

Village of Lansing
Planning Board Meeting
August 29, 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; Engineer Cross; 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 Brown. All in favor.

Sutton Home Occupation:

Hickey stated that Mr. Sutton was not present but the Board has received a letter from his attorney, Mr. Walsh stating a purchase offer has been made with a response deadline of Sept. 1, 2000. The Board would have to wait until the next meeting to know if the offer had been accepted. Klepack moved to extend the tabling of the Home Occupation until the next meeting on September 11. Seconded by Halevy. Waterman expressed concern about the low amount being offered by the Suttons and the fact that the title search is to be paid for by the Hartshornes which will be more than the amount they will be receiving. Halevy responded that the amount offered is based upon the value of the parcel calculated on a pro rata basis of the assessed value. Brown felt it could have been based on the value and then rounded up. Halevy stated the matter will go to the BZA if it can not be resolved by a transfer of land. Waterman also noted that the Board had asked for a call to be placed to the Hartshornes and instead a letter was mailed last week. The Board preceded to vote on the motion with ayes by Brown, Halevy, Hickey and Klepack; abstain by Waterman; the motion carried.

Tops Market Subdivision Classification:

Hickeys stated the proposal is to divide the site into two separate parcels A & B. The dividing line will be along the center of the entry road. Hickey has met with their Attorney, Mr. Hooks, and he has been informed that there will need to be easements subject to the approval of the Village attorney for shared utility lines, driveways, parking drainage, etc. and they will have to be included in the final subdivision approval. Tonight the subdivision needs to be classified and according to the definition it would be a minor subdivision as one lot is divided into two lots. The reason for the subdivision may be financial although no one was certain. Hickey stated the standard conditions must be followed and all agreements must be in place. Cross noted that a water main passes through both parcels and there may be other Village easements that should be considered. Marcus stated the water and sewer easements are existing. Water meters will also need to be separate subject to Bolton Point approval. Halevy noted that two lighting plans would also need to be coordinated and reviewed. Waterman moved to classify the Tops application as a minor subdivision. Seconded by Klepack. All aye.

Cornell Fingerlakes Credit Union (CFCU):

The next item on the agenda was a continued discussion of Special Permit #1540, Cornell Fingerlakes Credit Union to construct a branch bank building at 15 Sheraton Drive. Curtis stated the BZA approved a variance for the deficiency in the buffer. Five conditions were attached: 1) There would be no more than 2 curb cuts including five lanes and only one curb cut would cross the buffer. 2) The variance was granted only to the CFCU portion of the area shown on the parcel and not the northerly portion of the parcel. If there is a similar deficiency for any proposed development of the northerly portion, another variance request would need to be brought before the BZA. 3) The variance is only for this project as proposed or modified by the Planning Board. 4) The variance requires the implementation of the landscape

plan as presented or as modified by the Planning Board. 5) Final approval of the Planning Board is required. Two recommendations were also given by the BZA: 1) The curb cut onto Cinema Dr. be moved north to coincide with the northern Chateau Claire driveway. 2) The Planning Board consider an east-west pedestrian walkway across the property north of the CFCU. Hickey commented that the east-west slope of the land north of the proposed CFCU is severe and that such a walkway would lead into the parking lot.

Hickey reviewed the conditions which the Planning Board had considered prior to tabling the matter pending resolution of the buffer zone issue. They included the Engineer's Report with 5 conditions which must be met and approved, continuation of the sidewalk along the east boundary of the property north to the edge of the property, and transaction data showing the peak hours and volume of traffic using the East Hill and Meadow Street bank locations as examples.

Christine Christian, Triphammer Rd. CFCU branch manager, provided the Board with a report of the transaction numbers and said the average number of transactions per month for Meadow St. is 38,000 and East Hill is 24,000. Triphammer Mall also has approx. 22,000 transactions with 11,000 members being waited upon. Peak time is 11:30–1:00 and 4:00– closing with Friday being the busiest when approx. 700 are served at Triphammer Mall and 800 are served at Meadow St. Bob Witty, President of CFCU, stated when East Hill was opened, there was no shift of numbers from Meadow St. but this new drive-thru may decrease the Meadow Street numbers he would estimate possibly 10%. He does not see an increase in traffic and feels there is plenty of room for cars. The purpose of this facility is to provide drive-thru convenience for CFCU members as normally 50% prefer to go into the bank and 50% prefer to use a drive-thru.

Waterman asked about the anticipated number of new members. Witty stated that CFCU is saturated and no new businesses are being added as large employers such as Morse Chain and Tompkins County have their own credit unions.

Hickey wanted clarification on the landscape plan. Witty and Peter Bodycombe of Cayuga Landscape provided new plans indicating berming to enhance the buffer. Bodycombe explained the function of the berming for elevation of the plantings. The heavy evergreens would be on top of the berms to provide a relaxed look rather than a rigid hedge. The berms are no closer than 8 ft. to the road and are one foot high with 30 inch junipers. A walkway is also placed between the berms. Peter stated that the planting and berming shown on this plan are a concept and if the Board is agreeable, he will modify the original plan.

Witty stated the CFCU sign is being moved from the corner to the Sheraton Drive entrance for better visibility.

Curtis stated a SEQR was done by the BZA. Curtis noted that construction under 4000 ft is exempt if it does not involve a change in zoning or use. Halevy moved this action qualifies for an exemption under the provisions of Section 617.5c(7) of the SEQR law and therefore the Planning Board will not be doing a SEQR. Seconded by Klepack. All aye.

Hickey went over Zoning Law Section 305.05 General Conditions for Special Permit a-j. Regarding b- Hickey noted that at the last Planning Board meeting there were two Chateau Claire residents who expressed dissatisfaction about this although Hickey noted this is a Commercial High Traffic area. Regarding c – the bank will be red brick, same as Meadow St. building. Regarding e – to be covered under Engineer's conditions Regarding h – trash container will be screened behind a wall. Regarding i – it does because it has a variance. Waterman moved to approve CFCU has met the general conditions for Special Permits a-j. Seconded by Halevy. All aye.

Hickey reviewed the July 16 Engineer's five conditions: 1) Storm water detention basin must meet runoff but no calculations of facilities have been provided as to size and openings for runoff flow. Calculations and details are needed. 2) Driveways and parking facilities appear sufficient to handle ingress and egress and maneuvering. Dimensions must be provided. 3) Dumpster enclosure is on plans but details to size are needed. 4) Site lighting plan details are needed, including security lighting. 5) Utilities are shown but no engineering details are provided and must be provided. Additionally, the sidewalk along Cinema Drive will be extended northward to the property line. Witty would like to maintain the 5 ft. of green space although the curb line is not parallel with the property line. Waterman

moved to accept the new Landscape Plan for the CFCU as submitted tonight with the revision of the Cinema Dr. entranceway to be moved to align with the northern driveway of Chateau Claire. Seconded by Klepack. All aye.

Cross asked for additional information on parking space no. 11 which is all by itself by the driveway. The reason is to provide equal green space on both sides. Cross said this could be a snowplowing nightmare. It will be removed and planted with grass.

Waterman moved to approve Special Permit No. 1540 for CFCU, subject to the conditions stated above. Seconded by Klepack. All aye.

Witty stated groundbreaking may be in March or April.

Dart Dr. House Numbers:

Curtis wanted an address for a vacant lot on Dart Drive. One adjoining side is numbered 39 and the other adjoining side is numbered 41. The Planning Board felt Curtis should contact the County Emergency Services and go with their recommendation as they may no longer allow half numbers and letters.

Special Permit No. 1466 – Pyramid Mall:

Hickey reviewed the County's 239 Review comments. Some have been taken care of. Regarding traffic, the Planning Board members have a letter from Sear Brown stating that the separation of the proposed Home Depot from the main building will not cause any increase in traffic and there will probably be less traffic than a normal retail space would have. Vehicular access from N. Triphammer Road that previously might not have gone down Catherwood and Graham Roads might do so now and this would take some pressure off of Pyramid Drive and would be a better distribution of traffic. Work on the traffic lights is moving forward. Regarding drainage, there is a letter from Cross dated 8/29/00 that indicates details on drainage and the new holding areas have not been provided and are required prior to issuance of a building permit. Hickey spoke about the County's comments regarding internal traffic circulation with the indication of a road that would go from the ring road directly west to the Home Depot building, adjacent to the Old Navy location, which would also eliminate some parking spaces. Hickey felt this recommendation would improve traffic circulation. Jim Tull, General Manager of Pyramid Mall, responded that the cross intersection at the corner of Wards would cause cross traffic problems and it is a safety issue. Tull also felt the removal of spaces may cause concerns for Home Depot. Waterman recommended opening only the eastern end of the lot to prevent drivers from cutting through. Hickey noted that the Planning Board has not received a copy of the parking plan with all the modifications discussed to date. Cross expressed concern about the road going around the side and back of the Home Depot to get to Ames. Hickey summed it up by stating that while this will not be resolved at this time, Tull should now better understand the Planning Board's concerns about having a better flow of internal traffic on their site. Also the idea of blocking off traffic from the entrance to Ames and the garden center with temporary structures should be pursued so there would be no thru traffic, but access for emergency vehicles. Klepack wished to further discuss, at a later time, the pedestrian safety and access recommendations in the County's review. Klepack moved to table this agenda item until a later date. Seconded by Waterman. All aye.

CLT Guidelines (Kathryn Wolf):

Hickey introduced Kathryn Wolf to the Planning Board members. Prior to the meeting, Wolf prepared a draft proposal for professional services for the preparation of design guidelines for the CLT District. Curtis, Klepack and Hickey have met with Wolf prior to the proposal submittal. Waterman was supportive of the proposal as submitted. Wolf stated she was clear as to what the Planning Board was seeking to accomplish and gave a short presentation of her proposal. She felt this is a unique situation and will be a challenge but feels confident using the proposed process will address the Village's concerns. Of primary importance are the vacant parcels and redevelopment of the existing parcels. Wolf felt the guidelines would be site-specific based on a parcel by parcel assessment and some overall guidelines would provide unity and order. Marcus stated there are many options open to the Planning Board regarding guidelines ie., the Planning Board could have a file with recommendations for each site for use by Curtis and the developer, or the Planning Board could propose a change in the Zoning Law for all parcels, or other possibilities. Another option might be overlay districts for the CLT District although Marcus has not seen these utilized. Wolf

recommended parcels be looked at individually to see what is possible and then collectively. Halevy stated the Focus Groups has already met twice and there are comprehensive minutes available so they will not need to get together again until Step 6 when a proposal is ready. Wolf felt it might take about a month to get to Step 4 and she could get started immediately upon authorization to proceed. The 8/23/00 proposal is a scope of services and a contract would be provided. A tentative deadline is to have the project completed by the end of the year or well before the N. Triphammer Rd. reconstruction. Curtis questioned the payment schedule and Wolf stated billing will be done monthly rather than at milestones in the process. Wolf was unsure whether the document will be provided electronically due to the maps involved. If it is possible to have TG Millers maps, as well as the assessment department maps, combined into AutoCad format, it may be feasible. Curtis recommended Wolf contact Greg Potter at the County Information Technology. The final document will belong to the Village and will be in primarily in black and white. Waterman moved the Planning Board request a contract from Trowbridge and Wolf to prepare a document to be known as the Design Guidelines for the CLT District for the Village of Lansing. Seconded by Klepack. All aye. The Mayor will receive a copy of the proposal and an official letter will be forthcoming from the Village. Waterman moved to authorize Chairman Hickey to enter into a contract to hire the firm of Trowbridge and Wolf subject to the approval of the village attorney. Seconded by Klepack. All aye. Klepack will continue as the contact person.

Hickey explained the situation regarding the payment for this consultant. Last year, there was \$15,000 in the consulting fee line. Dake has told him that this amount was not encumbered at the end of the last fiscal year and there is currently only \$3,000 in that line item. Hartill has confirmed that the \$15,000 is still available. The Village used some of the money to pay the Sear Brown bill for traffic studies for the Pyramid/Tops projects and Pyramid owes \$9500 and Tops \$3000 and both have been notified that payment is due. This notwithstanding, the Village can proceed with the CLT project as the money is essentially there for it.

Other Business:

Brown moved the Planning Board recognize the major role the late Rita Smidt had played in the formation of the Village and her continued effort and interest in the Village's well being. Seconded by Waterman. All aye. Brown will write a letter of condolence for Hickey's signature.

Report from the Trustee's Meeting:

Halevy reported on the meeting he attended. Halevy stated that Jonson came in with a proposition to have the Village accept the Janivar Dr. extension. After much discussion, it was decided that the Mayor would discuss it with Marcus and the Village would accept the road with provisions for a security deposit in case of the need for repairs. Klepack was concerned that the road does not go to the property line where it would lead into the Kensington Subdivision. Halevy also noted Hartill is still looking for a new Trustee. Much of the time of the Trustee's meeting was devoted to discussing the sewer back-up at the Ripples' house on Highgate Circle.

Adjournment:

Waterman moved to adjourn at 9:45PM. Seconded by Klepack. All aye.