

**Village of Lansing
Planning Board Meeting
March 27, 2001**

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

Public Comment:

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

**Public Hearing – Special Permit No. 1613, Pola and Dan Tallman – Single Family
Residence Conversion:**

The first item on the agenda was a Public Hearing for Special Permit No. 1613, Pola and Dan Tallman, to convert their single family residence at 5 Cherry Road in the Medium Density Residential District into a One-Unit Residence Converted (two-family residence), Tax Parcel No. 44.1-1-33.2.

Dan Tallman expressed their desire to put an apartment in the basement of their home. Tallman provided proof of mailing to Curtis. Halevy asked about parking and Tallman responded that there are two spaces available over and beyond those they needed for their own use. No one from the public was present to speak on this Special Permit. Dankert moved to close the Public Hearing, seconded by Klepack. All aye.

Curtis stated it is a newly constructed residence and the owners are requesting to convert the basement into an apartment. Planning Board members were not provided with written materials or drawings; Curtis stated he only had the floor plan for the basement, but that the foot print of the existing house was not changing. Curtis stated this has been submitted to County Planning for their review and they gave a favorable response.

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

The Board reviewed the General Conditions required for all Special Permits. Curtis noted that the Health Department must confirm the septic system is adequate and this would be a condition for the building permit, as well as other building code issues such as fire separation. Dankert moved that the Board finds that the applicant has met the general conditions specified in Section 304.05 of the Zoning Law. Seconded by Klepack. All aye.

Klepack moved to approve Special Permit No. 1613, seconded by Dankert. All aye.

Before leaving, Curtis asked Tallman if he realized that a one-unit residence converted meant it had to be owner occupied and he said yes.

Public Hearing – Special Permit No. 1615, Transact Technologies – Addition

The second item on the agenda was Special Permit No. 1615, Transact Technologies, to construct a 10,500 sf addition and convert a 2,270 sf courtyard into enclosed space for their existing light manufacturing building at 20 Bomax Drive in the Business and Technology District, Tax Parcel No. 45.1-1-51.13.

There was no one from the public who wished to speak. Dankert moved to close the Public Hearing, seconded by Klepack. All aye.

A representative from Transact provided the Planning Board with materials and explained the reason for this expansion. She explained that there was recently an article in the Ithaca Journal and they will be closing their Connecticut facility and, although people will not be moving here, Transact will be hiring additional workers here.

Jason Demerest, representing Tallman & Tallman, architects for the project provided handouts and enlarged detailed drawings for the Planning Board. It is a straightforward project to add more office and warehouse space by adding an addition and enclosing an existing courtyard. The site plan submitted shows the development remains under the allowable lot coverage. Due to the expansion, Transact is looking for additional parking spaces which are proposed for the strip along the south border. The latest plan shows the layout of utilities and location of the septic field. A few trees would be removed and a light pole added. Curtis stated that parking is not addressed directly in the Zoning Law because it is light manufacturing. Tractor trailers parked outside are used for storage currently and they will be removed. Curtis would recommend the j category be used to determine required parking; it requires that parking and driveways be shown to be adequate. The Transact representative responded that they are requesting 38 parking spaces as they have committed to NYS that they will be hiring an additional 38 employees to join the 93 currently employed here. Currently, employees work 6-4:30 or 8-5:00 although they may go to two shifts at a later date. There will be about 140 total parking spaces for about 130 employees. Cross commented that his first impression was that too much of the lot was covered by the impervious areas of building, pond and parking lot, but using a rough calculation, he found it to be approximately 50%. TG Millers based their pond design for the industrial park on 50% so they have not exceeded their limit as proposed. Visitors seldom come to the site although occasionally a vendor may come. Klepack asked if any consideration has been given to placing trees around the parking areas or in islands. The Transact representative responded that the trees are around the building. Cross stated the 150 ft. buffer is all wooded, but Curtis noted that the removed trees are part of the original buffer and need to be replaced. Demerest stated they would probably relocate those that are marked for removed as he doesn't think they are too large. Curtis noted that the willow tree was planted to provide for a mixture of evergreen and deciduous trees and will need to be replaced if removed. Halevy asked for a lighting plan for the building for review by the Lighting Commission. Curtis noted that a plan is needed to confirm that the additional parking lot light and the security lights on the rear addition do not shine into the apartments.

Cross felt the additional parking would not affect traffic or circulation. His drainage comment was already noted. Cross is uncertain of where the existing dumpster is and whether it will need to be relocated. The Transact representative stated it is located on the back northwest corner of the large addition. Klepack asked what the exterior material being used for the addition was and Demerest responded stucco which is the same as the existing walls.

The Board reviewed the General Conditions required for all Special Permits. Brown moved that the Board find that the applicant has met the general conditions specified in Section 304.05 of the Zoning Law. Seconded by Dankert. All aye.

Curtis stated that a condition for approval is that any trees removed would be replaced with trees of like caliper and height and maintained.

Curtis noted this has been submitted to the County Planning Board for their review and they had a favorable response.

A SEQR was completed. A-No; B-No; C1-No; C2-No; C3-No; C4-No; C5-No; C6-No; C7-No; D-No. Klepack moved that the Board find that this proposed action will not result in any significant adverse environmental impact. Seconded by Brown. All aye.

Dankert moved to approve Special Permit No. 1615 subject to the following conditions: (1) Any trees removed would be replaced and maintained with trees of cumulative caliper and height; (2) A Lighting Plan be submitted for review by the Lighting Commission and approval by the Planning Board; and (3) A Landscape Plan be submitted for review and approval by the Planning Board. Seconded by Klepack. All aye.

Public Hearing -Special Permit No. 1616 – Suzan Schatz – Home Occupation:

The next item on the agenda was a Public Hearing for Special Permit No. 1616, Suzan Schatz, to operate a home occupation for the production of custom cakes and party food at her home at 844 Cayuga Heights Road in the Low Density Residential District, Tax Parcel No. 48.1-2-37.2.

There was no one present who wished to speak. Klepack moved to close the Public Hearing. Seconded by Dankert. All aye.

Schatz has been making custom cakes for approx. 20 years in Oklahoma and having moved into the Maines' home on Cayuga Heights Road, she is now proposing to run the business from one of the garage bays. She has spoken with the Health Department and there are no problems. The only exterior changes would be windows on the back. There would be no signs. Schatz uses word of mouth advertising and will not place her address on her business cards. She does not expect traffic because no goods will be sold on the site, although an occasional bride may come to view books. There is adequate parking on the long circular drive. Schatz has spoken with the neighbors and they say there is no problem. Halevy questioned the buses that might arrive with the students. Schatz stated she would check with her neighbors and she would only contemplate this happening once a year. Her business name will be Soigne and she might branch out beyond desserts.

Curtis stated he has heard from Beth Brennan and she feels it is a great proposal.

Curtis stated this is an exempt action under SEQR.

The Board reviewed the General Conditions required for all Special Permits. Klepack moved that the Board find that the applicant has met the general conditions specified in Section 304.05 of the Zoning Law. Seconded by Brown. All aye.

Klepack moved to approve Special Permit No. 1616, seconded by Dankert. All aye.

Curtis reminded Schatz that a fire separation wall would be required and she was in agreement.

Tops Plaza Planned Sign Area - Proposed Applebee's Amendment:

The next item on the agenda was a Proposed Amendment to the Tops Plaza Planned Sign Area for Applebee's. Curtis noted for a Planned Signed Area amendment, action is required by the Board of Trustees based upon the recommendation of the Planning Board. Steven Bell, Director of Construction, and Bob Patterson, Director of Operations, represented Applebee's. Bell stated they are currently approved for a 25 sq.ft. building mounted sign and a 6 sq.ft. pylon sign. They are seeking an amendment which would allow them to put an additional 23.48 sq.ft. of signage on the building to make the sign readable and a little more safe for drivers in the flow of traffic to see the building in time to make a safe turn. The signage would be on the north side of the building. Curtis stated Applebee's is allowed a building mounted sign of 25 sq.ft. and Applebee's is now requesting two signs which would total 48.48 sq.ft. Applebee's is currently almost completed but the shell of the building adjoining them on the west will house the utilities and is not yet completed which has delayed Applebee's opening. The pylon sign would not be affected by the proposed amendment. Hopefully with utilities completed around April 13th and then training by April 30th, Applebee's will open shortly thereafter.

To offset their request, Applebee's would like to work with the Village and plant 12-20 6-8 ft. evergreen trees on the bank along N. Triphammer Rd. to screen the roof and roof top equipment of the restaurant. Curtis noted that provisions could be made to escrow monies for future tree plantings like what was done for Billy Bob Jacks, if there is uncertainty about how North Triphammer will be configured in this area after all improvements are complete. The corner trees could be planted some now and some in the future. Leopold has a concern that other businesses in the same area may also request double the size signage in the future for the same reasons.

Curtis stated that Tops has 20,000 sq.ft. of leasable space in the plaza and Applebee's is renting 5,000 sq.ft of it. Originally, the remainder was to be divided into 6 retail spaces but now it appears it could be 4 tenants plus Applebee's. There is a little more than 14,000 sq.ft. remaining and Curtis stated it would be possible in the future that a tenant ask to take more than one store front or 5,000 sq.ft. or more and would also request additional signage. Klepack noted that the PSA is written per business and she feels this request would set too much of a precedent with the doubling of signage. She stated she is not concerned about the objects on the roof of the building.

Halevy asked if there were any possibility of reducing the size of the signs. Bell responded that their traditional sign package states "neighborhood grill and bar" so they would like to retain that as part of their recognition. Also the

currently proposed sign that states "Applebee's" has been reduced in size, but is still 30 sq.ft. Bell stated that although they would not like it, they could live without the "neighborhood grill and bar" portion but the additional 5 sq.ft. for the "Applebee's" sign is important.

Klepack asked why the 30 sq.ft. sign could not be shrunk to 25 sq.ft. Bell responded that proposed letter size is readable going 30 mph at 500 ft. but going down to smaller letters makes it difficult to read while negotiating in traffic. Klepack stated that is the purpose of the pylon sign. Curtis stated that to get to the 25 sq.ft. would mean taking 3 inches off the top and bottom of the sign and probably would mean the size of the letters need not be changed.

Dankert sees no problems with the 30 sq.ft. Brown feels it should remain at 25 sq.ft. Klepack wants to remain at 25 sq.ft. Leopold is unsure how the Trustees would feel but she thinks it should remain at 25 sq.ft. Bell stated Tops has 175 sq.ft. and he wondered what that number was based upon. Curtis responded the Sign Law works on everyone having a small sign and therefore a small sign would command as much attention as a large sign. In order to do that, the Planning Board must approve comparable size for all comparable signs. When Tops came in, the Planning Board was looking for parity with

P & C for their signage. The other small signs near the P & C are 25 sq.ft. Curtis also noted that the PSA for Pyramid Mall is different as it is based on gross square footage (2,000 sq.ft.) for the mall is quite far and not very visible from North Triphammer. Curtis noted the property owner (Tops) requested the PSA which supersedes the Sign Law in that area. The Planning Board reviews the PSA request and makes a recommendation to the Board of Trustees for adoption. This has the effect of being a separate law for that area. Typically in the Village Sign Law, a business in a mall with an area of up to 15,000 sq.ft. is allowed a sign of 25 sq.ft.

In Summary, Halevy recommended the sign be pared down to 25 sf. The Planning Board will make a recommendation to the Board of Trustees that the amendment be denied. Curtis also noted that the applicant can withdraw the application. Klepack moved a negative recommendation for the Proposed Applebee's Amendment to the Tops Plaza Planned Sign Area. Seconded by Brown. All aye.

Substation Road:

The Planning Board has received a request from NYSEG to establish a legal address for their substation on Graham Road. NYSEG would like to name the section of the existing road from Sheraton Drive north to the substation behind Triphammer Mall "Substation Road". Cross noted this would actually be a renaming of the road as it is already Graham Road. Halevy has already spoken with the Mayor and recommended it be named in honor of someone. Curtis has stated the road naming is for 911 purposes and he has checked several road names that would be acceptable to the county. Several names were discussed about there was no agreement on an appropriate road name though there was agreement that it was not appropriate to name it Substation Road. Cross noted that it is not often the Village receive the opportunity to name a road as subdivision roads are often named by the developers. Brown moved to recommend to the Board of Trustees that the road name for the NYSEG substation be changed for safety and 911 purposes to any name the Trustees felt appropriate. Seconded by Dankert. All aye.

Approval of Minutes – Feb. 27, 2001:

Klepack moved to approve the February 27, 2000 minutes as revised. Seconded by Dankert. All aye.

Reports:

Dankert attended the last Board of Trustees meeting. He stated that 300-400 ft. of sewer line near Home Depot need to be relocated by Pyramid Mall. Dankert also noted that the Board of Trustees is working on an intermunicipal sewer agreement and there would be a meeting with the Village of Cayuga Heights. Dankert reported that Hartill is working on forming a committee to determine how the Village might best use the Edelman land gift. Dankert also noted that the Board passed proposed Local Law A (municipal subdivision law). Dankert noted the remainder of the meeting was budget. Leopold said it might be helpful to the Board of Trustees if another presentation was given on the AV system being proposed as many systems need trained personnel to operate them and the Village would like one that does not require technical expertise. Curtis will pursue this. Halevy was under the impression the money for the system (\$12,000) has been budgeted and will be encumbered. Then a committee of Halevy, Curtis, Fresinski and possibly

others can get this moving forward with Greg Bronson, the consultant the Village hired to study the meeting room and make recommendations, to see all concerns are addressed.

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Adjournment:

Klepack moved to adjourn the meeting at 9:45 PM. Seconded by Dankert. All aye.