

Village of Lansing
Planning Board Meeting
August 14, 2000

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, Halevy, Klepack and Waterman; Alternate Member Phil Dankert; Code Enforcement Officer Curtis; Trustee Lynn Leopold; Attorney Marcus; and members of the public.

Public Comment:

There was no one present who wished speak. Waterman moved to close Public Comment, seconded by Halevy. All in favor.

Sutton Home Occupation:

Hickey stated this was a continued discussion for Sutton's Home Occupation which was tabled on Feb.14 because item I of the General Conditions for all Special Permits was not satisfied due to a deficiency in sideyard setback. A motion was made to grant a 60 day extension so the setback issue could be resolved. This has been extended since July to two subsequent meetings.

Sutton provided to the Board a letters from his attorney, Mr. Walsh to Mr. Hartshorne and a response from Mr. Hartshorne. Sutton stated they requested a price from the Harshornes within two weeks for the land which would cure the deficiency. The Hartshornes responded by requesting a price from the Suttons. An Aug. 11 offer has been forwarded from the Suttons to the Hartshornes to see if the price they are willing to pay, based on square footage, is acceptable. The Suttons are still awaiting an answer to see if their offer is acceptable. This will either resolve the issue by purchasing the necessary property or establish that it is unfeasible to do so and return to the BZA.

Hickey suggested an extension until Aug. 29 would be appropriate, with the agreement of Sutton, to permit the process to go forward. Motion moved by Halevy to grant an extension until Aug. 29 which is agreeable to Sutton. Seconded by Klepack. Waterman recommended Hartshornes also be contacted by telephone after his vacation so this does not drag on. Hickey stated that the Suttons should notify this Board as soon as a response is received so the BZA can be alerted to the possibility of a Sept. meeting. All in favor.

Tops Market Out-Parcel Amendment:

Curtis provided a letter dated 8/9/00 from TRM Architect Robert Dollman indicating an increase of the building footprint of the Tops Outparcel from 19,200 sf to 19, 972 sf. Curtis is asking the Planning Board to advise him as to whether they feel this is a slight modification or whether it is substantial enough to be reviewed by the Board. Curtis showed the Board the approved footprint and the changes that are being proposed because Applebees requires a slightly different design. Indentations along the back of the building will be filled in now for additional space. The additional area will be approx. the size of the Village's meeting room. An acceptable dumpster enclosure will also be required as a condition for a final CO.

One of the possible tenants in the Outparcel, Hollywood Video, was discussed. Hickey noted that they would need to meet the requirements of the Village Sign Law. Curtis suggested that decorative lights on buildings might be an issue which is not clearly addressed in the Sign Law. Curtis stated that if their lights could be considered an emblem they would be addressed within the Law, but otherwise they would not. Curtis recommended refining the Sign Law to address the issue of decorative lighting more comprehensively or developing guidelines for the Lighting Commission regarding intensity of lighting. Halevy recommended sending Reinhart in with his light meter to monitor the light intensity and if determined as being too intense, then to require that it be corrected.

Marcus stated that a condition of the approval of the Lighting Plan can be an evaluation of lights used for decorative lights. To refine the Sign law requires an amendment to the Sign Law recommended by the Planning Board and sent to the Trustees for final approval. Brown felt it should be clear as to what is a sign and what is decorative lighting. Emblems are another issue. Brown felt decorative lighting should be included in a lighting law rather than a sign law. Hickey felt the Sign Law might need to be revisited. Marcus also stated a sign law could limit the number of colors or intensity of colors. Curtis and Hickey will review the Sign Law prior to the next meeting and will give suggestions to Marcus for his review prior to the next meeting.

Regarding Applebees and the change in floor area, Marcus reminded the Board that when the Planning Board reviewed Pyramid's request to relocate Home Depot, a letter was received from Sear-Brown stating there would be no negative impact on the traffic generation. If Top's request for additional floor area is looked at as an amendment, he thought it would be valuable to receive a letter from Applebee's traffic engineer stating that the increase in area would not change the impact on traffic. The Board determined that this is a minor amendment and would not require Planning Board review as there are no significant changes although there are unrelated concerns about lighting.

Hickey will be meeting with Tops on Monday and will request a lighting plan from them.

Unique Natural Areas (UNA):

The next item on the agenda was a presentation by Lynn Leopold on the new Unique Natural Areas inventory and those within the Village of Lansing. She presented a slide show and distributed materials to the Board. The definition of UNA is based on the state's definition. The UNA inventory was started in 1973 and was expanded in 1990. Currently there are 192 UNAs within Tompkins County which include the Village. A parcel is given the UNA designation if it is deemed to be an important natural community, is a quality example, has rare or scarce plants or animals, is of geological importance or is of cultural significance. Tompkins County Planning Dept. provided much information and two hired consultants from CU Plantations looked at many of the sites. Inventories now indicate UNAs for each municipality and the reasons each is unique based on 23 criteria for selection. There is a data base for each site describing the slope, characteristics, soil types, drainage, vegetative cover, biological characteristics, etc. and definitions for each. A UNA is only a designation and does not entail regulatory requirements from the County. UNA materials can be found in all libraries and in each municipality within the County. Discussions are in progress to determine whether it will or will not be placed on-line because of privacy issues.

NEAPA Conference:

The New England American Planning Association Conference is scheduled for September in Vermont with many pertinent topics. If anyone is interested, they are to notify Steve Halevy who will act as coordinator.

CLT Guidelines:

Klepack stated there was a meeting held with Curtis, Hickey, Klepack and Kathryn Wolf. Wolf appeared interested in the project and will work up a proposal for the next meeting.

Kensington Road Update:

Mayor Hartill requested Hickey prepare a letter for his signature to the Colberts regarding the Kensington Subdivision access road. The draft letter was provided to the Board members. Hickey's letter updated the engineer's projected trip generations using county figures for single family, town houses and apartments for 2-3 occupants and multiplied the trip generation factor by the number of residences, adding in Lansing Trails as well. Assumptions were also incorporated for full build-out of both the Kensington Subdivision and Dart Drive. Hickey stated Colberts are concerned about traffic. Next step is for the Mayor to meet with the Colberts as Hickey has provided this report and it is now out of his hands. Hickey felt this process has already taken 10 years and will probably continue to proceed slowly.

Approval of Minutes:

Klepack moved to accept the April 12 minutes as presented. Seconded by Waterman. All aye. Klepack moved to accept the April 25 minutes with revisions. Seconded by Waterman. All aye. Klepack moved to accept the May 8 minutes with revisions. Seconded by Waterman. All aye. Waterman moved to accept the June 12 minutes with revisions. Seconded by Klepack. All aye. Waterman moved to accept the July 25 minutes with revisions. Seconded by Brown. All aye.

Reports:

Hickey noted that all Board members should have received the letter from Sear Brown on potential traffic impact of reconfiguring the Pyramid expansion.

Halevy attended a Trustee's meeting on August 7 and gave a report. The Recreation Partnership was discussed. Phil Dankert and Nancy Zahler gave presentations. The Village voted to remain with the partnership. The Trustees set a Public Hearing for dedication of Janivar Dr. extension and there was much discussion by the Planning Board about the shoulders and road condition. Marcus felt a letter should be sent from either the Planning Board, Engineer or Reinhart to the Mayor regarding their concerns. Halevy also stated that Bolton Point has switched from gas back to electricity to power the pumps in the Village Office building because of the costs involved. The Mayor is meeting with the Colberts to discuss the Northwood situation. Sewers were discussed. Marcus stated DEC is coming down hard on Cayuga Heights and they are not allowed to accept additional flow. A solution would be to divert some of the flow to the City plant because of the City plant has excess capacity. If the Kline Rd. by-pass could be opened up, there would be a substantial amount of sewer units available and the switch over could be accomplished in a short time. Bolton Point Rd. has never been accepted as a Village Rd. and the existing partners of Bolton Point would like to see this issue cleared up so it will not cost them monies for an upgrade to the road at a later date when there may be additional partners. Hickey stated that Larry Fabbroni told him the Kline Rd. by-pass could be completed within 45 days if the City of Ithaca agreed.

Halevy also reported he went to the Ornithology Lab and received materials for the Planning Board's use. He showed drawings of the entryway, visitor's gallery, etc. Hickey stated the Ornithology Lab would probably be coming to this Board in September with their application, and the Village would probably be the Lead Agency.

Hickey asked Curtis for Pyramid's construction schedule. Curtis responded that a book store may be coming in. Also a linen store is contemplated. The demolition of the Ward's area can also proceed and the Home Depot may begin in the spring.

Other Business:

None

Adjournment:

Waterman moved to adjourn at 9:30PM. Seconded by Klepack. All aye.