

**Village of Lansing
Planning Board Meeting
January 10 , 2000**

The meeting of the Village of Lansing Planning Board was called to order at 7:30 p.m. by Acting Chairman Halevy. Present at the meeting were Planning Board Members Brown, Klepack, Waterman, Dankert, Village Attorney Marcus, Code Enforcement Officer Curtis, Village Engineer Cross, and Trustee Liaison Leopold.

Public Comment

Waterman moved to close the Public Comment portion of the meeting as there was no one present who wished to speak. Seconded by Klepack . All in favor.

YMCA Special Permit

Public hearing to consider Special Permit #1511, YMCA to construct a 23,277 s.f. addition for gymnasium, locker rooms, activity rooms and child care on their existing building at 20 Graham Road West in the Commercial Low Traffic District, Tax Parcel Number 47.1-1-17.19.

Cross reviewed his Engineer's Report:

1. Drainage will have to be made a condition of approval as they have not yet submitted a drainage report.
2. Cross asked for clarification on the plan to split the single driveway into two driveways. The intention is to have a one-way driveway, which will mean one curb cut for the entrance and one curb cut for the exit. The plan also calls for a new parking lot to the north with a driveway, which will have one curb cut to serve as both entrance and exit. That is a total of three curb cuts, one existing and two additional.
3. Cross said he assumes that the plan will provide for some kind of waste disposal and he did not expect that the waste would significantly change so that is not an issue
4. Cross noted that no lighting plan appeared on the site plan and he did not know if there would be modifications required by the new building and/or the new parking lot. A separate lighting proposal will need to be submitted to the Lighting Commission. Cross suggested that even if the existing parking lot may not be subject to review it might be a good idea to look at the whole project at the same time.
5. Cross said that no utilities are shown on the plan and he is assuming that all the required utilities will be provided by the existing services to the building. Cross said that the YMCA did not expect to have a large increase in sewer usage and some documentation to support that will be needed

There was a lengthy discussion of the most desirable configuration for sidewalks, but the representatives of the YMCA suggested that the sidewalks be planned at a later date so that appropriate connections can be made to future bus stops and future Village sidewalks. The YMCA expressed their willingness to put the sidewalks in where the Village wanted them, but this would give the Village time to identify and sort out all the related issues.

The Board discussed whether or not they could justify approving three curb cuts. Brown suggested that the southern parking lot be physically separate from the northern one, which could be used primarily by staff.. The Board agreed that this was the best solution for safety purposes and provided a strong justification for allowing the third curb cut.

Curtis noted that the plan showed parking spaces 20 feet deep and that the Village only requires 18 feet. He also said that the dedicated spaces for the 20% reduction in parking needs to be shown on the site plan.

The YMCA will revise the site plan and the Board review it again at the next meeting.

Klepack moved to close the public hearing. Dankert seconded. All in favor.

Commercial Low Traffic Study Update

Klepack reported that she had spoken with Bonnie Majestic about the next focus group meeting to be held in early February. EDR wants to meet with the Planning Board prior to the next focus group meeting to get feedback from the

Board about comments made at the first focus group meeting.

Green Space Advisory Committee

Halevy said that the Green Space Advisory Committee has submitted a list of suggestions for their agenda. The Planning Board can add or delete items from the list. The list included trash pickup, shabby property, trail signage and usage (the Board would make a recommendation to the Trustees and Reinhart would implement the plan), bicycles, tree planting, a Village park and a NYSEG trail.

Regarding a new Village Park in Lansing Trails, Halevy said that the Board could decide to leave the space in question as open space or suggest making a Village park. However, he added that the homeowners in Lansing Trails don't want anything that will attract people to their area. There are two other Village parks. Dankert Park has equipment and Shannon Park does not have equipment. Halevy said that parks have a \$500 annual operating budget and are maintained by the Village. There is no restriction on use of the parks. They can be used by residents or non-residents. Marcus noted that there have never been any official plans for the development of a park in Lansing Trails and it would make sense if there is any development that it be in accordance with the wishes of the immediate property owners. However, the local residents have no authority to dictate what is done with that Village property.

Lighting Commission Report

Halevy reported that the first meeting of the Lighting Commission was held on December 22, 1999 and Dennis Reinhart was elected chairman. They reviewed the lighting proposals for Park View 4, McDonalds and Tops. Lighting proposals should be submitted to the Lighting Commission as a separate document with manufacturers' cut sheets attached.

Pending Proposed Local Laws - Status Report

Marcus gave the Board an update on outstanding proposed local laws. He pointed out that in 1999 the Trustees did approve an amendment to the Zoning Law to incorporate the Shannon Park District regulations, an amendment to the Zoning Law concerning accessory buildings and an amendment regarding additional conditions for having more than one residential building on a lot. The Trustees also adopted the Lighting Plan.

The proposed local law regarding drainage improvements is still outstanding. Cross had alerted the Board to new EPA regulations at the federal level and the Trustees need more information as to how those apply in studying the Village needs. Another outstanding proposal is the local law to amend the Subdivision Regulations concerning road shoulders. Reinhart is to provide some feedback on that so the proposal can be redrafted, and presumably the Trustees would be agreeable to a recommendation that has been generated between Reinhart and this Board.

The Trustees requested the Planning Board provide further explanation regarding the need for the proposed local laws concerning the definition of mobile homes and the definition of swimming pools. Curtis reviewed for the Board that the current Law defines a swimming pool as a building. However if a building is less than 200 s.f. it's an accessory building and if greater it's a primary building, and the definition of swimming pools should be spelled out just as clearly. The Board also saw a need for clarifying the definition of a mobile home to reflect the evolution of manufactured housing over the past twenty years. The Board reaffirmed their desire to have these laws passed in order to provide further clarity in the Law. Curtis will explain the Board's position on these proposals at the next Trustee meeting. Waterman moved that the Planning Board re-endorse the proposed local laws concerning the definition of mobile homes and the definition of swimming pools. Brown seconded. All in favor.

Marcus said that the Trustees had considered the proposal to amend the Zoning Law to eliminate the distinction between sewered and non-sewered lots. They concluded that 1) the result of eliminating the distinction would really not be very different in practice than the situation is now in that most of the high and medium density residential is sewered so there are really not many opportunities for a distinction to be drawn; and 2) most of low density residential and what is undeveloped is not sewered so would need to go with the un-sewered requirements. A Public Hearing was held on this issue and there was very vocal direct opposition. Murray Estates property threatened to sue the Village if that local law was adopted because if un-sewered requirements applied even after sewer was brought to this property, this law would reduce the number of lots that could be developed out of that property. The Trustees decided not to approve this proposal and it is no longer under consideration.

Another outstanding proposal is the recommendation to identify a list of SEQRA Type II actions which would add to the State's list of actions exempt from SEQRA review. The Planning Board has identified: approval of a minor subdivision, subdividing one lot into two lots, approval of minor amendments, amending previously approved planned sign areas, Special Permits for home occupancy, Special Permits to convert a single family to a two-family, actions taken in connection with the implementation of the Greenway Plan, issuance of an interpretation of the Zoning Law by the Zoning Board, naming or changing the name of a Village street, assigning the name of a street address by parcel, and minor routine decisions of the Planning Board that would have no impact on the environment, such as an amendment to a previously approved landscaping plan. This proposal has been scheduled for Public Hearing at the January 24th Trustee meeting.

Site Plan Requirements

Halevy explained that the Board does not have any official list of requirements or guidelines for what people should provide with their site plans. A proposed list compiled by Curtis and Halevy was reviewed and edited by the Board: parking lot layout, property dimensions, curb cut(s), building footprint in case of alterations and additions (before and after contours), landscaping plan, drainage, proposed signage, sidewalks, exterior lighting, elevations (minimum two), vicinity inset, waste disposal facilities, existing trees over 6" in diameter or 3 feet above grade to be removed, traffic analysis (for projects requiring parking for 200 cars or more or those involving high turn over traffic such as a drive-through service), bike racks.

Minutes

Waterman moved to approve the November 30, 1999 minutes as amended. Seconded by Klepack. All in favor.

Year 2000 Work Plan and Budget

Halevy said that he will be working on the budget if anyone has an item to submit.

Halevy said that the Board should come up with a Planning Board 2000 Proposed Work Program. An item which has carried over from 1998 is the issue of a potential fill site for the Village.

Adjourn

Waterman moved to adjourn the meeting at 9:45PM. Seconded by Dankert. All in favor