

**Village of Lansing**  
**Planning Board Meeting**  
**December 19, 2000**

The meeting of the Village of Lansing Planning Board was called to order at 7:35 P.M. by Chairman Hickey. Present at the meeting were Planning Board Members Brown, Halevy, and Klepack; Alternate Member Dankert; Trustee Leopold; Code Enforcement Officer Curtis; Engineer Cross; 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 Klepack, seconded by Brown. All in favor.

**Cornell Federal Credit Union – Subdivision Classification**

The first item was a subdivision of the parcel owned by the Triphammer Corporation on which the Cornell Federal Credit Union building has already been approved. Mr. Thaler, Triphammer Development owner, has submitted a sketch plan showing the division of the single parcel into two parcels. The Board is being asked to classify it as a minor or major subdivision. Curtis stated that both parcels as shown would constitute legal lots. The remaining parcel for which no development has been approved is between the proposed CFCU and the Cinema Theater. Discussion ensued as to whether the Cinema Theater is in fact a separate parcel as the numbering of the parcels appeared to be the same. Klepack moved to classify the subdivision of the Triphammer property into two parcels as a minor subdivision, assuming only the one division line is being proposed and that therefore the subdivision will result in only two parcels. Seconded by Halevy. All aye. Final Plat approval will be placed on a January agenda.

**Special Permit No. 1589, CU Lab. of Ornithology – Continued Discussion**

The next item on the agenda was a continued discussion for Special Permit No. 1589, Cornell University Lab of Ornithology, to construct an 80,000 sf building for use as office space, research, and public exhibition and assembly, to replace their existing facility at 159 Sapsucker Woods Road in the Research District, Tax Parcel No.

45.1-1-55.4

Hickey explained that a SEQRA assessment was begun but not completed as the Board was still awaiting confirmation from DEC, DOT, and the Town of Dryden that they were satisfied that the application was complete with regard to their various areas of concern. Since then, the Board has received a letter from the Town of Dryden indicating they have no objections to the road as proposed as long as it is built to their specs. DEC has called and stated they are satisfied with the submission and will issue a permit to Cornell. Curtis is recommending that one of the conditions of the Special Permit be that Cornell have the DEC permit prior to the issuance of a building permit. Once DEC issues the permit, DEC will take responsibility for monitoring. Curtis has reached DOT and has spoken with Gordon Reynolds in Cortland, who sees no problems with the project, and with Bill Egloff in the Syracuse office. Egloff is requesting the Board hold off on approving the SEQRA until the first meeting in January as he is sending an engineer from his office, Tom Corey, to check the Brown Road/Route 13 intersection, but he does not contemplate any major concerns or impacts.

Hickey stated that tonight the SEQRA will be completed as far as possible although the Board must still wait for the DOT component, the Board will also review the General Conditions for the Special Permit. On Jan. 8, DOT comments will be inserted and the SEQRA and Special Permit approvals can be finalized.

Hickey stated he has had a discussion with Waterman and also with the Town of Ithaca Planning Board Chairman, Fred Wilcox, for clarification of the drainage issue in Part 2 of the SEQR. The consensus was that the site should be

considered as it currently functions without any construction being done. It should then be considered in terms of what impacts the construction would have. Then the Board considers the net or mitigated impacts and includes an explanation of this evaluation in Part 3 of the SEQRA.

Hickey passed out draft findings for the Board's review that he and Curtis worked on. Using the forms, the Board reviewed the draft findings for the Part 3 concerning the items checked in Part 2 as potentially causing an adverse impact.

The first to be reviewed was Impact on Land. Hickey stated there would be a minor impact pertaining to construction in an area where the water table was within three feet of the surface and a statement was included explaining that the construction would not change the character of this area as a wetland. Cross suggested a more detailed technical explanation which noted that the overall elevations of the site are not changing. The length of construction was also noted because, at the projected 18 – 24 months, it would exceed 12 months. This was not considered to be a problem because the work all took place in one phase with provision for maintaining the functions of the wetlands during construction.

The second item to be reviewed was Impact on Water. The area does include a protected water body, TA13, but it seems clear that the proposed design actually enhances that water body. The project also affects drainage flows and particularly it will change drainage patterns. Hickey stated there is a difference in flow and patterns and he feels the change in pattern must be noted. Curtis recommended stating there is a significant reconfiguration in the drainage area on-site, but that the net impact of those changes will be beneficial. Hickey noted that the rate of flow has been substantially reduced by the change in pattern.

The next section was Impact on Traffic. This was reviewed but will be completed when DOT has responded. Scott Sutcliffe, Associate Director of Cornell Lab of Ornithology, asked for clarification of signage and the speed issues. Cornell is concerned that they do not have the authority to determine signage or the speed on Sapsucker Woods Road. Hickey recommended that Cornell request that the Towns of Ithaca and Dryden install appropriate signage. Sutcliffe was unsure about this. Hickey recommended alternatively that the Village of Lansing request the Towns of Ithaca and Dryden install additional signage as needed. Signage on Route 13 will be discussed at a later time. Hickey recommended talking with Barry Stevens, DOT Operations, about signage on Route 13, especially for signage such as the "Watchable Wildlife Signs" with binoculars. Hickey also noted that Reinhart probably has the manuals regarding signage.

Cross expressed concerns about Sapsucker Woods Road. He would like assurance that there is a good probability an agreement can be reached with the Town of Dryden as to the abandonment of the road, otherwise he has some concerns. Hickey stated this would be a Condition of the Special Permit. Sutcliffe responded that if the Board decided to proceed, and there was a complication with the Town of Dryden regarding the road which required a design change, Cornell would come back to the Board for an amendment to the Special Permit. Curtis stated that he has spoken with Henry Slater, Town of Dryden, and this is being worked out and it will probably not be a private road. Sutcliffe stated there are a couple of alternatives which would not result in a change of the design as currently proposed. The possibility of it being a town road with reduced standards was mentioned to both Cross and Curtis. Sutcliffe was unprepared to discuss it at this time and felt they would be better able to discuss it at the next meeting. Hickey is requesting a copy of the letter or agreement reached with the Town of Dryden for review by the Board and the Attorney. The letter dated Dec. 15 from Henry Slater states the road must meet town specifications. If the specifications are different, the Board would like to see another letter confirming this change. The Board is unsure if the road will be public or private and will continue to review this at the next meeting.

Haley noted a Lighting Plan and a Landscaping Plan are needed. Curtis mentioned that these are often submitted after the permit is issued but prior to the issuance of a CO. In the past, Hickey has noted that receiving the Landscaping Plan closer to planting time has resulted in a more accurate description.

Hickey handed out the draft General Conditions for the Special Permit and made slight revisions. The Board then reviewed Section 304.05 of the Zoning Law – General Conditions Required for all Special Permits. Comments: B – During construction, disruption will be limited for residents along Sapsucker Woods Road by limiting the hours of

construction and Cornell having most of the construction traffic enter through Brown Road Extension. C – Hickey sees this as an improvement. D – Addressed in Condition 1, 2 and 7 and DOT approval. E – Addressed in SEQR and final site plan approval by Engineer. F –

4 sewer permits are required prior to issuance of a building permit. G – A Landscaping Plan will be required to include the dumpster location and screening. H – Additional parking spaces (reduction of 5%) must be shown on final site plan.

Klepack moved that the applicant for Special Permit No. 1589 has met the General Conditions Required for all Special Permits,. Seconded by Halevy. All aye.

Hickey noted transportation impacts will be reviewed at the next meeting and also the sewer issue needs to be resolved.

### **Reports:**

Hickey reported on the Trustees' meeting he attended. He stated the Mayor has met with some success on the I & I Report with Town of Ithaca and Cayuga Heights. There is a large leak on Warren Road which is allowing 14,000 gallons of water per day into the system. This leak can be repaired and this water would not need to be treated at the Cayuga Heights Sewer Plant. This would equate to approximately 14 additional sewer units for the Village of Lansing. Additional units may be received through the Town of Ithaca repairing their lines.

Hickey handed out FYI materials. He stated he met with a Greenway AdHoc Committee consisting of Jim Orcutt, Mike Aulback, John Deitrick, and Tatiana Petracola. They worked on signs and trail surfaces and made recommendations to the Board of Trustees. They also reviewed Local law 5 (1984) and Chapter 98 and are requesting the Board of Trustees pass it. The Committee also looked at trail surface materials from Trustee Frank Moore and Superintendent of Public Works, Dennis Reinhart. Hickey is recommending closing part of the trail in Lansing Trails near the catch basin as he feels it is dangerous, until it can be properly repaired. He is also requesting money be put into the budget for new surfaces on those trails.

Hickey asked Marcus for clarification on the Lighting Plan being in the form of a law rather than guidelines to the Comprehensive Plan. It could also be incorporated into the Codification. Marcus stated this was discussed when it was originally proposed. Marcus recommended the Lighting Commissioners (Halevy, Leopold and Reinhart) make a draft recommendation for a Local Law to submit to the Planning Board for their review, give it to the Attorney to put in into the proper form, and then propose it to the Board of Trustees.

The Board discussed a Noise Ordinance to address problems of barking dogs. Curtis stated the Village has a Dog Ordinance and he has contacted the SPCA in the past regarding such problems and they have responded. Leopold says there area also other concerns regarding a Noise Ordinance, such as jake brakes (reverse compression brakes on trucks), chainsaws, etc.

### **Adjournment:**

Klepack moved to adjourn the meeting at 9:00 P.M. Seconded by Brown. All aye.