

**Village of Lansing  
Planning Board Meeting  
November 29, 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; Attorney William Troy; Village Engineer Brent Cross; and Code Enforcement Officer Ben Curtis.

**Public Comment:**

Hickey noted there was no one present to speak at the Public Comment period. Klepack moved to close the Public Comment period. Seconded by Brown. All aye.

**Public Hearing – Special Permit No. 1679, Lama Law Firm:**

The first item on the agenda was a Public Hearing for Special Permit No. 1679, Lama Law Firm, to construct a 2,740 sf addition to their existing office building at 2343 N. Triphammer Road in the Commercial Low traffic District, Tax Parcel No. 47.1-3-5.

Curtis stated he has received the proof of mailings.

Jason Demarest, Tallman & Tallman Architects, spoke first by giving the Board an overview of the project. Demarest stated that Lama Law Firm is interested in expanding to provide more space for the owner, as well as to create a tenant space. Demarest stated that the new proposed building meets all current zoning regulations. The impacts for storm water runoff will remain unchanged or be lessened because grass will replace some of the existing asphalt on the west and south sides. Demarast stated there would also be a walkway or entryway to the tenant space which is not depicted on the site plan.

Hickey opened the Public Hearing. Prior to closing the Public Hearing, Hickey noted the Board has received a letter dated 11/27/01 from neighboring property owner, Robert Colbert, Greenstate Properties, indicating their support of the project.

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

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Cross gave his engineer's report of the project. Traffic: Cross stated he would like Superintendent of Public Works Reinhart to provide input with regards to the alignment of the curb cut at McDonalds across the road. Hickey stated he has seen no problems thus far and Cross stated he is unaware of any but feels Reinhart's input may be valuable. Hickey recommended placing a stop sign at the exit of the Lama property until N. Triphammer Rd. reconstruction is completed. Drainage: No significant change in impervious surface so there should be no additional stormwater management required. Cross would like to see final plans for roof drains though. Dumpster: Cross asked if the existing enclosure would remain or be removed. Lama responded that Lama Law Firm may be coming before the Board at a later date to propose modifying the structure for cold storage of files. Lighting: Cross stated site lighting modifications, if any, must be provided for review by the Lighting Commission. Hickey stated that all existing poles must also be submitted for review by the Lighting Commission as they were installed prior to the Lighting Plan Guidelines. Utilities: Lama stated no new utility work is contemplated.

Curtis stated he is satisfied with the site plan as everything is now within the allowable 25 ft. setback requirements. Hickey noted that the CLT Guidelines require 25% of the facade of the building to be parallel with 25' from the front property line. This building is not situated parallel to the roadway or property line, but Curtis, Hickey and Lama met and it was determined that if a 25 ft. long planter were placed along the front of the building, the 2 foot high planter could be considered the front façade and the building would then meet the requirements of the CLT Guidelines.

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Hickey inquired whether the front door could be relocated to the north side near the parking spaces. Lama stated that there was currently a nice vestibule there to afford protection from the weather and they would like it to remain.

Klepach stated there appeared to be many parking spaces and little landscaping in those areas. Lama stated there is landscaping around the entire perimeter and also in the rear. Curtis stated 26 parking spaces are required and 31 would be the maximum amount allowed. Hickey stated the Planning Board likes to interrupt the long rows of parking with shrubbery and it would be nice to put an aisle in the northern parking area to break it up and also provide 2 additional handicapped parking spaces. Hickey also noted a Landscaping Plan would be required for the entire parcel. Brown stated she would prefer to see the greenery closer to N. Triphammer Road and a parking space lost there rather than in the middle of the parking row and Hickey agreed.

A SEQR was completed. A. No. B. No. C-1 None. Drainage will be reviewed by the Village Engineer. C-2 No. Everything is in sync with zoning regulations, it is CLT office space, it occupies a previously grandfathered building, and it is an improvement.  
C-3 None. C-4 No. It is part of the community's plans and goals. C-5 None. C-6 None. C-7 None. D No.

Klepach moved that the Board finds that this proposed action will not result in any significant adverse environmental impacts. Seconded by Dankert. All aye.

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

Dankert moved to approve Special Permit No. 1679, Lama Law Firm to construct a 2,740 sf addition to their existing office building at 2343 N. Triphammer Road in the Commercial Low Traffic District, Tax Parcel No. 47.1-3-5 subject to the following conditions: 1. Approval of a Lighting Plan. 2. Approval of a Landscaping Plan. 3. Final Approval of the Village Engineer of Site Plan and Drainage. 4. A maximum of 31 parking spaces will be allowed. Seconded by Klepach. All aye.

### **Bomax Subdivision, Phase 2:**

Hickey stated Bob Dean has a Bomax Subdivision Phase 2 which needs to be classified tonight as either a major or minor subdivision. This is located on the west side of Warren Road on Bomax Drive which will eventually connect with Ivar Jonson's Lansing Trails. Hickey stated Dean is requesting a subdivision of one lot into 8 lots. Hickey stated the 2 corner lots would have about 35 ft. of road frontage where the road bends and 200 ft. is required. Hickey stated a different configuration would be required where the road is reworked or the number of lots are changed, or the Deans must secure a variance. Dean stated he is trying to limit the number of curb cuts and not create cul-de-sacs. Dean stated there is interest in the lots on the far west side which would result in combining those two lots thereby eliminating one of the problems of road frontage but the other corner lot remains unresolved. Hickey stated since the subdivision results in more than two lots and requires infrastructure, it must be classified as a major subdivision according to Village law. Curtis stated the Zoning Law defines a front yard as the yard parallel to the street and corner lots would thus have two front yards and would need to meet the setback requirements for front yards on two sides. Although this would not affect the classification of the subdivision, Curtis wanted to appraise Dean of these requirements because the building layout shown on the sketch plan is deficient in one front yard setback. Cross asked if the proposed roadway would be dedicated to the Village and the response was yes. Hickey stated a possibility might be to extend the road to the northern edge of the buffer and then connect back to Bomax Drive to help accommodate setbacks. Curtis noted that this might make the two southern lots unbuildable as they would be entirely in the buffer. Cross felt the possibility of extending the two entrances off of Bomax Drive and having cul-de-sacs should be reviewed for their feasibility. Hickey recommended using tissue paper and having an architect draw two or three possibilities for Board review.

Klepach moved to classify the Bomax Subdivision Phase 2 as a major subdivision. Seconded by Dankert. All aye.

Cross reminded Dean that there are no sewer permits available at this time and the lots do not allow for a septic system. Dean stated double lots would allow for a septic system and eventually he feels there would be sewer in that

area and there is a manhole there already.

Dean will bring a revised plat to the Dec. 10<sup>th</sup> meeting. Curtis stated this would be a Public Hearing and notification would be required and he would provide Dean with a list of adjoining properties.

**Landscape Policy Review:**

Klepack attended the Board of Trustees' meeting and stated one Trustee expressed concern about parking lot landscaping which is referenced in the CLT Guidelines yet there is nothing for CHT. Klepack did not have a response although there is little CHT property remaining which is undeveloped. The Trustees would like the Planning Board to address this issue. Hickey recommended rewriting the paragraph in the Landscaping Policy to accommodate all commercial development. Klepack feels that may be an unattainable goal for all commercial development. Klepack wondered if assistance or information could be obtained from the County or traffic engineers on parking lots. Curtis also felt that Pyramid Mall could provide insight into what does/does not work for them regarding parking lots and plowing. Hickey stated there is also a book available for parking standards which the Board may choose to purchase.

Hickey stated the paragraph in the policy should be deleted in its entirety until studied further and instead just have a statement regarding parking islands being landscaped. Hickey stated this would allow the Board to consider the issue of parking lots during the next year. Klepack noted the Board of Trustees have scheduled a Public Hearing for this on Dec. 3<sup>rd</sup> and she would be in attendance and explain the change.

**New Alternate Planning Board Member:**

Hickey stated that John Piscopo has officially been appointed as the Alternate Planning Board member and stated he was glad to see him in attendance tonight.

**Reports:**

Stycos attended the Board of Trustees meeting and stated that Sy Smidt spoke during the public comment period and gave Board members a document and expressed his dissatisfaction with the idea of Home Depot being placed in the zone which is currently not zoned CHT. Smidt requested the Board of Trustees speak with the Planning Board and stop this action before it is seriously considered. Stycos stated that Smidt felt if one change was made in zoning, others would occur. Hickey felt Smidt's letter should become a part of the minutes at such time as the Board approves/disapproves the recommendation for a change in zoning. Curtis stated the Board must make a recommendation to the Board of Trustees and the Trustees could not approve any change in the zoning until after they hold a Public Hearing. Hickey will provide a copy of Smidt's letter for the minutes and other Board members for the Dec. 10<sup>th</sup> meeting.

Stycos stated sewers were also discussed at the meeting and Hartill stated if the Village could purchase 150,000 gallon capacity at \$2.00/gallon, then that would meet the needs of the Village for the next 30 years. Hickey noted this would equate to approx. 450 residential sewer units. This will be further discussed at the Dec. 6<sup>th</sup> Joint Sewer Committee meeting.

There was also talk regarding a radio station located within the Village and the proponent of which had requested a letter of support from the Board of Trustees. Curtis stated the tower would be in Enfield and the station would be within the Village of Lansing.

Stycos reported that the N. Triphammer Rd. acquisition of properties is nearing completion with the last offer accepted by Mobil Exxon and it is going through their corporate levels. Then, the Village will meet with DOT and the Village will be the local administrator. Next, an engineering design firm will be selected and this project should then take 2 construction seasons to complete. Cross stated that funding for county projects which have been approved, including N. Triphammer Road, may be affected by a funding cap for federally aided projects. Cross will apprise David Herrick (TGMillers) and Reinhart of this.

**Other Business:**

Curtis stated he has encountered minor changes with the Pyramid Mall expansion permits. In the case of Dick's

Sporting Goods, for example, the total sf as proposed was off by 1,000 sf or so depending on whether the loading dock were included. Also, the loading dock was not included and the building was moved a few feet. Curtis wanted to know if the Board wanted to review changes such as these where the proposal conforms to the basic footprint approved in the Special Permit but with minor variations. Hickey stated as long as the total sf of 750,000 does not change he feels Curtis can handle these minor changes and the Board agreed Curtis could process the permits.

Hickey stated he called Jim Napolean, traffic consultant, to see where the Board's traffic report was regarding signage under the new CLT Guidelines. Napolean stated it would be available early next week. Napolean stated he has communicated directly with Communique. Hickey is hopeful a report will be available for the Dec. 10<sup>th</sup> meeting.

Hickey stated there is a meeting Dec. 6<sup>th</sup> regarding Choices for the Future of Tompkins County. Hickey felt it might be valuable for members to attend. Leopold stated she has seen the presentation and it is given by students and shows build-out scenarios.

**Adjournment:**

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