

**Village of Lansing
Planning Board Meeting
August 26, 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, Carol Klepack and Maria Stycos; Alternate Planning Board member John Piscopo; Attorney David Dubow; Code Enforcement Officer Ben Curtis; and members of the public.

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Public Comment:

Hickey opened the Public Comment period.

John O'Neill, 53 Janivar Drive, spoke first. O'Neill was seeking clarification of the rules and laws that regulate the Village with regards to the Comprehensive Plan. Hickey stated the Comprehensive Plan is more specific than the old General Plan. O'Neill gave Board members page 70 (a map) of the Plan. He noted the Comprehensive Plan is conceptual and is intended to be revised about every five years. The date on the map he previously referenced in the Comprehensive Plan is 1997 suggesting the Plan is over 6 years old and due for revision. Hickey stated the Plan was adopted in 1999 and is scheduled for review in 2004. That process is underway. Hickey referred to another map which he worked on with former Planning Board member Steve Halevy, who lived in Lansing Trails, as part of the NE Study Plan. That map documents the connection of Lansing Trails to Bomax Drive. O'Neill stated he considers the 1993 Northeast Study Plan an archive. Again, O'Neill reiterated the desire of Lansing Trails residents to prevent through traffic in their neighborhood. O'Neill further stated that he has obtained the signatures of 100% of the Lansing Trails residents on the petition in favor of preventing through traffic in their neighborhood.

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

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35 Thornwood Drive Deli:

Hickey stated the first agenda item was the proposed Deli at 35 Thornwood Drive

Hickey first reviewed the engineer's report by Brent Cross. The first issue of the number of curb cuts and the driveway line-up has been corrected. There will be one driveway and it will line up with the one on the other side of Thornwood Drive. Hickey stated there is no problem with storm water management as it was figured in previously. The utility plan shows one light pole and the details will be the same as for the others on site. There is no indication of an additional dumpster; John Majeroni from Cornell Real Estate confirmed that the one already approved for the building will be used. Hickey asked about water consumption and the need for another sewer permit. Majeroni stated this has been worked out with Brent Cross and an additional unit has been designated for the deli.

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Dubow noted that the County 239 Review was received with no negative comments although there was concern about the driveways which has subsequently been accommodated.

Curtis has determined that a deli is an exempt action under SEQRA 617.5(c)(7) for a nonresidential facility under 4,000 sf..

The Planning Board then reviewed the General Conditions for all Special Permits in Section 304.05 of the Zoning Law. Hickey noted that Zoning Law Section 304.06(g)(2)(ii) applies as well and food services in the B & T Park are subject to those additional conditions. Dubow noted that subsection 7 of 304.06(g)(2)(ii) is currently under consideration for amendment under proposed Local Law C. The proposed amendment would clarify the current language to stipulate that pick-up as well as delivery service is permitted for a food service business in the Business and Technology District.

Dubow would recommend that if the Board chooses to approve the project that one condition be that it meet all the conditions in Sections 304.05 and 304.06(g)(2)(ii) of the Zoning Law. If the Board of Trustees adopts proposed Local Law C, then pick-up service as described in that amendment would be permitted for the proposed deli.

Dubow also noted this action will necessitate a revision for the site plan which was previously approved for the building at 35 Thornwood Drive of which the proposed deli will be a part. He recommended the Board consider approval of the Special Permit for the deli and as a separate action consider approval of an amendment for the previously approved site plan for the entire building.

Klepack moved to approve the amendment to the site plan for 35 Thornwood Drive dated 7/30/03. Seconded by Brown. All aye.

Klepack moved that the applicant for the deli for 35 Thornwood Drive has met all the General Conditions for a Special Permit under Section 304.05 of the Zoning Law and that the approval of the Special Permit is subject to the following conditions: 1) compliance with the additional conditions 1-7 under Section 304.06 (g)(2) (ii) as it currently appears in the Zoning Law and as it may be subsequently amended by the Board of Trustees; 2) approval of the Village Engineer and 3) there be no dumpster except the one to the main building. Seconded by Dankert. All aye.

Hamlet Sketch Plan – Classification:

Dan Bower of Hunt Engineers gave a brief presentation. Bower acknowledged that he has received a letter from Dubow describing the approval process for the project. Bower has submitted a revised sketch plan showing a lot around each of the sixteen townhouse units which are configured as eight two unit buildings with a common wall and a zero lot line. There will be sixteen privately owned lots on the 5.98 acre parcel with the road, detention area, trails and remaining lands being held in common by a homeowners association. The private road is also identified on the plan and the Homeowners Association will be filed with the Attorney General's Office for ownership of the common land. Hickey asked if the 8 existing townhouse units would be included in the Homeowner's Association and Bower stated they would not and would not have access to the common land depicted in this plan. The drainage facilities will include an off line detention area which can be conveyed to the Village with access through an easement off the road. This will be discussed further. Sewer and water would be connected to the existing public system. The sewer system will be a privately owned system pumped to a main which will gravity feed into the municipal system. The water is provided from two points on the existing municipal system to establish a loop which is preferred. It is proposed that water system be owned by the Village to afford better fire protection without the necessity for the frost protection needed for fire hydrants in private systems where backflow prevention is required. The trail system was discussed and changes proposed so it goes behind houses and does not encourage foot traffic from Pyramid Mall. Klepack asked about the 6% set aside for recreation land. Bower stated there is none. Dubow stated this is a part of a planned development area (PDA) which was approved many years ago for the whole Shannon Park Development, including the townhouses. The original approved townhouse plans called for 32 living units and this request is for a less dense project. Recreation land was already dedicated as part of the original approval. Dubow also pointed out that the originally approved plans will continue to apply for this project, as well as the Zoning Law provisions governing PDA's and setback and use requirements subsequently adopted for this area. The process will be the same as that for the first eight townhouses which were built before 1990. The Planning Board will act in an advisory role to the Board of Trustees which is responsible for final approval. Dubow stated this project has less density and is consistent with the original plans so it is a minor modification and can go through this expedited process. Once the final plat is approved and filed the builder may or may not choose to build at this time: there is no timeframe requirement for building.

Stycos moved to accept the sketch plan and classify it as a major subdivision. Seconded by Klepack. All aye.

Hickey noted that lot sizes, setbacks, etc. need to be provided to the Board by Bower. Dubow reminded the applicant that the preliminary plat must include the information required under Section 503 of the Subdivision Regulations. Curtis noted that there also needs to be a formal filing of the subdivision plat after the final plat is approved.

Bomax Subdivision Sketch Plan – Classification:

Hickey stated this has not been received so it will be placed on the September agenda.

Traffic Calming Report:

Dankert provided information on the 8/21 workshop in Syracuse attended by Dennis Reinhart, John Piscopo and himself. The workshop consisted of background information and a slide presentation. Traffic calming measures were broken down into passive (encouraged, i.e., on street parking, narrow lanes, bike lanes, textured markings, signs) versus active (forced, i.e., roundabouts, diverters, forced turn islands, speed humps) measures. Hickey stated it would be good for Dankert and Piscopo to review the materials and determine which might be most applicable to the Lansing Trail area and the Dart Drive area and report back to the Board in September.

Homeowner's Association:

O'Neill stated that their Homeowner's Association has restrictive covenants which need to be reviewed. He will contact Dubow for assistance and Dubow stated he can refer him to one or more attorneys familiar with this specialized area.

Executive Session:

Klepack moved to go into Executive Session to discuss proposed, pending and/or current litigation. Seconded by Dankert. All aye.

Dankert moved to go back into regular session. Seconded by Klepack. All aye.

Other Business as Time Permits:

Hickey will discuss with Curtis the need to hire a traffic consultant for the Lansing Trails area.

Curtis placed an article on affordable housing in Board member's packets for their review. He included it not because affordable housing was a topic of particular interest, but because the article contained an interesting discussion of the pros and cons of using zoning to accomplish social goals. The points raised may apply to such goals as preserving open space.

Stycos will attend another meeting on Open Space and will report on Sept. 8th.

Adjournment:

Klepack moved to adjourn at 9:05 P.M. Seconded by Brown. All aye.