

**Village of Lansing  
Planning Board Meeting  
August 30, 2005**

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, Carol Klepack and Maria Stycos; Alternate Member Mario Tomei; Trustee Liaison Lynn Leopold; Attorney David Dubow; Engineer Brent Cross; Code Enforcement Officer Ben Curtis and members of the public.

Prior to the start of the meeting, Hickey appointed Mario Tomei as an acting member to tonight's meeting in place of Phil Dankert who was unable to attend.

**Public Hearing - Special Permit No. 2054 - Squeaky Clean Car Wash addition:**

Hickey noted that the agenda will be switched tonight and the Public Hearing for Squeaky Clean will begin about 8:30 because the presenter could not be present at 7:30.

**Public Comment:**

Hickey opened the Public Comment period.

As there was no one who wished to speak, Stycos moved to close the Public Comment period. Seconded by Klepack. Ayes by Brown, Hickey, Klepack, Stycos and Tomei. Motion carried.

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**Crystal's Spa & Salon, Revised Landscape Plan:**

Hickey stated Board members should have received an amended Landscaping Plan for Crystal's Spa and Salon. Hickey stated the principal difference is that plants have been substituted in some areas as the originally proposed plants were not available. Hickey noted the revised site plan does not show where the storm water will go through the back berm. Crystal Mullenix responded she has met with Cross who will submit a report.

Klepack asked about the lilacs near the front of the property. Mullenix responded that they will be new plants and she is proposing to plant them at that location as they will provide the best screen for guy wires as well as for the parking area in the rear of the lot. Originally they were proposed to be planted closer to the apple trees. Hickey would recommend that the vegetation be planted in the spring due to dry weather conditions this summer.

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Cross stated he has spoken with Curtis and all looks ready to go but seeding needs to be completed. Cross is satisfied with the drainage from the parking area.

Stycos moved to approve the amendment to the Landscaping Plan as received on August 30, 2005 with the condition that the lilac trees be planted in the spring. Seconded by Tomei. Ayes by Brown, Hickey, Klepack, Stycos and Tomei. Motion carried.

Dubow recommended the Board should make a determination that the applicant need not return to the BZA for further review as this amendment is consistent with the previously approved plans. Hickey will send a note indicating this to the BZA.

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**Bolton Point Estate Recreation Land:**

Dubow stated this has a long history with a pending lawsuit resulting from a contract made with the Town of Lansing in the late 1960s to have a road built to municipal standards and dedicated to the public. This was part of an arrangement whereby Bolton Point Water Commission located its pumping station on the Lake with access across the Bolton property. This road was never built and access to the Point continues to be a seasonal road. A lawsuit has been pending for many years. Further complicating matters, when the Village was formed in 1974 it assumed certain liabilities of the Town in this area. Now, the current owners of the property would like a road built which will also serve a proposed subdivision of the parcel with respect to which, the developer would like the Village to forgo any

claim to recreational land that might be associated with the subdivision approval. There are also now restrictions and regulations in the Village as to what can be built on steep slopes and the proposed subdivision includes parcels which are almost entirely on slopes greater than 25%. The Planning Board needs to consider the implications of approving lots which then could not be built upon. The proposal submitted would not require building the improved road system all the way to the lake as originally proposed. The plan before the Board is a concept plan for a proposed large lot subdivision with a loop road to be built by Bolton Point and/or one or all of the municipalities involved in the litigation. A seasonal road/driveway would make the connection between the loop road and the Bolton Point Station over steep ground. The Board has been asked to comment on the concept plan,, but would at a later date go through the entire subdivision review process for the property in considerable detail. Dubow stated one of the issues the Board needs to address is the dedication of parklands given the unique nature of the property. In the course of the Bolton Point litigation a condition was proposed that no land for recreational purposes would be required as part of the subdivision approvals. Dubow stated it is not a given that 6% of the site must be taken for recreation land, but rather the Board must make findings that there is a need for recreational land or money given in lieu to be used for recreation in another location. Dubow stated that through discussions with the proposed developer, there might be some flexibility and a compromise approved for less recreation land than the 6% normally required.

Tomei asked if the recreational lands would be open to the public. Dubow responded that these lands would be the same as the lands obtained in the Jonson or Millcroft Subdivisions and would be open to all residents of the Village as well as those outside the Village. Recreational lands include places like Dankert Park as well as trails or may be just benches overlooking the lake. Dubow stated it is the Village which ultimately determines what improvements, if any, are located on each recreation site and the Village then provides for maintenance and on-going costs associated with each.

Hickey stated the developer wanted a waiver of the 6% recreation lands. Hickey stated that the Village of Lansing Greenway Map shows the trail head beginning or ending on this property and that plan has been in existence since about 1994. This trail system is consistent with the County Comprehensive Plan. Hickey feels at a minimum the Village should obtain enough land to continue the trail system and there should be no deviation from this. Secondly, Hickey stated the Board needs to look at the needs of the residents in that area as lots 4-10 along the cliffs would block the use of the area for passive recreation by the public. Hickey reviewed the zoning regulations for steep slopes and feels this is very sensitive land and would not allow for development or septic systems. Hickey stated these regulations also applied to the original Cayuga Hills development by Roger Beck and each lot required special permit approval. Hickey feels some of the lots are extremely steep such as Lot 8 and he is unsure a residence could be built on that lot. Leopold stated the loop road could be moved closer to East Shore Drive to allow for construction on less steep areas. Hickey also noted that the lots near the road are all 4 plus acres so the loop road could be moved closer to East Shore Drive and still allow the same number of homes to be built. Hickey noted that ultimately the developer would need the consent of the Planning Board to have the 6% recreation land provision waived. Dubow stated the 6% recreation land or 7 1/2 acres in this case appears to be negotiable with the developer. Hickey stated the Board could negotiate the amount of recreation land and noted that "Poison Ivy Point" might not even be accessible because the railroad would not give the Village permission to cross its property. Leopold stated "Poison Ivy Point" would be accessible by boat. Klepack stated that this parcel is the only opportunity the Village has to secure lake frontage and it is very critical for the Village to own "Poison Ivy Point" for the future if this is at all possible. Stycos noted also that if the Village controlled the lakeshore area there would not be future development there. Board members discussed the excellent report prepared by Linda Tsang in 1997 about recreation opportunities in the Bolton Point area. This document will be part of the findings for the need for recreation land on this parcel in the Village. Hickey further stated that this is the only piece of property in the Village for which flood regulations apply.

In summary, Hickey stated the Village does not want to relinquish its right to the 6% recreation land as authorized by NYS Law and the developer needs to be clearly told this. Leopold also stated that the Town of Lansing sewer transmission lines may be going across the property. Dubow stated the developer seemed amenable to trails on the property. Klepack stated the developer should consider using the Tsang Report as a starting basis for what the Village would like to see on that property.

Klepack moved that the Planning Board take the position that the Village will require that recreation land be dedicated to the Village. Seconded by Stycos. Ayes by Brown, Hickey, Klepack, Stycos and Tomei. Motion carried.

Cross stated if this plan were to be submitted, the Board should be concerned that the cul-de-sac only provides access to two properties. Curtis stated the cul-de-sac would be private and there would be no curb cuts onto East Shore Drive. Hickey stated the new plat is considerably different than the plan reviewed by the Board previously.

Hickey will respond to developer Crossmore regarding the Board's decision.

Leopold asked about the County plans for a trail system. Hickey stated they are currently dealing with the trail system on the west end and have not spent time on going up the east side of the lake.

**New York Planning Federation Conference:**

Hickey stated that in order to obtain discount prices, registration forms need to be sent in prior to September 15. Hickey stated Tomei would attend as well as Dankert, Hickey and Klepack. Brown and Stycos are unable to attend. Curtis will probably attend and stated John Wisor is interested in attending and will check with other new BZA members. Board members discussed the various seminars to be held. Hickey stated the Board will firm up commitments at the next meeting.

**Approval of Minutes** - August 8:

Klepack moved to approve the minutes of August 8th as revised. Seconded by Brown. Ayes by Brown, Hickey, Klepack, Stycos and Tomei. Minutes approved.

**Public Hearing - Special Permit No. 2054 - Squeaky Clean Car Wash Addition:**

The next item was a Public Hearing for Special Permit No. 2054, Squeaky Clean Car Wash, to construct a 2800 sf addition to the existing car wash at 2326 N. Triphammer Road to include 4 self-serve car wash bays and accessory office space. The property is located in the Commercial High Traffic District, Tax Parcel No. 47.1-1-17.5.

George Frantz of George R. Frantz & Associates made the presentation for Squeaky Clean Car Wash to provide four self-serve bays as well as another 560 sf for office space above it. The style will be similar to the existing building which is colonial brick. There are 6 parking spaces to be relocated. The existing dumpster will also be relocated to the northwest corner of the property. Vehicular circulation in the existing driveway will be expanded northward and to the back and would drop two feet to give access to the four self-serve bays. The two lanes from the vacuuming area would go to either the existing bays or to another lane for the self-serve bays. The self-serve bays could not be accessed from the southern end but must be accessed from the northern end even if people were already in the northern bays washing their vehicles. Frantz stated drivers do not like to back up and the steep slope along the south side would discourage this. Frantz also noted it takes an average of 4 to 6 minutes to do a car so the wait would not be too long. Concerns were expressed about vehicles going around the west side of the building and backing into open bays. Hickey stated it will be important to have adequate signage. Sloan stated he has a friend in Albany that has a similar tight site and there are few problems. Tomei expressed concern about someone coming down the escape road and colliding with someone exiting the self-serve bays. Sloan stated this has not been a problem in the Albany area. Hickey again stated signage and striping would be important. Klepack asked why not 2 bays rather than 4 bays. Sloan stated it is important to have 4 bays as 2 is not enough and would not be able to handle the volume and would lead to stacking problems. Sloan stated there is no self-service in the Lansing area and customers have requested this service for years.

Planning Board members expressed concerns about the vehicles leaving the self-serve bays and encountering traffic from the existing bay or overflow lane. Sloan stated mirrors could be installed to make drivers aware of each other and for better visibility. Stycos asked if there would be walls. It was noted there will be a 1 to 2 feet difference in elevation between the exiting of the existing bay and those of the new proposed self-serve bays which will serve as a barrier separating the lanes..

Frantz stated one of the issues raised previously was the retaining wall and its visual impact. Frantz provided photos to show how it would look and stated that the self-service bays will be 1 1/2 to 2 feet lower than the existing car wash. The roofline of the new proposed building will be the same and the additional office space is in the gable and would not have an impact. Brown stated unless someone knows where the businesses are in Lansing Village Place, they

currently can not be seen from N. Triphammer Road. Leopold asked if it would be possible to have trailing vegetation on the retaining wall. Frantz stated plans are to have English Ivy growing up the wall to soften the impact. Recommendations were also expressed to have the retaining wall a warm color rather than a white. Cross also would not recommend a concrete wall. Sloan stated the specifics have not been worked out. There is also the possibility of gaining permission from adjoining neighbor Sciarabba to plant in front of the wall on his property

Hickey asked about the drainage ditch on the west side of the property. Sloan stated it will be piped and buried and cleaned up. There will be grass up to the wall, then the wall, and the drainage will be underground. The property facing Catherwood Road will not have a wall but will slope to Catherwood Road. At the highest point, the wall will be about 2 feet above the Squeaky Clean property and there will be a safety railing or picket fence on top of the wall. Hickey stated the Board would like to see what is proposed before it is installed. Frantz stated the developer is coming to this Board for conceptual approval of the project before the developer goes before the BZA. Sloan stated there are 2 variances which will need to be obtained from the BZA for front yard deficiencies on the Catherwood side and side yard deficiencies on the west side. Sloan stated they are asking for two variances and will forgo the other two which were previously requested which also included parking variances. Frantz stated the parking for employees is being shifted back.

Curtis asked about the proof of mailing. Frantz stated he did not notify the neighbors. Sloan noted there would probably need to be another Public Hearing.

Leopold asked about the tree locations. Frantz stated one would be removed and replaced elsewhere on site. There would be no additional Landscaping Plan.

Klepack asked if Sloan has a variance for the existing building. Sloan stated some of the property was grandfathered so there was no variance required.

Sloan stated he will need to approach the BZA about additional variances. Hickey stated another Public hearing would be needed after notification is sent to the neighbors. Curtis stated the next BZA meeting is Sept. 20th. Hickey stated the Board would need to hold another Planning Board Public Hearing on Sept. 12th. Given their response on the Crystal's Spa variance, the BZA will clearly want a recommendation from the Planning Board prior to considering the case. Hickey stated the Board could finish their discussion tonight but could take no vote at this time. Dubow noted there would need to be another presentation made at the next meeting for the Public Hearing. A short SEQRA would also be completed at the next meeting.

Sloan stated they are also contemplating replacing the vinyl around the front of the building and may make the entire building brick at that time.

Hickey asked about the walkway connecting N. Triphammer Road to Lansing Village Place which he did not see on the plans. Frantz stated he checked on it and the original proposal indicated a set of stairs which were a problem. Looking at the topography, there could be a 5-6 foot walkway which would be a foot lower than the McDonald's property and would follow the terrain and connect to the Lansing Village Place parking lot. This would have a 10% slope which is a slightly steep, but comfortable grade. Sloan stated there is an 18 foot strip of land between the McDonalds and the Squeaky Clean properties which is owned by John Butler. Sloan has contacted Butler who has indicated that he would convey the property to the Village for a future walkway or trail. Hickey stated he would ask the Mayor. Sloan stated that with the N. Triphammer Road project, there are walkways on N. Triphammer Road but there is no walkway system on Catherwood Road. Sloan also stated the drainage is in an open trench to the west side of Squeaky Clean which is continuously full of rubbish. Cross will review the area for a solution to the drainage issues for the Squeaky Clean site as well as the proposed walkway on the 18 foot Butler strip. Frantz stated a walkway in the City of Ithaca connects through the old Ide's Bowling site and there could be the possibility of having a similar walkway go through Lansing Village Place to make a connection from N. Triphammer Road to Pyramid Mall.

Cross had comments on the striping and signage for the staging of cars between the automatic and self-serve lines. Cross would like to see this information provided on the plans for the next meeting. Sloan agreed to provide this on the plans but stated there would also be employees on the site assisting in the directing of traffic.

Cross also stated the four parking spaces for employees fit in the corner, but it seems awkward or a little dangerous as those cars then have to back into the flow of traffic into the bays. Sloan stated the cars there would only be moved about once every four or eight hours at shift changes. Frantz stated there are 3 employees parking on site but 6 spaces are required by the Zoning Law. Hickey recommended asking for a reduction in the number of spaces if they are not required. Sloan stated some would be used all year and others would only be used during certain months. Hickey asked if the new car wash would require additional employees and Sloan responded that the present number of employees would cover the new car wash.

Cross would also like to see the design for the retaining wall. Sloan realized that the engineering of this feature, which is complicated, would ultimately be subject to review and approval by the Village Engineer.

Cross stated he would also need to see drainage complying with the Village's 25 year requirements and details would be needed. Hickey would also like to see the open ditch cleaned up.

Sloan will return on Sept. 12th and will have further information on the appearance of the retaining wall. Curtis wants Sloan to be certain that notification is provided to neighboring property owners including Andy Sciarabba. Hickey would also like to know more about the walkway and the railing on it, for safety reasons. Sloan is not proposing to build any walkway.

Dubow noted that Sloan will need to be submitting his application within the time constraints for a BZA variance as well as providing a mailing to the neighbors. Discussion ensued as to the payment of permit fees. Sloan may request a refund from the Board of Trustees of some part of the fee he paid in 2003 since the project was never completed. Curtis will assist with the process.

**Reports:**

*Board of Trustees:* Leopold stated the Board will not meet again until Sept. 15.

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**Other Business as Time Permits:**

Hickey stated Board members received a copy of the Village of Lansing Municipal Tree Program adopted by the Board of Trustees on August 15th.

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**Adjournment:**

Klepack moved to adjourn at 9:25 P.M. Seconded by Stycos. Ayes by Brown, Hickey, Klepack, Stycos and Tomei. Motion carried.