

**Village of Lansing
Planning Board Meeting
November 12, 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, Phil Dankert, Carol Klepack and Maria Stycos; Trustee Liaison Lynn Leopold; Village Attorney William Troy; and Code Enforcement Officer Ben Curtis.

Public Comment:

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

Amendment to the Parkview Health Care Campus Planned Sign Area:

The first item on the agenda was an amendment to the Parkview Health Care Campus Planned Sign Area. There was confusion as the sign permit application diagram had differing information from the diagram presented to the Board. Hickey visited the site and viewed the sign and determined the sign was the same as the diagram presented to the Board. Hickey stated the sign is located just after the turn off of Arrowwood Drive and is attractive and serves the purpose of providing direction. Hickey does not want to see the Board in the position of designing signs and regulating content.

Dankert moved to recommend to the Board of Trustees the approval of the Amendment to the Parkview Health Care Campus Planned Sign Area. Seconded by Klepack. All aye.

Hickey will write the recommendation to the Board of Trustees.

Hickey also stated that he has mentioned to Integrated Acquisitions the Board's discussion for additional signage on Warren Road for those traveling north indicating that there is a health care complex ahead at the next right turn.

New Alternate Planning Board Member:

Hickey stated that John Piscopo has agreed to serve as the alternate member to the Planning Board.

Klepack moved to recommend to the Board of Trustees the appointment of John Piscopo as the alternate Planning Board. Seconded by Brown. All aye.

Lansing Trails Reserve Strip:

Hickey stated the Board has a copy of a letter dated Nov. 2, 2001 from Attorney Marcus regarding the granting of an easement from Ivar and Janet Johnson to the Village of Lansing for the .80 feet wide strip of property adjacent to the northerly side of Janivar Drive. The easement would enable the Village to build a recreational trail. As of this date, there has not been a response.

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Murray Estates (Sun Downs Farm):

Hickey stated the Board members have received a copy of the letter dated Nov. 6, 2001 from himself to Mr. Horowitz of Murray Estates indicating the Planning Board's willingness to hold an informal pre-development conference if he would be so inclined.

CLT Zoning Proposal:

Hickey stated the next agenda item is a proposal for an Amendment to the Zoning Law from Pyramid Mall to change the classification of the 10.36 acre parcel adjoining the mall and also fronting on Oakcrest Road from Commercial Low Traffic (CLT) to Commercial High Traffic (CHT). Members have copies of the proposal as well as maps indicating the parcel.

Hickey felt the Board needs to look at the request to see if it is in accordance with the Comprehensive Plan and whether the Planning Board feels this request would be beneficial to the Village. At that time, a recommendation would be made to the Board of Trustees and they would hold a Public Hearing, perform a SEQR, and decide whether to amend the Zoning Map to reflect this change. Klepack asked if it would go to the Board of Trustees even if this Board made a negative recommendation and Hickey responded that the Board of Trustees could override the Planning Board. The Board of Trustees could also choose to override a positive recommendation from the Planning Board.

Hickey stated if the parcel were rezoned, existing Special Permit No. 1466 for the Home Depot would need to be amended to reflect a change in the location of Home Depot and another Special Permit would be submitted to the Planning Board for the development on the rezoned parcel. Hickey feels this entire process will take a few meetings and will not be resolved tonight.

Klepack asked for clarification as to when a Village would find it beneficial to rezone. Klepack felt it should be for the benefit of the Village rather than at a request of an individual property owner.

Brown stated she would not like to see the property on Oakcrest Road zoned CHT due to traffic concerns. Brown stated she felt the CLT was to act as a buffer between CHT and residential districts and she would like to see it remain to protect the residential area. Hickey asked if a 150 ft. buffer would suffice for Brown. Brown felt a transition is still needed.

Klepack asked if the parcel were rezoned, would Pyramid join the two parcels as one or leave them as separate parcels and then possibly in the future attempt to have a larger amount of retail space. Hickey stated that 750,000 sf is the maximum allowable amount for the Pyramid Mall property due to traffic constraints on the N. Triphammer Road bridge and Pyramid must remain within that amount. Pyramid Mall would need to abandon the currently proposed Home Depot and reassign the sf to this parcel. Troy stated Pyramid would formally withdraw their application for the original Home Depot and would proceed with a new application and the parcels would probably remain separate.

Stycos asked for clarification regarding curb cuts onto Oakcrest Road. Hickey stated that a developer could request curb cuts along Oakcrest Road in the CLT. Another option might be to extend Hickory Hollow Road and require the curb cuts be from that road rather than Oakcrest Road. It would need to be determined by the Planning Board. Hickey stated Pyramid is recommending that all the traffic for the parcel be from Pyramid Mall property and there be no curb cuts on Oakcrest Road.

Dankert asked for the reason this proposal came about. Eric Goetzmann, Pyramid Management Group, responded that Home Depot prefers a free-standing building. Klepack stated that the Village may have to take a stand and the developers may have to be accommodating if they would like to develop on this site.

Hickey stated the Board must determine if there is a benefit to the Village. Hickey stated this proposal would limit the 10+ acre site to one business due to the requirements for buffers. Klepack stated the impact is very different from one large business with large trucks behind a 150 ft. buffer screen to smaller businesses with curb cuts and smaller trucks.

Leopold again questioned why Home Depot desires to be a separate building when their last proposal showed them attached to the mall by only a breezeway. Goetzmann stated they prefer not to have competition for parking near their store.

Stycos would like to see a map of the entire area depicting Home Depot attached and also with it standing alone. Hickey responded that a site plan would be forthcoming at the next meeting depicting the building, parking, truck routes, buffer, etc.

Hickey would like to see the Board explore the request for the Zoning change and then continue the discussion at the next meeting. Curtis stated there is an example of a 150 ft. buffer zone between Ithaca Peripherals, now Transact, and Northwood Apts..

Hickey provided Board members the time to review the proposal in relation to the Comprehensive Plan. Klepack noted

that the wording in the proposal makes it appear that the Village has shown an interest in expanding the CHT and she felt this has never been the case.

Klepack requested clarification on the tenth justification for the proposal regarding enhancing and sustaining the Village's vital commercial core and furthering the municipal "Village Center" goals. Pyramid Attorney Sweeny responded that the intent was referencing the Trowbridge June 2001 Design Guidelines and incorporating their theme of Village Center, trees, sidewalks, etc. within the new property. Sweeny stated the purpose is also to sustain the vital commercial center as well as to incorporate the Trowbridge Guidelines. He felt the buffer down Oakcrest Road could be compatible with the Village Center concept. Leopold stated she felt the commercial district is presently large and it would be difficult to justify an expansion of the district. Hickey stated there are over 900 acres in commercial. Curtis stated that 1/3 of the Village is non-residential and in 1994, there were 196 acres which were undeveloped, primarily in the B & T Park. Hickey stated this is one of the few CLT sites in the Village that is undeveloped and only 1 CHT remains next to the new CFCU building on Cinema Drive.

Attorney Sweeny stated they were not making a presentation tonight but would like to address concerns at another meeting. Hickey responded he would like Pyramid to address the differences in density if it were developed as Home Depot or as several smaller businesses. Hickey would also like to request a design for the CLT property if Hickory Hollow Road were completed. Klepack felt it might be necessary to have additional traffic studies completed for any CLT proposals.

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Troy was asked by Hickey to review the proposal in the scope of the Comprehensive Plan. Troy felt a future challenge might argue that it does not comply with the Comprehensive Plan. Troy felt the goals and recommendations in Chapter 7 of the Comprehensive Plan would apply, particularly goal VI regarding buffers and he feels the proposal could be justified although it is up to the Board to determine if they will or will not recommend the proposal. Hickey also stated he felt the proposal would be consistent with Vision Statement III and IV of the Comprehensive Plan.

Goetzmann stated that a visual presentation from Pyramid to the Board might be very beneficial, as well as comparing the impact of one large business versus many smaller businesses. Hickey also requested Pyramid provide a buffer strip diagram and a truck route design. Goetzmann stated that the original proposal for the Home Depot is a dead issue.

Next Meeting Date:

Klepack moved to change the next meeting date from November 27th to November 29th. Seconded by Brown. All aye.

Reports:

Klepack reported that she attended the Kionix Open House today. Hickey also attended the 10 Brown Road Open House.

Stycos reported on the Board of Trustees' meeting which she attended. Stycos stated that during the Public Comment, Bob DiPola, 1000 Cayuga Heights Road, expressed interest in the Murray Estates and his interest in seeing the pond area preserved. Stycos expressed an interest in assisting with raising funds to purchase land to remain in a natural state. Stycos further discussed this with him after the meeting and she explained to him about the recommendation from the Planning Board for the Community Party to form such a committee. DiPola would like to participate on such a committee. Hickey stated this committee should be independent of the Planning Board and Board of Trustees. After getting organized, the committee could then find out the price of the land and then make a presentation to the Planning Board or Board of Trustees of their intent. Hickey stated that Curtis has provided Planning Board members with assessment figures (\$42,000 each) and maps for the two parcels behind the Smidt residence.

Other Business:

Stycos asked Hickey for clarification on the Village Center concept. Hickey responded that the Center would be co-located with the Fire Station and provide a meeting space for various Village groups and events. The Village Office

would remain where it is currently located.

Adjournment:

Dankert moved to adjourn the meeting at 9:05P.M. Seconded by Klepack. All aye.