dubow read from the Zoning Law (Section 104.21) that deciduous trees currently in the buffer zone may be incorporated into the buffer. Hickey stated he has met three times with the neighbors to obtain a consensus as to the location of the trees. Dankert moved to approve the Landscape Plan for Triad Foundation as presented. Seconded by Stycos. All aye.

Curtis noted that the parking layout would have to change somewhat to accommodate handicapped parking.

Special Permit No. 1833, Squeaky Clean Car Wash:

Hickey stated this is a Public Hearing for Special Permit No. 1833, Squeaky Clean Car Wash to construct a 2,800 sf addition to the existing car wash at 2326 North Triphammer Road in the Commercial High Traffic District, Tax Parcel No. 47.1-1-17.5.

Gary Sloan gave a brief summary of what is proposed. He stated the proposed addition is on the rear center of the building and will be faced in brick. The site plan shows the existing building with the addition on the back for four self-serve car wash bays. There is also office space proposed for upstairs. Employee parking will be moved to another

location from where it is currently located in the rear. Variances will be needed for parking and building setbacks. Curtis stated there would be a need for 2 parking variances, one from the north and one from the west. Curtis stated variances would also be needed for building setbacks from the west side and a second for the extension of the nonconforming front yard setback from Catherwood Road.

Sloan stated that behind the building is a steep incline which is messy and causes maintenance problems. Also, the drainage is not enclosed with a culvert and is only an open ditch. As part of the car wash proposal he would install a culvert and would connect it to the existing McDonalds culvert. Sloan also has proposed lighting and landscape plans.

Hickey opened the Public Comment period.

John O'Neill, 53 Janivar Drive, noted that the traffic emptying onto Catherwood Road would exacerbate the problems at the intersection of Catherwood and North Triphammer. Sloan stated there would be a second curb cut to service the self-serve bays. Sloan stated that the self-serve bays would not have the high volume of traffic as the existing tunnel so traffic impact would be minimal.

Hickey read aloud a letter he has received from Andy Sciarabba dated 5/27/03 which he passed out to Board members. Sciarabba is concerned about the final plans which call for a concrete retaining wall to be constructed on the west property line. The wall will be 10 to 12 feet in height with a 42 inch railing system on top. Sciarabba was concerned about further obstructing the visibility of Lansing Village Place from N. Triphammer Road. Sciarabba also wrote of his concerns about the potential walking path between the south line of McDonalds and the north line of Squeaky Clean which would terminate in his parking lot and he would require more information before agreeing to this.

There being no one else who wished to speak, Brown moved to close the Public hearing. Seconded by Stycos. All aye.

Sloan was aware of Sciarabba's concerns and responded. The dumpster enclosure will be placed in the northwest corner of the lot and a storage shed will be removed. This will open up visibility of Sciarabba's property. Behind the building on Sciarabba's property there are large trees which also obstruct visibility. Some of these trees will be removed which may increase visibility. Sloan showed pictures showing the view from the Lansing Village Place parking lot to N. Triphammer Road. Sloan stated the retaining wall would not come higher than the high point of the existing drive lanes of Squeaky Clean and therefore the retaining wall will not decrease the visibility of Lansing Village Place. Hickey recommended Sloan put posts from the end of the building to the north end of the property where the retaining wall will be and at the elevation of the wall and railing, then the Planning Board could determine for themselves what impact the project will have on the visibility of Sciarabba's property. Leopold questioned whether visibility to the Sciarabba property should be a consideration. Dubow read from the Zoning Law General Conditions for all Special Permits (Section 304.5) that the project should not be injurious to the use and enjoyment of other properties in the vicinity. The developers were agreeable to placing a string line to show the wall elevation for the Board's review.

Hickey expressed concerns about the volume of traffic. With the rebuild on N. Triphammer Road, there will be an increased use of Catherwood Road. The proposal indicates there will be three driveways in close proximity to each other. Sloan stated the new curb cut will be for egress only for the four bays and will be 20 feet from the other entrance. Sloan stated that the tunnel releases 150 cars per hour and the self-serve car wash will release about 12 cars per hour for each of the car bays. For safety reasons, the self-serve wash bays will not tie in with the tunnel exit but will have their own exit. Hickey asked if there is room to stack eight cars for the two bays. Sloan responded that a circular flow has been established to queue up the cars as they do presently. At one point, the drivers can remain in the current car wash lane or go to the self-serve wash bay. There is stacking room for 8 cars and additional space in the escape route.

Hickey asked about the amount of water required for the proposed bays. Sloan stated that 16% of the water evaporates or is carried out with each vehicle. Calculations have been performed with the low water use heads and nozzles using ½ gallon per minute. Going full blast on an average of 6 hours a day equates to 2.2 sewer units. Hickey stated 2 or 3

new sewer permits will be required. Sloan stated that it is an existing structure and would not require additional permits as it is not new construction. He cited Pyramid Mall as another case where an addition did not require additional sewer permits. Curtis stated Pyramid Mall calculations were based on the peak usage over the years and the recent increase in leasable area did not increase the water usage above the levels the mall reported in prior years when there were several restaurants in the tenant mix. Hickey will review the laws regarding this. Sloan also noted that if they are currently charged for 10 units based upon usage of water, they are only discharging 8 units into the sewer system.

Stycos wondered about setbacks. Hickey stated that several variances would be needed. Curtis stated the required rear yard setback (which is actually considered a side yard setback) of the building is 25 ft. Sloan stated the proposal is for 9 feet so a 16 ft. reduction would be requested for the rear. A reduction in the requirement for front yard setback from 75 feet to 25 feet on the Catherwood Road side would also be required. Another variance would be needed for the parking setback in the northwest corner as 15 feet is required and the proposed parking goes right up to the lot line. Curtis stated the BZA is scheduled to meet on June 3rd.

Brown expressed concerns about the water usage as Squeaky Clean has exceeded their original projected water usage by as much as 4-fold. Hickey stated that on this issue the Board should defer to Brent Cross, the Village Engineer, who was unable to attend tonight's meeting, and let him make a decision or explain his thoughts to the Board.

The Planning Board asked to have an opportunity to review the site prior to performing the SEQ. Dubow stated the BZA works independently from the Planning Board. Should the BZA not grant the necessary variances, there would be no need to continue review of the project. For expediency, Sloan stated they would prefer to go before the BZA June 3rd since the BZA would not be meeting again until August.

Dankert moved to defer the decision until the June 9th meeting after the BZA has met and the Planning Board has had the opportunity to visit the site with the string in place as a visual aid. Seconded by Hickey. Ayes by Brown, Dankert and Hickey. Abstain by Stycos.

Sloan will notify Hickey and Andy Sciarabba when the string is in place and they can view it at their leisure.

Curtis noted that Planning Board recommendation is required for a use variance but this is an area variance so none is required.

Special Permit No. 1834, Southern Cayuga Lake Intermunicipal Water Commission:

Hickey stated this is a public hearing for Special Permit No. 1834, Southern Cayuga Lake Intermunicipal Water Commission (SCLIWC) to construct a 7616 sf addition to the existing water plant and office building at 1402 E. Shore Drive in the Low Density Residential District, Tax Parcel No. 42.1-1-50.3.

Paul Tunison, General Manager of SCLWIC, spoke first about the proposed addition on the east side of the treatment facility for office and work space. Original plans from 1974 depicted an office for the east side, but it was cut due to the cost of the building at that time. Presently, the facility is overcrowded. The cost of the project is about 2 M dollars and is slightly larger than the one originally proposed.

Hickey stated there appears to be more than the addition proposed. Tunison responded that there will be an addition of four more parking areas. There is also widening of the north entrance and paving it to the existing paved area. Original office spaces will also be renovated.

Hickey opened the Public Hearing. John O'Neill, 53 Janivar Drive asked how the project is paid for. Tunison responded that there could be as much as a 7% increase in water rates, but this has not been worked out. The finance committee must determine how much will be paid from the capital project fund and how much through bonds. The 7% will be paid by SCLIWC users until the bond is paid off. Hickey noted that all five municipalities making up SCLIWC are represented on the Board of Commissioners for SCLIWC. Tunison stated this project must be approved by all five municipalities and will make the current facility and offices handicapped accessible.

Curtis requested the proof of mailing and Tunison gave it to him.

There being no one else who wished to speak, Stycos moved to close the Public Hearing. Seconded by Brown. All aye.

Hickey asked how secure the plant is for terrorism and vandalism. Tunison responded that it is as secure as any other facility with a chain link fence. Hickey stated the south gate was open on Sunday and he walked through the area checking landscaping. Hickey also noted the storage building with flammable materials. No one stopped or questioned him. Hickey also rattled the door and no one appeared. Tunison stated the gate is supposed to be closed except Monday through Friday from 8 to 5.

Hickey reviewed the landscaping. He noted that item 21 called for two memorial trees to be saved and relocated, but 22 trees will be removed and replaced with only 5 new trees. Hickey felt there should be some parity between trees being removed and trees and/or shrubs being planted. Hickey also noted there is no planting depicted on the shore side of the building. Tunison stated there is a long open distance on this side and then a 150 ft. rock ledge. Hickey also noted that there is room on the front side along the fence line which could use some vegetation and he would urge the applicant to consider flowering shrubs or small trees. Hickey also noted that there is no drainage plan provided. Tunison stated that Hunt Engineers is still working on the calculations and a drainage detention area might be placed to the north of the plant. The current driveway on the north is gravel and will be paved. Hickey is concerned about the runoff from that area. Tunison responded that it could be taken to a drainage detention area and then into the stream. Hickey stated the Village would require a drainage plan approved by the Village Engineer. Curtis asked about the timing of the proposed phases of the project and Tunison replied that there are no definite plans for future phases and the drainage would all be addressed in the first phase.

Stycos stated she liked the looks of the gravel driveway. Hickey stated that it may be less expensive to go for a gravel drive as the need for storm water detention would be reduced. Tunison stated the reason they are proposing blacktop is because they desire, for safety reasons, to have tractor trailer deliveries use the north driveway rather than the one across from Burdick Hill Road. Tunison stated there are 2 – 3 tractor trailer deliveries a week which use the driveway and parking lot in addition to the staff and about 5 individuals a day requiring permits or doing other business at the facility.

Stycos walked the area and she looked over the edge to the lake and saw a pond. Tunison stated there are 4 or 5 ponds to dry the sludge from treatment of the lake water. It is condensed for final drying in that area. Curtis stated the Lighting Commission will review the lighting proposals.

The Planning Board then completed SEQRA Part II. A- No B – No C1 – Review and approval by Village Engineer will be required for erosion control and drainage management. C2 – None C3 – None C4 – None. This use is permitted in this zoning district. C5 – None. It is needed as the office space is very crowded. C6 – None C7 None. Hickey noted this is in a Unique Natural Area. D - No

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

The Planning Board then reviewed the General Condition for all Special Permits in Section 304.05 of the Zoning Law.

Hickey asked how the new addition would match the existing building. Tunison stated that additional trees will be added as requested by the Planning Board and the exterior would be dark red brick.

Dankert moved that the applicant has met all the general conditions for a Special Permit. Seconded by Brown. All aye.

Hickey mentioned for the record that the County has responded with a favorable 239 Review.

Hickey noted the following conditions for approval of the Special Permit: 1) Submission of drainage and storm water management plan to be approved by the Village Engineer; 2) Review and approval by Lighting Commission of Lighting Plan; 3) Submission and approval of revised Landscaping Plan with additional plantings. This motion was moved by Stycos and seconded by Brown. All aye.

Leopold provided the applicant with the type of information which is required by the Lighting Commission for their review.

Residential Street Patterns:

Hickey circulated the latest copy of Journal of the Planning Commission as well as handouts on residential street patterns. The first handout was about cul-de-sac and grid subdivisions and the second handout was about build-to lines for houses in residential settings which may serve as a traffic calming measure. Prior to the meeting, Hickey and Brown reviewed Ward Bauder's material regarding traffic and its effect in various types of development. Hickey will reproduce the Bauder material for members for the next meeting. Brown also reviewed excerpts from Rural by Design which is in the Planning Board's library. Dankert borrowed the book for review.

Approval of Minutes – April 29 & May 12:

None available.

Reports:

Trustees: Brown stated she enjoyed the discussion of parking by Dubow. The rest of the meeting involved vouchers and fee increases.

Fire Department: Dankert talked with Lansing Fire Chief Dale Oplinger regarding emergency vehicle access to the Coventry Walk area. Oplinger was agreeable to the idea of emergency access gates for fire rescue vehicles. The location could be through Janivar or Wakefield or another location. Hickey asked Dubow if this is legal to designate a public road with limited access. Dubow feels it is permissible, but will research it to be sure. Closer to decision time, Dankert will discuss this further with Oplinger.

Traffic Calming: Brown has the Transportation Bulletin and a traffic calming handout provided previously by John O'Neill. Brown stated most of the Village residents already have traffic calming measures since they live in subdivisions. Traffic calming would be of particular benefit for roads like Dart Drive, Burdick Hill and Oakcrest Road. Brown is concerned about Burdick Hill Road during the N. Triphammer Road reconstruction and feels input should be gathered from those residents. Brown noted that Cambridge, Mass. is also concerned about pedestrian safety. Cambridge is raising the level of the crosswalks to the level of the sidewalks and uses a different color, texture in addition to the hump. This makes it easier for bicycles and strollers. Hickey stated the plan for N. Triphammer is to have red pavers at crosswalks. Brown commented that Cambridge is also having the curbs bump out at intersections to prevent vehicles from parking near the corner which limits visibility. Hickey stated this might be a solution for Bush Lane near Bergman's house. Hickey stated Brown would be the Planning Board traffic calming expert for Lansing Trails.

Other Business as Time Permits:

Leopold expressed concerns about her neighbors cutting down large trees. Leopold sees no soil stabilization measures. Hickey stated the Planning Board has discussed this in the past and determined there was no easy way to regulate tree cutting on private property. Stycos is very aware of concerns for brush and tree removal in her neighborhood and the effects on the gorges. Leopold also stated that Mayor Hartill will be removing fallen trees from the Kate's Hole area in Twins Glen.

Dubow stated he strongly encouraged the Codification process be completed. The Board of Trustees set the deadline as September for completion. Dubow would recommend adopting the code and then make amendments as needed.

Adjournment:

Stycos moved to adjourn at 9:25 P.M. Seconded by Dankert. All aye.