

**Village of Lansing  
Planning Board Meeting  
Monday, June 12, 2000 at 7:30 P.M.**

The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by Chairman Hickey. Present at the meeting were Planning Board Members Brown, Klepack, Halevy and Waterman; Alternate Dankert Code Enforcement Officer Curtis; Engineer Cross; Trustee Lynn Leopold; Attorney Marcus; and members of the public.

**Public Comment:**

There was no one present who wished speak. A motion to close this segment was moved by Waterman, seconded by Halevy. All in favor.

**Special Permit #1536, Donald Greenberg (cont. discussion):**

Hickey stated that the Special Permit pertains to a single family residence on Twin Glens Road. A Public Hearing was previously held and is being reopened tonight. Waterman moved to reopen the Public Hearing, seconded by Halevy. All aye.

Don Hartill, Cayuga Heights Road, has walked the property and has some question as to the exact location of the building and he would like to hear the discussion before he comments. Greenberg's architect, Vince Mulcahey stated that the building's placement takes into account the need for effective drainage and the bedrock level. On the current site plan, the building's first floor has been lowered 2 feet. The exact placement of the building on the eastern side near the creek would actually move the building approx. 4 ft. westward away from the creek. Hartill is supportive of the lowering of the floor and also encourages the westward movement of the structure.

Ms. Craig commented that she had missed the tour but agrees with Hartill that the area should be left as natural as possible and it appears this is being considered.

Waterman moved to close the public hearing, seconded by Halevy. All aye.

Mulcahey spoke on the issue of drainage, noting the following factors: 1. All drainage from building proper will be taken north to a dry well. 2 The builders will be removing approx. 7-8000 SF of asphalt which will be removed from the site and that area restored to a more natural appearance and a more permeable surface. Hickey expressed a concern about truck traffic and damage to the road during construction. 3. In the event the dry well becomes overwhelmed, there will be a swale to carry excess runoff along an existing path into the creek. Erosion control measures, such as rip rap, would be implemented. 4. Reduction of net square footage of developed area on the lot by approximately 9,000 SF from what is there currently.

Hickey referenced conditions which were set for the Beck subdivision including special conditions for steep sloped lots. Extra bales of straw, rip rap, etc. were required to be stockpiled on site in case of emergencies. Hickey would like to see this implemented for this project. Greenberg responded that the area being developed is basically flat with a swale at the bottom.

Greenberg's intention is to preserve the vegetation and will work closely with Mr. Fernandez on landscaping.

Greenberg stated his plans are being reviewed by a structural engineer. He will provide a letter to the Village that there will be no adverse effects on the underlying rock strata or the cliff face.

Greenberg could not find a DEC Certificate for the earlier oil spill when reviewing his files. He has requested a copy and will ask continue to pursue this. He does have a letter from Trowbridge stating the lot meets health department requirements for septic fields. Curtis requires a sewer construction permit.

Hickey stated that a construction hours schedule needs to be provided stating hours, equipment use, removal of materials, etc.

Halevy states the terrace is approx. 5 foot from the gorge and safety is a concern of his. Greenbergs will place a parapet there and will place plant vegetation below it to deter any approach to the gorge edge, possibly a bramble.

General Conditions required for a Special Permit (Zoning Law 304.05) were reviewed: Item a, all agree  
Item b, discussion between Hartill and Greenberg in reference to screening has already taken care of this.  
Item c, zoned for single family residence, building profile is to be kept low.

Item d, regarding fire or emergency vehicles, there is a hydrant at end of Twin Glens Road and an ambulance could use the driveway.

Item e, Engineer approval will be utilized. Cross reference the 4 issues previously discussed and concurs that this is an appropriate plan for mitigating the storm water runoff from this site. Cross would like to see an additional small discharge pipe put into the dry well so it will not remain full but will slowly seep off. Also, an owner/resident on site will provide for better maintenance of this site.

Item f, all agree

Item g, all agree

Item h, all agree

Item i, all agree

Item j, all agree

Halevy moved that the applicant has met all the general conditions required for a Special Permit (Zoning Law 304.05 a-j), seconded by Waterman. All aye.

Conditions for approval:

- (1) Approval by Village Engineer for erosion and sediment control plan and drainage plan to include the location of proposed dry wells and other detention areas and swales.
- (2) Letter from professional engineer confirming bedrock stability and that there should be no negative impact on rock surface and cliff space because of basement construction, subject to review by Village Engineer.
- (3) Landscaping plan to be approved by the Planning Board, to include stabilization of soil and replacement of trees
- (4) DEC certificate must be provided confirming that the previous oil spill has been satisfactorily mitigated.
- (5) Letter indicating time of construction (7 AM – 9 PM), trucks, debris removal, etc.

Brown moved approval of Special Permit 1536 for Donald Greenberg with conditions listed above, seconded by Waterman. Marcus stated this is an exempt action under Section 617.5 C 9 of SEQR. Waterman moved to classify it an exempt action, seconded by Halevy. All aye. All voted aye for the earlier motion to approve Special Permit 1536 with conditions as noted above.

### **Tops Lighting Plan:**

- Halevy stated the Lighting Commission had met and approved the Tops Lighting Plan with the exception of the outbuilding.

Waterman moved to accept the Lighting Plan for Tops, with the exception of the outbuilding which will require separate approval, as recommended by Reinhart and the Lighting Commission in a letter dated May 22, 2000, seconded by Brown. All aye.

### **Cayuga Lake Watershed Inventory:**

- Leopold said the Board of Trustees had discussed the Watershed Inventory and chosen 15 items as requested. Discussion ensued as to whether to prioritize issues - pick 15 at 1 point each or five at 3 points each. It was also noted

that there is repetition of topics. Leopold felt global issues were concerns of the Village and listed 15 she felt were important. Many correlated to those the Planning Board had previously chosen. Leopold will submit her list to the Trustees and provide copies to the Planning Board.

### **Commercial Law Traffic Study:**

- Hickey received a call from David Crandall last week regarding the termination of their contract. Crandall requested a meeting to review what EDR had produced to date. Hickey said he could not agree to such a meeting unless the Board approved it. Instead, he wrote a letter to Crandall that a meeting would be unproductive and stating the decision was final and there would be no further discussions. The Board was supported his sending the letter.

Halevy stated we should now begin to look for local assistance. Waterman stated that if someone could come in to provide a workshop, it might give the Board direction. It was recommended that Tom Niederkorn be approached again. Halevy suggested each Planning Board member write a one page paper describing what he/she does or does not want to see. Hickey referenced the latest copy of NYS Planning Federation magazine with an article by Rebecca Lubin which discusses a vision worksheet for designing things. He will contact her to request a copy of this worksheet for circulation to assist in discussions. The Planning Board has not developed a vision statement yet and this is a big flaw in the process. Herman Sieverding was also discussed as a resource as he was involved in the Focus Group. Possibly one could do a workshop and another could work through the process with the Board. Hickey will contact Niederkorn and Sieverding and suggested the June 27<sup>th</sup> meeting to discuss the project with them.

Klepack will inform the Focus Group that the CLT issue is not being dropped although EDR will no longer be involved in the process.

### **Walkway Implementation Plan:**

- Hickey mentioned that the Community News stated Jon Reis' Walkway Plan is being revived. Hickey sees this as a working 2-phase project which must include a Walkway Implementation Plan. He has divided the issue into 3 categories – existing walkways, planned walkways such as N. Triphammer Road Reconstruction Plan, and requirements for future walkways where there are currently none and where their installation would be consistent with the Walkway Policy written years ago. Klepack stated that the Jonson property sidewalk/walkway plan Phase 2 needs to be located if it exists. Waterman felt it was inconsistent to require sidewalks in Lansing Trails but not on St. Joseph Lane. Brown expressed concern about Oakcrest Rd. Hickey responded none were placed there as it is a low density residential area and sidewalks should be in medium or high density residential areas. Hickey says he has received a commitment from Mayor Hartill to install an asphalt walkway on the north side of the Northwood Road corridor to connect with the trail when the road is completed from Northwood Apts. Hickey stated on Dart Dr. he arbitrarily chose the north side and Mayor Hartill has agreed to having one on Dart Dr. Dankert feels the north side is preferable because of utility lines on the south side but the engineers will ultimately decide on the placement. Hickory Hollow needs to be connected to the YMCA so sidewalks were also proposed in that area. Pyramid Mall (Jim Tull) has committed to placing a sidewalk down the south side of Graham Road west. Pyramid Drive will have sidewalks on both side now as Tops has agreed to place one on the south side and one already exists on the north side. Catherwood Road will be left as is since there will be sidewalks on Pyramid Drive and Graham Road West. Hickey will add the 4-foot wide shoulders on Janivar Dr. Sidewalks south of Route 13 have not been reviewed yet. A Janivar Dr. to Brook Way walkway to connect with Horizons will occur this year. Brook Dr. to N. Triphammer Rd. has not been proposed thus far and residents need to be asked. It will be listed as a connection of medium density residential to commercial.

The Village has a Sidewalk Policy but does not have a Sidewalk Implementation Plan. Priorities need to be established. Hickey feels these should tie in with the road maintenance schedule.

### **Trustees Reports:**

- Brown was out of town and unable to attend so there is nothing to report. Hickey requested that he be informed if Planning Board members are unable to attend as he feels it is important to have representation there and he will

attempt to find a replacement.

**Approval of Minutes:**

- Minutes of the April 10, 2000 meeting were reviewed. Waterman moved the approval of April 10, 2000 minutes as revised, seconded by Klepack. All aye.

**Other Business:**

- **Ramada Inn**

Halevy asked for an update on the Ramada Inn situation. Marcus said the steps have begun to acquire the property along N. Triphammer Road. The formal notification of offer has been made to the property owner and no response has been forthcoming in over a month. The maximum length of time is being allowed which is until Aug. 14, 2000. At that time there will be a motion made to the court to file the map to acquire title which can take another 30 days.

**McDonalds**

Hickey noted that he and Curtis have been meeting with McDonalds representatives, and having Marcus draft the appropriate language, to refine the process that must occur if there is a problem with traffic at the new location.

- **Cornell Fingerlakes Credit Union**

Hickey reported they are planning to build on the corner of Sheraton and Cinema Drives and will be coming in for a Special Permit.

**Ornithology Lab**

Hickey reported they will be coming in with their 80,000 SF project and the Village will probably act as the lead agency for the project which will involve the Town of Dryden, DEC, and possibly other parties.

**Adjournment:**

- Waterman moved to adjourn the meeting at 9:45PM, seconded by Klepack. All in favor.