

Village of Lansing
Planning Board Meeting
November 13, 2000

CLT Focus Group Presentation – Kathryn Wolf:

Hickey welcomed the Focus Group to the meeting and gave the background of how Kathryn Wolf became involved in this project.

Wolf introduced her colleague Annette Marchesseault who developed many of the drawings. Wolf explained that her purpose is to generate ideas and receive feedback from the Focus Group on the Commercial Low Traffic District. First, she put together a map of the Village focusing on the CLT District. The approved design for the North Triphammer Road was incorporated to include curb cuts, sidewalks, etc. She also reviewed and incorporated the Greenway Design Guidelines to include built, future build and other greenway trail proposals. The next step was to look at design guidelines on two levels: (1) broad - encompassing the entire district such as signage, setbacks, landscaping, architectural style and (2) site specific - depends on intersection, use of site. Next, sites were identified in yellow as having the greatest potential for future development. Then they brainstormed for ideas and guidelines which might be appropriate for each specific site to assist the Planning Board, and to provide guidance to developers. Tonight's focus will be to look at the site specific design guidelines and then revisions will be made based upon feedback. The next step will be to look at overall signage, landscaping etc.

Marchesseault passed out comment forms to the Focus Group. Wolf stated each site, with alternatives, will be presented and then the public can ask questions before the next site is presented. Then there will be a break and time for additional questions and discussion. Written comments will be summarized and can be mailed in later if desired.

Wolf established principals for each site: (1) parking behind the building (2) minimize curb cuts and sharing of parking lots (3) creation of a Village Center (4) walkable Village incorporating Greenway Plan (5) consistent edge along the roadway.

Wolf then reviewed each parcel.

Scheme 1 & 2: Parcel A is just north of the existing McDonalds on the east side of N. Triphammer Road. It currently has a house on it. Wolf felt the house could be adapted but it might or might not remain. Access could possibly be provided through the northern neighbor and parking could be in the back with the building in the front. Another possibility would be filling the site to the level of the road and then sharing the entrance to possibly two buildings.

Scheme 3 & 4: Parcel B (former Hollywood Restaurant) & C (adjoining property) together. The first scheme would allow the Hollywood Restaurant to remain and the adjoining parcel would have a complex of small buildings with a shared access. The other scheme would have a complex with one central architectural theme and the Hollywood Rest. would be removed. There is also the possibility of the property currently developed as Billy Bob Jacks being incorporated into the same scheme.

Scheme 5 & 6: Parcel D is located behind the YMCA. There could be a building complex with a unifying theme or an apartment complex. The access would be from Hickory Hollow Lane rather than Oakcrest or N. Triphammer Road. The other possibility is a residential complex or senior housing, maintaining green space on the site and including an access from Oakcrest Rd. This scheme also incorporates four office buildings. Rendano expressed concern about the emergency access road to Pyramid Mall remaining intact. Moore stated market forces often determine the uses for particular parcels.

Scheme 7 & 8: Parcel E is located at the northwest corner of the intersection of Oakcrest Rd. and N. Triphammer Road. A possibility would be for it to become the center of the Village and be linked in use with the current Village

Office. One possibility would be for the Fire Station to move to that site. It could also be a Public Safety Building with meeting space. It could include ball fields, gazebo or village park and possibly be incorporated with the YMCA. Hickey stated this might be a site for a Bangs Ambulance Service. Another thought was to incorporate the properties to the north (Parcels F, G and H) behind the parcels on N. Triphammer Road to allow for further development with the continuation of Craft Road across North Triphammer Road. Comments on density of development should be included on the comment sheets to assist the Planning Board.

Brown and Leopold stated they were in favor of the village center idea. Dankert also expressed agreement. Marcus felt that fire trucks entering and exiting N. Triphammer Road could cause traffic problems and possibly the entrance should be onto Oakcrest. Rd. Hartill stated taxpayer costs must also be considered. Sciarabba expressed concerns about the commercial areas on the west of N. Triphammer Road and walkways and height restrictions being changed to promote accessibility and visibility. Wolf stated the permitted uses in the District would not change unless directed otherwise. Furry stated that sidewalks would help with make this a walking village and the village must blend the commercial with the residential. Gottfried felt there is a strong feeling within the Village to limit commercial. Hickey stated that changes need to be made to the Zoning Law to reduce front yard setbacks if parking is to be in the rear of the buildings. He also stated that shared parking will also require Zoning changes. Waterman said that the Planning Board has considered mixed use buildings which would require a change in the Zoning Law.

Wolf stated that working within the CLT District, using the existing conditions with the current front yard setbacks of 60 ft., allows for parking in the front yards and the building in the rear. To eliminate this requirement and, over time, move buildings forward needs to be discussed. One possibility may be to reduce the front yard setback and not to allow parking there.

Scheme 9 &10: Parcels I, J and K at the end of Ascot Place were briefly reviewed. These vacant parcels could be utilized for a park as set forth in the Greenway Plan or could be developed for commercial use in keeping with the rest the properties in this area, and the park located in a more visible area. There is also the possibility of the Montessori School utilizing a portion of these sites.

Wolf stated that written comments would be appreciated. Halevy stated he would like guidelines or incentives which can be given to the developers. Rendano reiterated that the Village's CLT is the corridor from the population to the north commuting to Cornell. Fresinski stated either underground utilities or a lighting theme with particular types of poles could set the tone with a good example being the Village Office Campus.

Hickey thanked all Focus Members for their attendance. Wolf stated she would like to return in January. Another meeting will be set up and minutes provided to the Focus Group.

The meeting of the Village of Lansing Planning Board was called to order at 9:00 P.M. by Chairman Hickey. Present at the meeting were Planning Board Members Brown, Halevy, Klepack and Waterman; Alternate Member Dankert; Code Enforcement Officer Curtis; Trustee 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 Klepack. All in favor.

41 Thornwood Dr. – Alternate Parking Plan

The first agenda item was the alternate parking plan for 41 Thornwood Dr. dated

10-31-00. One of the conditions for approval of 41 Thornwood Drive was the submission of an alternate parking plan. Herman Sieverding, of Integrated Acquisition, was present to answer questions. The new proposal shows the Brown Road entrance continuing through to the front of the building and being bordered by landscaping rather than parking spaces. Hickey stated that he was hopeful that the 24 spaces set aside for future parking on the east edge of the parking lot would be the last to be developed if at all because vehicles parked in these spaces must back into traffic. Halevy noted that the land bank parking was dropped from 100 spaces to 92 spaces and the shape of the building has changed

slightly. Sieverding stated the shape was changed to bring more visibility to that section of the building. The Planning Board was in favor of this proposed plan. Waterman moved to approve the alternate parking plan for 41 Thornwood Drive. Seconded by Halevy. All aye.

Special Meeting

The second item on the agenda was to set a Special Meeting for Nov. 20 for the Ornithology Lab. Curtis stated that the reason for the meeting is to get one of the SEQR steps under way so that on Nov. 28, the Planning Board would have had a chance to notify all the parties and send them a description of the project. The project will be a coordinated review with Town of Dryden, Office of Parks & Rec., DOT, DEC, Village of Lansing and possibly the Town of Ithaca. Meeting on Nov. 20th would allow the Planning Board to classify the action as Type I, II or unlisted and also make a decision as to whether to do a coordinated review and whether the Village would be willing to be the lead agency. Doing this on November 20 would allow the Village the time necessary to send out the needed letters and move the process forward on November 28. Hickey noted that a short meeting could accomplish this purpose and 1:30 on Nov. 20 would work for Halevy and himself. It would also work for Brown and Waterman. Hickey asked Curtis to publish a notice of the Special Meeting in the Journal.

Reports:

Hickey stated that he attended the Trustees' meeting and Mr. Tarallo has agreed to sign the easement for the Graham Road light.

Hickey also noted that Mayor Hartill is working on a solution for the sewer problem with the Town of Ithaca and Cornell University and there may be an interim solution forthcoming to free up some sewer units.

Hickey also reported that Mayor Hartill has asked Trustee Fresinski to activate the N. Triphammer Road Design Committee so they will be prepared to proceed. Hickey and Klepack will represent the Planning Board on the committee. Marcus stated that the contracts for property acquisition for N. Triphammer Road had been delivered to Mayor Hartill, and that the Mayor had said they will be sent out soon. He currently has the signed contract from Mr. Tarallo and the contract from Mr. Homik has been signed reserving his rights under Eminent Domain to challenge the amount being paid.

Hickey stated Wolf is busy finalizing other projects but will be returning in January. At that time, she will present a draft document based upon tonight's feedback. This will be revised then and a Focus Group meeting set and a final document prepared by April. The target group of Curtis, Klepack, Wolf and Hickey will meet prior to Christmas and will report back to the other Planning Board members before the January meeting. Brown was supportive of the process. Hickey stated that a decision has to be made as to what to do with the document depending on its content.

Adjournment:

Waterman moved to adjourn the meeting at 10:00PM. Seconded by Klepack. All aye.