

Village of Lansing
Planning Board Meeting

October 24, 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 Halevy, Klepack and Waterman; Alternate Member Dankert; Code Enforcement Officer Curtis; Trustee 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 Halevy. All in favor.

Public Hearing – Special Permit No. 1574, 36 Thornwood Drive

The first item on the agenda was a Public Hearing for Special Permit No. 1574, Integrated Acquisition & Development, to construct a 35,000 sf building for use as office space and clean room at 36 Thornwood Drive in the Cornell Business and Technology District, Tax Parcel No. 45.1-1-55.2

Herman Sieverding of Integrated Acquisition and Development gave a presentation to the Board noting that this building is located next to 22 Thornwood Drive which is currently occupied primarily by Kionix. The proposed new building will be occupied entirely by Kionix and will have access from Thornwood Drive. It will have a 24 ft. wide single curb cut to provide access to the two parking areas in the front and along the western edge. The building will be a combination 1 and 2 story building adjacent to the retention pond. The two story piece is the office and the 1 story is the mechanical and clean room areas. The clean room lab area is 24 ft. high and the office section is 30 ft. high. Sieverding handed out the actual dimensions of the building indicating total floor area of 39,470 sf. The office space has changed from the original Oct. 12 site plan of 20,000 sf to the actual 21,120 sf. The clean room and mechanical wing to connect the office to the clean room is also changed from 5, 000 to 5,710 sf. The clean room has changed from 10,000 to 12,640. Building setbacks have remained the same. The location and dimensions of the building footprint indicate setbacks of 158 feet from the front and 40 and 160 feet from the sides. The rear setbacks do not change from the Oct. 12 site plan. The amount of lot coverage changes from 35,000 sf to a slightly larger amount. The footprint has gone from 25, 000 sf to 28,000 sf. which caused the amount of lot coverage to increase to 16.3% of the allotable 25%. This does not include parking but only the building footprint. Cross requested confirmation from Cornell that the lot coverage, which includes parking and drainage, remains below the 50% used in the original drainage calculations for the Park. A full drainage analysis will be done at a later date. Parking setbacks remain the same at 80 ft. in the front; sides of 115 ft. in front and 40 ft. in the rear; and 17 ft. on the western edge of parking. Parking computation is based on different uses within the building. Analysis is broken into offices, mechanical and clean room areas. Offices require 106 parking spaces. Using the 20% waiver, they are proposing 85 spaces with 20 reserved for overflow or unanticipated demand. The clean room is for research and development and will not require parking spaces as those employees have office space and are already accounted for.

Waterman stated she recently read in the papers where Kionix is being sold. She asked if this would change any of this. Sieverding stated there has been a merger and the new company that acquired Kionix would be occupying the existing building and would require the additional space as well.

Hickey opened the Public Hearing. No one requested to speak. Waterman moved to close the Public Hearing. Seconded by Klepack. All in favor.

Cross walked the Board through his report. Regarding drainage, Cross noted that the new pond in the front yard was designed during the subdivision process a few years ago. It was designed to include the runoff from the new lots after subdivision and he will need engineering data to confirm that quantities are consistent with the design. The runoff from

the site must get to this pond and he would like to see this indicated. Sieverding said the roof drainage would go to this pond and runoff from the parking would go to the larger retention pond. Cross would like to see everything from that lot go to the pond on that site. Cross noted that parking and traffic design work well with regard to ingress and egress. He also noted that lighting plan must be submitted to the Lighting Commission. Dumpster enclosure details will also be needed as well as engineering details for the utilities from the road to the building.

Hickey noted four conditions: approval of Village Engineer for site engineering including drainage; approval of a Lighting Plan by the Planning Board recommended by the Lighting Commission; approval of Landscaping Plan by the Planning Board; sewer permits sufficient for the project or approval by the Tompkins County Health Department of a septic system. Curtis noted that the last condition must be met for all building permits and need not be a separate condition of the Special Permit.

Waterman asked for clarification on the reserved 20 parking spaces and how it would affect drainage in the future if it had to be paved. Hickey stated that Cross would be taking this into account now when he looks at the total drainage calculations.

Klepack asked about the possibility of the clean room or mechanical space being used for other purposes. Sieverding stated that due to the cost of the equipment there, that would likely not occur.

Halevy requested additional information on the overflow parking spaces. Hickey stated that these few extra parking spaces would allow for future changes in use of the site. He also noted that parking spaces are based on the square footage of office space so the clean room should not figure into the calculations.

Klepack asked for more details on the pathways and Sieverding stated the pathways would go towards 41 Thornwood Drive as well as connecting with the pathway system going from the Langmuir Lab parking lot to the other buildings in the Park .

Dankert asked how close fire trucks could get to the building. Curtis responded that he generally reviews this with the Fire Department.

Sieverding explained the elevation of the building and the color scheme. The building begins with a masonry band on the bottom with alternating dark and light gray and windows above that with a band of burgundy for accent. This continues around all sides of the building.

The Board conducted a SEQR Review (Part II of the Short Environmental Assessment Form). Waterman moved that the Board finds that this proposed action will not result in any significant adverse environmental impacts. Seconded by Klepack. All aye.

The Board then reviewed the General Conditions required for all Special Permits. Hickey noted that nitrogen will be stored there as it is presently. Waterman moved that the Board finds that the application has met the conditions specified in Section 304.05 of the Zoning Law. Seconded by Klepack. All aye.

The Planning Board agreed upon the following conditions: (1) approval by the Village Engineer of site engineering including the drainage plans (2) approval by the Planning Board of the Lighting Plan and (3) approval by the Planning Board for the Landscaping Plan. Waterman moved that Special Permit No. 1574 be approved subject to these three conditions. Seconded by Klepack. All aye.

Special Permit No. 1567

Cross distributed the Engineer's Report for Special Permit No. 1567, 41 Thornwood Drive. Cross provided the Board with the list of conditions which he will recommend. The Board also discussed the package plant previously proposed by Cornell and currently an option for meeting sewage disposal requirements for these projects.

CLT Guidelines:

The next agenda item was an update of the Commercial Low Traffic Guidelines. Klepack stated that when Kathryn Wolf comes before the Board she will have lots of material to present. The November 13 meeting has been set aside for her presentation and Klepack will let her know.

Approval of Minutes:

Hickey noted that he thanked Willard for her diligence in providing minutes to the Board. Regarding the minutes of Aug. 14, it was noted that Curtis and Hickey have not made suggestions for amendments to the Sign Law regarding decorative lighting. Curtis stated they had decided this concern should fall within the review of the lighting plan by the Lighting Commission. Klepack moved to approve the August 14 minutes as revised. Seconded by Waterman. All aye.

Klepack moved the approval of the minutes of August 29 as revised. Seconded by Waterman. All aye. Waterman moved the approval of the minutes of Sept. 11 as submitted. Seconded by Klepack. All aye. Waterman moved the approval of the minutes of September 26 as revised. Seconded by Klepack. All aye. Klepack moved the approval of the minutes of October 9 as revised. Seconded by Halevy. All aye.

Sutton Update:

Hickey stated that it is unclear whether the Suttons will go to the BZA meeting in November. Curtis will call the Suttons and will schedule the BZA meeting if needed. If the Suttons have chosen not to go to the BZA and the land has not been acquired, then the Planning Board can still take action on the Special Permit at their meeting in November.

Reports:

Hickey attended the Trustees' meeting and Mrs. Ripple was present and expressed concerns regarding the comments made by Superintendent of Public Works Reinhart. Hickey stated there is no record of negligence on the part of the Village. Halevy stated he was present at a meeting with Mr. Ripple and the insurance agent stated that the floor of the room was lower than the manhole and this may have contributed to the problem.

Hickey stated Local Law E on parking was adopted.

Hickey also noted that Dave Putnam, TG Millers, reported on the Warrenwood Apts. driveway relocation. There is still no date for when this may be completed.

The Board found the height of the dirt pile behind Tops Market acceptable and it can now be seeded before winter.

Hickey distributed the following materials to the Board: (1) Oct. 19 letter from a Michigan resident who had studied traffic for the B&T Park when it was first proposed and recommended a cloverleaf at the Warren Road/Route 13 intersection. He thinks current development in the area may cause serious problems at the Brown Road and Warren Road intersections (2) letter from Bob Nichols, Airport manager, regarding bond issue to replace the old Taughannock Aviation building with a state-of-the art facility. Halevy recommended asking John Majeroni, Cornell Development, for his comments about traffic. Hickey also suggested the possibility of asking the County and State for their opinion or concerns regarding Route 13, Warren Road and Brown Road.

Hickey has spoken with Cliff Buck regarding greenway signs and there is a meeting scheduled for Nov. 4 with volunteers. Jim Orcutt and Mike Aulbach will be present. Hickey will also speak with Dave Fernandez for landscaping assistance for a Dec. or Jan. meeting and Orcutt and Aulbach will be invited. Hickey recommended when landscaping plans are provided by a licensed landscaper then the Planning Board should defer to their professional expertise.

Adjournment:

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