

**Village of Lansing**  
**Planning Board Meeting**

**February 12, 2001**

The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by Acting Chairman Halevy. Present at the meeting were Planning Board Members Doris Brown, Phil Dankert, Carol Klepack and Janet Waterman; Code Enforcement Officer Ben Curtis; Trustee Lynn Leopold; Engineer Brent Cross; Attorney Randy Marcus; and members of the public.

**Public Comment:**

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

**Special Permit No. 1605, Ronald Demer:**

The first item on the agenda was Special Permit No. 1605, Ronald Demer, to construct a single family house at 48 Wedgewood Drive in the Shannon Park Planned Development District, Tax Parcel No. 47.1-6-28. Because construction will occur within 200' of the centerline of a stream included in the Conservation Combining District, special permit review is required pursuant to Section 202.12 of the Village of Lansing Zoning Law.

John Hammond, representing Mr. Demer, spoke first requesting a permit to build on the lot at 48 Wedgewood Drive. A silt fence will be installed during construction, as well as splash blocks at the termination point of footer and roof drains when construction is complete, to control storm water run-off. The drains will break grade above the stream and there will also be erosion control measures at the stream. Grass will be established after construction sufficient to prevent erosion and sedimentation.

Curtis stated he has received the necessary proof of mailings. Dankert stated the site is towards the end of Wedgewood Drive. It is on a non-sloping part of the site and the house will be located approx. 100 ft. from the stream at the closest corner. Halevy asked if anyone from the public cared to comment regarding this action. A next-door neighbor (David Lewis, 52 Wedgewood Drive) questioned what issues were involved as part of this approval process. Curtis stated building on this site is permitted within this district but a Special Permit is required because construction will occur within 200' of the centerline of a stream included in Conservation Combining District. The Conservation Combining District recognizes such features as steep slopes, streams, etc. and requires that the applicant demonstrate to the Planning Board that these environmental features will be protected. Curtis reiterated that Hammond has stated he will protect the stream through such measures as silt fencing, splash blocks, stone erosion control measures, and lawn establishment prior to the issuance of a Certificate of Occupancy.

Cross sees no difference between this project and the one built downstream last year. He would like to meet with Hammond to discuss this project and get his control measures in written form or drawn on the map.

Lewis questioned if this is closer or farther from the road than the neighboring residence. Hammond stated the front of the residence is located approximately the same distance from the road but the rear of the residence is closer to the stream. Hammond also noted that the footprint of the home is less deep than the residence at 44 Wedgewood Drive. Side yard set-backs will be 25 ft. on each side.

Waterman moved to close the Public Hearing. Seconded by Klepack. All aye.

Dankert moved to classify this as a Type II action which does not require a SEQR Review. Seconded by Waterman. All aye.

The Board reviewed the General Conditions required for all Special Permits. Regarding drainage, Cross must review and approve drainage and erosion control plans. Klepack moved that the Board finds that the applicant has met the

general conditions specified in Section 304.05 of the Zoning Law. Seconded by Waterman. All aye.

Waterman moved to approve Special Permit No. 1605 subject to the condition that the Village Engineer approve drainage and sedimentation control measures. Seconded by Dankert. All aye.

**Amendments to Special Permit No. 1466, Pyramid Expansion:** – Cont. Discussion

The next agenda item was the amendments to Special Permit No. 1466 for Pyramid Expansion. Halevy noted that Hickey has met with Pyramid Mall officials Jim Tull and Eric Goetzmann in Florida on Feb. 1 and has provided his comments to the Board. On Feb. 5, Tull, Goetzmann, Waterman, Halevy and Curtis had a builder's conference in the Village Office. Another site plan has been submitted from Pyramid Mall based on the feedback from the meetings.

Goetzmann reviewed the 150,000 sf plan approved in Dec. 1999 for the expansion and renovation of the Mall. The Home Depot was proposed as a separate building in a prior application to reconfigure the expansion. Pyramid Mall is now proposing to connect Home Depot to the mall in response to some of the County's concerns and traffic/parking issues. Goetzmann stated this is a minor change from the original proposal as Pyramid is not asking for an increase of the 150,000 sf but simply a reconfiguration. Pyramid is also planning to install gates at both ends of the fire lane and a hiking trail along the northern side of the ring road next to Home Depot to connect to the Graham Road sidewalk. Traffic will also be alleviated at the front of the building for pedestrian safety. There will not be an entrance from the Home Depot into the mall. Although no landscaping plans have been submitted, there will also be cart corrals for the Home Depot area which are not depicted on the site plan.

Curtis stated there is an approval for the 150,000 sf expansion to Pyramid Mall. This would be the fourth amendment to the original plan. One of the amendments approved the Home Depot to be a separate building. For this amendment, a determination needs to be made as to whether this amendment falls within the scope of the original approval and any approved amendments. If so, it can be included under those prior approvals. If not, a new Public Hearing would be required and the process repeated. Waterman feels it fits within the scope of the original approvals as it addresses the safety concerns expressed earlier. Klepack questioned parking spaces. Pyramid would like to reduce the parking spaces required and put those not developed at this time into a banked area for future need. Klepack asked about the hiking trail. Pyramid stated it will dead-end at the emergency access road which already serves as a walking trail. Dankert likes the new proposal for addressing safety issues. Brown was also in agreement that this does not constitute a major change.

Marcus stated a few resolutions will be needed and provided copies of draft resolutions for the Board's consideration. Marcus stated it is important that the Board note that they have considered the County Planning Department's concerns.

Dankert moved that this amendment does fall within the scope of the approval of the Special Permit as amended in July 2000. Seconded by Waterman. Cross remains uncomfortable with the cross-hatched area on the proposed site. Pyramid responded that they would like to do the parking in phases. Halevy would like to see this site plan revised with the approval of the Village Engineer. Curtis stated a condition of approval could require that some or all of the parking spaces be built now rather than phased in. Curtis stated all of the proposed additional parking, roads and infrastructure north of Catherwood Road should be required to be built now. Pyramid agreed. Pyramid will provide updated site maps with these changes. A vote was taken on the motion with this condition. All aye.

Marcus noted that one of the conditions for approval of the amendment in July was to receive a favorable 239-m Review by the County indicating no deleterious impact. Instead, the Planning Board received a response from the County stating their concerns. The Board must now reaffirm that the County's concerns were considered and the Board was satisfied with the proposal as amended.

Klepack noted also that a pedestrian crossing sign would be nice on both ends of Home Depot and Pyramid agreed. Upon further discussion it was decided that the sign for pedestrian crossing on the north side would be changed to a stop sign as a traffic calming measure. A stop sign will also be placed where Graham Rd. meets the ring road for those going south. Curtis stated that one of the conditions could state that traffic signage, as well as paving design and drainage, also be subject to approval of the Village Engineer.

Waterman moved that the Planning Board incorporate into the minutes the draft text as the Planning's Board response to the County 239 Review (see next paragraphs). Seconded by Klepack. All aye.

Pyramid Mall Expansion (Home Depot/Parking Lot): The relocation of the Home Depot building and reconfiguration of the parking lot on the Special permit plan represents a modification of retail space for which this Board approved the issuance of a Special Permit in December 1999. In connection with the amendment of the Special Permit to allow a detached Home Depot building, certain comments were made by the Tompkins County Department of Planning. These comments have previously been reviewed and considered by the Planning Board, and the following is a summary of responses to those comments:

(a) Traffic. The Village traffic consultant has advised that trip generation per square foot from a home improvement center is less than for general retail, which responds to the concern over increased use of the Graham Road access to the shopping center. The Planning Board has also noted that increased use of the Graham Road access will take some pressure off Pyramid Drive and better distribute traffic. The traffic consultant has also advised that peak periods for home improvement centers differ from peak traffic flows on area roads. With the completion of the Graham Road traffic signal, no additional improvements will be required for the 150,000 sf Gross Leasable Area (GLA) expansion.

(b) Drainage. Consistent with the County's comment, approval of the project includes a condition for Village Engineer approval of engineering details the drainage system and holding areas will be required prior to issuance of a building permit.

(c) Internal Traffic Circulation: The Applicant has provided a revised parking and site circulation plan which improves traffic flows and parking layout, and restricts access other than to emergency vehicles at the Ames Building. Consistent with the County recommendation, this plan provides for adequate two-way traffic circulation through the parking lot aisles.

(d) Pedestrian Safety and Access: The suggestion regarding multiple internal sidewalks separated from parking areas by landscaped islands would result in significant maintenance problems in the parking lots, as well as the public safety and liability issues arising from the multiple grade changes at curbs. It is also the experience of the Planning Board that such sidewalks are not used and that pedestrians favor walking in the more open access aisles found in virtually all other parking lots. The proposed pedestrian walkway on the north side of Graham road and from the fire access road to the YMCA are acceptable.

(e) Public Safety: The Village of Lansing Fire Department will be asked to provide comments and approval on the proposed site plan to the Village Code Enforcement Office with respect to emergency circulation on the site.

It was also noted that one of the conditions would require the Village Engineer to approve traffic signage, as well as drainage and parking.

Marcus then provided the Planning Board with a draft resolution regarding the Special Permit Amendment.

The Board reviewed the General Conditions required for all Special Permits. Brown moved that the Board finds that the applicant has met the general conditions specified in Section 304.05 of the Zoning Law. Seconded by Waterman. Cross noted a statement was needed regarding traffic and drainage being approved by the Village Engineer. Marcus stated it was already listed as No. 2 on the original list of Special Conditions. Curtis noted that condition will be amended to include parking lot configuration, drainage plans and traffic signage. All aye.

Waterman moved the following resolution for ratification for Amendment to Special Permit No. 1466 for the Pyramid Mall Expansion:

Resolution: Special Permit Amendment, Pyramid Mall Expansion

WHEREAS, on December 28, 1999, the Village of Lansing Planning Board (the "Planning Board"), approved the issuance of a Special permit (subject to conditions) for a 150,000 square feet Gross Leasable Area (GLA) expansion of the Pyramid Mall; and

WHEREAS, on July 25, 2000, the Planning Board approved an amendment of the Special Permit (subject to conditions) to allow reconfiguration of the previously approved 150,000 square feet GLA expansion; and

WHEREAS, one condition of amendment of the Special permit was receipt of a determination of "no deleterious impact" from the County Planning Department based on their 239-m review; and

WHEREAS, the County's 239-m review did not recommend approval of the amendment as submitted and recommended various changes in the project, including with regard to internal traffic circulation; and

WHEREAS, in part as a result of the County's recommendations, the Planning Board requested Pyramid submit plans showing the reconfiguration of the parking lot in front of the proposed Home Depot building; and

WHEREAS, Pyramid Company of Ithaca (the "Applicant") has submitted the required parking lot and building reconfiguration site plan;

NOW, THEREFORE, based on all prior proceedings, and the entire record in this matter, the Planning Board hereby determines that:

(1) The Planning Board completed the required SEQRA review of this amendment at its July 25, 2000 meeting, and approved a Negative Declaration for this amendment, and the proposals for satisfying the conditions of this amendment do not impact that determination.

(2) Based on the entire record in this matter, the general conditions set forth in Section 304.05 of the Zoning Law have been satisfied with regard to this Special permit amendment.

(3) The proposed amendment of the Special permit, including the parking lot layout and building configuration, is approved.

(4) The Special Permit for the 150,000 GLA expansion of Pyramid Mall, as amended, is hereby ratified and re-approved, subject to all conditions previously imposed by the Planning Board, except as follows:

(a) Condition No. 5 of December 28, 1999 approval is deleted because the required N. Triphammer Road traffic light improvements have been implemented and are operational;

(b) Condition No. 6 of the December 28, 1999 approval is modified to require a sidewalk on the north side instead of the south side of Graham Road;

a. Condition No. 3 of the July 25, 2000 approval requiring a determination by the Tompkins County Planning Department of "no deleterious impacts" is deleted. The County Planning Department comments have been received and reviewed and, to the extent that the County's comments are inconsistent with the Planning Board's approval, the Planning Board has granted its approval of the Special permit and the amendments thereto by supermajority vote.

(d) Condition No. 2 of the December 28, 1999 approval is modified to add parking lot and traffic signage to

the items subject to approval by the Village Engineer.

(e) An additional Condition is added requiring the development, as part of this approval, of all parking, roads, and infrastructure indicated under cross hatch north of Catherwood Road on the approved plan.

Seconded by Dankert. All aye.

Next, the Board reviewed the south side of the proposed Pyramid Mall Expansion amendment.

Goetzmann provided updated maps for the Planning Board members reflecting the proposed changes for the southern portion of the mall. Pyramid is now proposing to pop-out the front section of Penneys by redistributing the original approved additional GLA with a smaller portion on the west side and a new portion added to the east side. Cross expressed concerns about the crosshatched areas and parking spaces again and he would like his approval be a condition for approval. Curtis noted this was added for the amendment just passed and would also apply to this area. Curtis also stated Cross would be required to review the parking lot configuration for each building permit.

Klepack did not like the proposed extension to Wards as it will cause the entrance to be set way back and will also not break up the straight away line of traffic in front of the mall. Goetzmann stated the proposal is generic and landscaping will soften the appearance. Cross recommended making the corners of the pop-outs less sharp like those of Bon Ton.

Waterman moved that this amendment to the southern portion of the mall, as well as the Wards area, falls within the scope of the original approval of the Special Permit. Seconded by Klepack. All aye.

### **Minutes of Jan. 30:**

Klepack moved to approve the January 30, 2001 minutes as submitted. Seconded by Dankert. All aye.

### **Reports:**

Klepack attended the Trustees meeting in February. She said the Board spent considerable time discussing the finances of long-term maintenance for Brown Road Extension and would like to propose Cornell chip in on the costs. Marcus stated the next step would be for Hartill to ask Cross or Putnam, with the assistance of Reinhart, to project costs for long-term maintenance. This information would be provided to Cornell and then Cornell would share it with those who make long-term cost decisions. Marcus stated the Board proposed a 50-50 cost sharing with Cornell for maintenance and repair. This could be done through an endowment or up-front payment. The Trustees weighed the benefits of accepting the road versus leaving it private. Halevy also noted that the Town of Dryden has agreed to the snowplowing. Cross stated that he has given Marcus a draft of a letter of his concerns to be sent to the Town of Dryden as requested by the Planning Board and it will be mailed soon. Cross also has heard unofficially that negotiations between Cornell and the owner of the inside corner of the curve may result in a softening of the sharp curve.

Klepack stated the Trustees are also working on the budget and that a cell telephone tower is being proposed for the Bomax area. Marcus noted this would require a Special Permit probably with many conditions and would need to come before the Planning Board.

Klepack also noted that Hartill informed the Board that the Village has received an additional 14 sewer units because of the decrease in I & I (Inflow & Infiltration). Nine of the units will go to Cornell. Three have been sold so two remain at this time.

Halevy stated the light on Graham Road is not coordinated with the other lights on Triphammer Road. Curtis stated that DOT controls the other lights and it might be possible to learn their timing and then coordinate this Village light with them. Board members suggested Reinhart look into this if it is a problem.

Halevy stated Reinhart told him there is a problem with a leak in the water line on Pyramid Drive ROW which

services the Ramada Inn.

Halevy also noted that Reinhart will be making a proposal to the Planning Board that the Lighting Guidelines be redrafted as an ordinance.

Halevy noted that the next Planning Board meeting would include a presentation by David Fernandez.

Klepach has spoken with Kathryn Wolf and the final draft of the CLT Guidelines should be ready by Feb. 16 and the next Focus Group can be on March 8<sup>th</sup>.

Cross made post-construction comments regarding McDonalds. First, he has witnessed a garbage truck backing up to the dumpster during lunch hour. The gates to the corral are on the north side so the truck must enter from the opposite side and go against the flow of traffic. Another concern is the parking along the back side of the building. When the drive-thru lane is backed up there is room for one car to get through when cars are parked in the back area and it is difficult for parked cars to get out. Cross would recommend the spaces be angled. Although this may lose one space, it would be a better solution. Curtis is working on the lighting issue now, as well as a handicapped door issue.

**Adjourn:**

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