

**Village of Lansing
Planning Board Meeting
April 24, 2001**

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

Public Comment:

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

Waterman Resignation:

Waterman stated that effective June 1st she would be resigning from the Planning Board as she will be relocating to Florida. She has enjoyed her 16 years on the Board and will miss it. Hickey stated a recommendation should be made to the Board of Trustees for a replacement. The Board will discuss this later in the evening.

Public Hearing – Final Plat Approval – Ithaca Montessori School:

The first item on the agenda was a Public Hearing to consider the final plat approval of a minor subdivision by the Ithaca Montessori School to combine a 1.88 acre lot and a 3.25 acre lot to create one 5.13 acre lot, at the site of their existing building at 12 Ascot Place in the Commercial Low Traffic District, Tax Parcel Numbers 45.1-1-46.18 & 46.17

Bridgid Infante, Director of the Montessori School, spoke first and stated they are interested in combining the two lots in order to have enough area to build additional classroom space and a gymnasium onto their existing building to allow for classes up to third grade.

Curtis asked for proof of mailing and Infante stated she did have it and would provide it to Curtis.

Hickey asked if anyone from the public wished to speak. There being no one, Waterman move to close the Public Hearing on the subdivision, seconded by Klepack. All aye.

Hickey had a question regarding the catch basin. Cross stated he had no engineering information. Infante stated she had spoken with Curtis about this and their plans for water drainage is to move the catch basin to the back of the expansion, add another larger catch basin, and direct the front run-off water to the stream. Hickey stated this will be dealt with during the special permit process for the addition.

Hickey asked about the increase in enrollment. Infante stated they are anticipating 25 new students next year although the maximum could be as high as 50 students. Current enrollment is 78 students. Maximum total enrollment would then be at 128 students. Hickey asked about parking and Infante stated they will be adding additional parking spaces. Hickey stated this is again a special permit concern.

Waterman asked about the possibility of expanding through high school. Infante stated that there does not appear to be room on this site to expand to that extent and there does not appear at this time to be a need although in the future they may consider expanding to include up to the eighth grade.

Marcus stated this is an exempt action under SEQRA.

Brown moved to approve the final plat for a minor subdivision by the Ithaca Montessori School to combine a 1.88 acre lot and a 3.25 acre lot to create one 5.13 acre lot, seconded by Waterman. All aye.

Public Hearing – Special Permit No. 1619 – Ithaca Montessori School:

The next item on the agenda was Special Permit No. 1619, the Ithaca Montessori School, to construct an 11,500 sf addition for their existing daycare/school building at 12 Ascot Place in the Commercial Low Traffic District, Tax Parcel Numbers 45.1-1-46.18 & 46.17

Cliff Buck, 39 Janivar Drive, representing Lansing Trails Homeowner's Assoc., was speaking on behalf of resident Marjolein Van Der Meulen, 33 Janivar Dr., who could not attend the meeting tonight. Her concern, after having spoken previously with Trustee Leopold, is that there could be a significant increase in traffic if there were an increase to include up to the eighth grade. Van Der Meulen stated that there do not appear to be carpools for this site in the morning and therefore the increased number of students will be reflected in the number of additional cars. Due to traffic and timing of lights, Van Der Meulen stated it is difficult to get out of Craft Road for those traveling in a southerly direction. Buck felt her concerns were also his and those of others. Their concern is crucial for the morning hours. Buck also stated the proposed Bomax Drive access, as well as the proposed connection with Kensington and the Northwood Apartments, will increase the traffic in their subdivision. Due to the increase of traffic on Janivar Dr., he would like to propose the Montessori School be required to install a traffic light on the corner of Craft Road and N. Triphammer Road. Hickey stated a traffic light is being proposed for that location when the N. Triphammer Road Reconstruction occurs. Buck felt the traffic problem would occur in September and the Montessori School should be required to install it now.

Brown asked whether car pooling is possible. Hickey responded that this issue would be covered during the SEQRA process for parking and traffic.

Curtis stated that he received a telephone call from Dr. Newton, 2 Ascot Place, who was concerned about the long-term traffic impact for Craft Road onto N. Triphammer Road. Curtis told him of the proposed traffic light of which he was unaware.

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

Klepack noted that public school districts provide transportation to private schools for children above pre-school so she would anticipate that many of the new students would be riding buses.

Cross handed out his report. Hickey stated that there are deficiencies in the drawings and final drawings would include the additional information on traffic flow, drainage, etc., and this in turn would require the engineer's approval. Drainage would also need to be addressed with a detailed drainage plan. Infante stated that an engineer for the Fingerlakes Construction Company would be doing a full site plan. Cross stated his first area of concern was the need for information on the drainage of the current storm pond in the back and how it will work with the new development. Another concern is the parking area with modifications sketched over the surveyor's map was difficult to interpret. Infante stated the intention is to change the driveway and traffic pattern to accommodate buses. Cross stated that details will be needed. Cross also stated that site lighting information would be required. Cross also asked for dumpster information. His final concern was to ascertain that the existing utilities/services are adequate for the proposal. Infante stated the engineers felt everything was adequate other than water which needs a larger size service for the sprinkler system. Cross requested this information be provided to the Village.

Halevy asked about the gymnasium and whether it would be used only for the students or for outside groups as well. Infante responded that it would be used primarily by the students but might also be used for outside groups as they have already been approached by the Town of Lansing and the YMCA. Cross stated that there are 30 proposed new parking spaces. Infante responded that 5 of the original parking spaces would be removed.

Hickey stated that traffic is a concern already expressed and the Board might need to ask the School to hold off on evening programs. Infante responded that the idea at this time is to use the gymnasium for classes for students during the day.

A SEQRA was completed. A No; B No; C-1 Hickey noted that surface water runoff would be increased although it could be mitigated by drainage detention which must be approved by the Village Engineer. The noise levels should not increase. Solid waste production can be accommodated through the use of a larger dumpster. Potential for erosion

is small but can be mitigated. Traffic is a major consideration as noted in the public hearing. Hickey asked what options are available. Infante responded that the children who have applied to the program are eligible for busing. Hickey asked that Montessori provide the Board with an average morning traffic count for private cars and the hours they come in. Infante stated there are staggered drop-off and pick-up times for the students and the hours of operation are 6:30 AM – 7:00 PM. She gave an estimate of the number of cars arriving and departing the site over a day's time and provided this in written form for the Board. Currently, five of the fifteen five year olds who are eligible to ride the bus do so. Next year, there will be 25 students eligible to ride the bus because of their ages. Infante has also put in a request to TCAT bus service to expand their service into Ascot Place. Brown stated she does not feel the increased amount of cars is substantial as they are spread out throughout during the day. Klepack noted that any additional traffic would cause a burden to that area. The Board discussed the possibility of installing the traffic light earlier than the 2002 summer season when N. Triphammer Road Reconstruction would occur. The Board discussed the possibility of utilizing temporary all way stop signs or lights for the intersection of Craft Road and N. Triphammer Road. Cross noted that warrants of traffic counts and justification would be needed before the implementation of either traffic measure. Marcus asked Cross if there would be a practical opportunity for the construction of the light prior to the N. Triphammer Road Reconstruction. Cross stated it would be possible to determine this. Mayor Hartill stated there is a 80% cost sharing from the Federal Government and there are strict rules for timelines to be followed and this would complicate the issue considerably. Hickey felt traffic counts should be scheduled after school starts in the fall and then evaluated as to the need for stop signs or a traffic light. Mayor Hartill stated the new traffic lights on N. Triphammer are not in their final configuration for timing or turning arrows and this construction season should rectify that. In summary, an adverse effect was noted in the traffic pattern as there will be traffic congestion at Craft Road at various times in the morning. Hickey noted that traffic volume will be monitored to determine if traffic lights or signs are warranted; C-2 Klepack noted that the school is a wonderful addition to the Village; C-3 No; C-4 Hickey noted that a park had been proposed for that area, but the CLT Recommendation is to turn that site over for commercial and place the park elsewhere. Marcus also noted that the addition of the gymnasium would make it closer to the original proposed use; C-5 Infante stated there might be a possible expansion to eighth grade although it has not been explored; C-6 No; C-7 No; D Hickey stated there is a concern which may be mitigated but not a controversy. Waterman moved that the Board finds that this proposed action will not result in any significant adverse environmental impacts which can not be mitigated. Seconded by Klepack. All aye.

The Board reviewed the General Conditions required for all Special Permits. D – Regarding traffic, Hickey noted traffic counts will be a condition. E – Hickey noted drainage plans need to be approved by the Village engineer. G - Hickey noted a landscaping plan will be required to be approved by the Planning Board. H – Parking will be reviewed by the Village engineer.

Conditions for Special Permit and CO approval: (1) approval by Village engineer for drainage, internal traffic circulation, and parking arrangement (2) approval of lighting plan and landscaping plan by Village Planning Board (3) hours of construction shall be restricted to 7 AM – 7 PM weekdays, 8 AM – 4 PM Saturdays and none on Sundays (4) no parking of construction vehicles on Craft Rd. (5) submission of rule book by Montessori School to Curtis including reference to the information sent home to parents stating children 5 years old or older should use public transportation or school bus transportation if possible. Halevy 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.

Klepack moved to approve Special Permit No. 1619 subject to the conditions noted above. Seconded by Waterman. All aye.

Hickey will contact Reinhart regarding current traffic counts to see if traffic measures are warranted for Craft Rd. and N. Triphammer Road.

Proposed Amendment to the Triphammer Mall Planned Sign Area:

Hickey stated the Board has received a letter and diagram from Richard Thaler, Triphammer Development Co., for a proposed change to the Planned Sign Area to allow some tenants to have signs on the pylon.

Thaler spoke about the late 1960's pylon sign which was erected and subsequently revised in 1986 when the time and temperature sign was added and tenant signs, such as Sheraton, were removed. Landscaping was improved also at that

time. Recently, prospective tenants are indicating a need for directional signs when exiting Route 13 as well as on N. Triphammer Rd. The current Planned Sign Area has done well and lights have been shut off as required. Landscaping has also been improved throughout the years. Larger tenants are now requesting their names be placed on the pylon and new tenants are requesting their name on the pylon before agreeing to locate in the mall. Thaler asked the prospective tenant to design their 3-sided panel and which he is now presenting to the Board for any tenant that has over 6,000 sf. of leasable space. There may be as many as 6 tenants who might request panels: JoAnne Fabrics, A & P, Creative Kids, Rite-Aid; empty space, and the new prospective tenant. Hickey reiterated that there would be five sign panels for the pylon with a possibility of a sixth panel. Currently, the new tenant is requesting permission to have a sign on the pylon. The other tenants are under the impression that the Planned Sign Area does not allow for signage on the pylon so they have not been approached as to their interest in having their signage on the pylon. Thaler stated the Triphammer Mall sign would still be the primary sign and the other signs are intended to be directory signs for the larger tenants. Waterman and Klepack expressed their dissatisfaction with the parking lot and felt it should be tied in with this request. Hickey stated he is not in favor of pylons with signs because other businesses in the Village might also request the same and he would be reluctant to grant this approval. Waterman agreed. Thaler stated that the proposed tenant would not come to Triphammer Mall without the signage on the pylon because he might choose to locate in the closed Penney's store with signage facing Route 13. Hickey noted that Tops requested signage onto route 13 and were denied it. Brown felt this would be opening the door for others and would be too distracting. Thaler stated that previously there were 10 signs on the pylon and they were removed at the request of the Village and they are now requesting 6 signs. Hickey stated that Tops requested additional signage which was denied and were required to design the pylon to be more compatible with the others along N. Triphammer Road. The Board would support a similar smaller pylon with signage for Triphammer Mall or possibly larger signage for the proposed store, but could not support this proposal.

N. Triphammer Rd. Site North of Lama Offices:

This new item was added to the agenda. Hickey stated that Mr. Rob Colbert owns the site on the east side of N. Triphammer Road which is north of the new Lama Office building and south of Sciarabba's building. Colbert is proposing a concept for that site and would like to get the Board's opinion on it. The white house currently on the site would be removed. Colbert and Liz Vastbinder, from his office, stated that they had met with Curtis and Hickey regarding this site to review a proposal for a Class A brick office building for a local company that writes software. An architect has been hired to study the site for size and requirements of CLT District. The proposed building is a two story office building (6,600 sf per floor), with a one story lab attached (4,800 sf) for a total of 18,000 sf. The parking is in compliance with CLT and the 20% allowable decrease is being requested for a total of 72 spaces. Hickey noted that the Colberts would like less parking spaces and retention of more trees but the current law requires this amount unless the regulations are changed to allow the Planning Board to use their discretion to further reduce the amount of required parking. The proposed building will employ 28-30 personnel. Hickey noted that the entranceway from N. Triphammer Rd. would have a boulevard style split driveway for entering and exiting traffic. The building entranceway would also not be in the front but would be on the north and rear sides of the building. Parking would be in the rear. An existing ROW would also allow for traffic exiting onto Graham Road. The proposed building would fit in with the CLT Design Guidelines and could be set 25 ft. from the road and would be the first building under these new guidelines. Colbert's timeframe is to have this completed by Christmas 2001. Colbert is requesting a response from the Planning Board on this general concept so he can proceed with hiring an architect and he is requesting the Board confirm the parking ratio and the setback requirements soon with regard to the CLT Guidelines so he can proceed. Hickey recommended the architect attend the Planning Board meetings as often as necessary to discuss style etc. to save time and money. Marcus noted that the CLT Design Guidelines have not been adopted as of yet so the current laws would apply, although the 20% parking requirement could be changed through a proposed law which must ultimately be approved by the Board of Trustees which could feasibly be done by June. Cross asked about drainage and Colbert responded that it has not been addressed.

Appointment of Phil Dankert:

Haleyv moved to recommend Phil Dankert to replace Janet Waterman on the Planning Board effective June 1st. Seconded by Brown. All aye. Hickey will send the recommendation to Mayor Hartill.

Applebees:

Hickey stated that the Planning Board has a letter from Mucher Erectors dated April 24, 2001 regarding the exterior lighting, as well as a memo from Dennis Reinhart, Superintendent of Public Works, regarding the lighting plan. Reinhart stated the lighting Commission reviewed the lighting plan and found the plan to be acceptable but with two conditions that need to be met. The first is that the security lights on the south side of the building need to be shielded to prevent illumination beyond the property line. The second is the goose-neck lighting fixtures on the east and north sides of the building need to be modified so that direct light from the lamps is not visible from off of the property. Applebees is planning on a May 7th opening but can not open until the lights are approved. Curtis stated he has a letter from Applebees stating the lights will be changed by April 27th if the revised light plan is approved. Klepack moved to approve the recommendations from the Lighting Commission and the enforcement of the conditions will be a requirement for a CO, seconded by Halevy. All aye.

CLT Guidelines: – Revision to Final Draft

Klepack stated that Katherine Wolf, Trowbridge and Wolf, feels the draft CLT Guidelines is near completion but she will be beefing up the architectural guidelines segment. A final copy should then be available about May 15th. Hickey noted that a Cornell publication from the Urban Horticulture Institute should be considered an appendix to this document. Another appendix will be the Recommended Street Trees of Ithaca used by the City of Ithaca.

The Board did a page by page review of the plan. Minor revisions were made to the introduction. Waterman requested examples of traffic calming measures be inserted into the document. Page 2: Goals two and three will be combined into one goal. Another goal will deal with the commercial vitality of the CLT and Klepack will pass all these recommendations on to Wolf. Page 3: Regarding curb cuts and drops, the sidewalk will be continuous. Some of the wording may be changed or an illustration might be incorporated. Page 4: Remove Figure 4 information and sentence regarding Village working with local businesses to contract for design of signage system. Page 5: Bullet one should be consistent with previous references to sidewalks. Page 6: Add reference to Appendix B after paragraph 1. Hickey recommended the Board of Trustees be encouraged to do a cost analysis for the Village Center. Page 7: Delete Item 2 in entirety. Page 8: Add to 1.1 “It is recommended that the Village of Lansing work with a consultant on signage to achieve an attractive and consistent signage system for the public right of way which will promote the safe vehicular circulation and efficient way-finding.” Also, the requirement of pedestrian signs at intersections should be included in the signage section. Public versus private signage must also be differentiated. Delete Item 1.6

The Board will hold a special working meeting on April 30th from 3 – 5:00 P.M. to conclude the review of the CLT Design Guidelines. The Board also requested Attorney Marcus to prepare a Zoning Law amendment regarding the 20% reduction in parking spaces.

Adjournment:

Waterman moved to adjourn the meeting at 10:00 P.M. Seconded by Hickey. All aye.