

**Village of Lansing  
Planning Board Meeting  
June 25, 2002**

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 and Carol Klepack; Attorney William Troy; Village Engineer Brent Cross; and Code Enforcement Officer Ben Curtis.

**Public Comment:**

Hickey opened the Public Comment. John O'Neill provided the Board with information that the City of Ithaca uses for traffic calming measures. For speed control, speed humps are the least expensive measure and are not heavily regulated by the state. Chokers or chicanes are also a possibility and are discussed in the information given to Board members. O'Neill stated the Village must decide how to proceed and what they would be willing to pay. Hickey talked about a traffic circle on Janivar Drive where it will eventually connect to Bomax Drive and felt it should be reviewed prior to building the road.

Hickey thanked John for his report. John asked if money would be available to continue with traffic calming. Hickey stated there is no monies available for the next few years due to the rebuild of N. Triphammer Road. John stated the cost for each road hump. Hickey felt ripples could be placed in at a lower cost. Brown also has figures available for the costs of implementing traffic calming measures. Brown will act as the Board contact person for traffic calming measures.

Klepack moved to close the Public Comment period. Seconded by Brown. All aye.

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**Special Permit No. 1736, Bomax Properties – Public Hearing:**

The first item on the agenda was a public hearing to consider Special Permit No. 1736, Bomax Properties to lease existing space in the building at 2415 N. Triphammer Road, in the Commercial Low Traffic District, to a business that does commercial Assembly Soft Goods, Tax Parcel No. 45.1-1-46.3 A Special Permit is required because this tenancy would constitute a change in the category of use for the building and provision is being requested for additional parking if existing parking is inadequate.

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Paul Russo, Director of Operations for Glyph Technologies, was present due to the unexpected absence of Robert Dean. Russo provided Proof of Mailing to Curtis. Hickey stated a presentation has already been made by Dean and the BZA have given it an approval for the variance. Hickey stated Maxine Dean had the hill behind the building regraded and they have now decided to use some of this area for parking. At the time of issuance of the building permit for site improvement, Curtis stated Maxine Dean agreed to put in grass and ask for a Special Permit at a later date if they wanted to use it for parking as drainage would need to be addressed. Klepack distinctly remembers hearing at a prior meeting by Robert Dean that there was plenty of parking and that would not be an issue. Klepack requested to see drawings of the site. Cross has viewed the site and stated the new parking area is depressed and would act as a catch basin. Cross stated there are drains within the basin and runoff would go through the existing drainage and would not run off the site. Cross stated there would not be additional run-off from the site. Hickey stated that one condition would be that there would have to be an approval from the engineer and his concerns about the low area for the basin could then be addressed by Dean. Cross stated the area is the depth of one car and is the width of the back of the building but he did not know how many spaces that would be, but he guessed about 20 spaces. The actual diagram provided by Curtis showed 21 spaces. Hickey stated a possibility might be to recommend a stone surface rather than a blacktopped surface.

The Board completed the SEQR. Hickey stated the Board is dealing with both the tenancy within the building as well as the parking. A. No B. No C-1 Potential for erosion and drainage problems will be dealt with by the engineer in his report. Russo stated the business uses no heavy equipment and waste material is limited to the corrugated cardboard which is recycled. Russo stated there are currently 26 employees and most of their shipping is through Fed Ex and UPS and they receive about one tractor trailer a week. C-2 None It has been approved by the BZA. C-3 None C-4

There is a change of use but there is approval by the BZA. C-5 None C-6 None C-7 Energy is electric. None D- No

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

The Board then reviewed the General conditions required for all Special Permits. Russo stated there might be a dumpster for recycling material. Hickey requested Dean contact Curtis regarding trash. 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 Brown. All aye.

Klepack moved to approve Special Permit No. 1736 for Bomax Properties to lease existing space in the building located at 2415 N. Triphammer road in the Commercial low Traffic District to a business that does Commercial Assembly Soft Goods, Tax parcel No. 45.1-1-46.3 with the following conditions: 1) Approval by the Village Engineer for parking and drainage; and 2) Approval by the Code Enforcement Officer for trash receptacles. Seconded by Brown. All aye.

### **YMCA Landscaping and Lighting Plan:**

First, the Board reviewed the Lighting Plan although Lighting Plan Commission members Lynn Leopold and Phil Dankert were not present. Curtis stated it was recommended that shields be placed on the lighting. Hickey stated a letter would be needed from Lighting Commission Chairman Dennis Reinhart stating the plan dated 5/24/02 is approved. This will be tabled until the letter is provided.

Next, the Board reviewed the placement of the dumpster on the drawing dated 6-21-02. Curtis stated the dumpster enclosure has become an Eagle Scout project. It is screened on three sides by an arborvitae hedge. The fourth side may be a fence although the Board is uncertain. Curtis stated the Board can recommend deer-resistant plantings of a minimum of 5 feet around the dumpster. Klepack also requested the sizing of the plantings and their spacing.

Paul Grinnell, YMCA Director, answered questions about the dumpster area. He stated it is surrounded by a wooden fence and shrubs on three sides and is open on the front because Superior wants a 20 ft. opening so the workers will not need to get out of the trucks to open the gates. The drawing shows a curb in the front. Hickey recommended something more deer resistant than arborvitae for the 4 to 5 feet shrubbery. Grinnell stated they are also considering barberry shrubs and this was acceptable to the Board. Klepack also recommended junipers. Curtis noted that blue spruce trimmed as a hedge is a possibility. Klepack asked for the size and number of shrubs being contemplated. Grinnell stated the stained fence would serve as the screening but the shrubs are an addition. Hickey notified Grinnell that the Board would be holding off on the lighting plan until they receive a report from the Lighting Commission. Grinnell stated he contacted them a week ago and has not heard back since. The Board then reviewed the Landscape Plan. Hickey stated the drawing shows 5-inch diameter blue spruce with 20 ft. spacing. The replacement tree in the front is also blue spruce. The removed trees are being planted at the end of the sidewalk and others are in the back of the building. Grinnell stated the sidewalks go to the edge of the YMCA property. Hickey stated the Village would continue them later after the Village acquires Graham Road.

Brown moved to approve the YMCA Landscaping Plan as submitted on 6/25/02. Seconded by Klepack. All aye.

### **Storm Water Management:**

Cross passed out a report which he gave to the Mayor a few weeks ago. There are two topics to be discussed: 1) Drainage as it specifically applies to Lansing Trails I and 2) Whether the current language within Subdivision Regulations is adequate or needs changes. Cross has researched the Lansing Trails drainage issues and has come to the conclusion that there are a number of sources for the problems which have generated complaints. 1) Cross stated the first issue pertains to 49 Janivar Drive where there is an existing storm retention pond in the backyard and the water flows under Janivar Drive to the property line of 51 & 53, across the back yard of 51 Janivar Drive and ends up ponding behind 49 Janivar Drive. The amount of water has increased over the years because the water comes from the area which is being developed to the east. Cross reviewed the original calculations from Engineer Frabroni, which was reviewed by Hunt Engineers, and the area from which storm water is intended to be collected is the area from which the water is coming and the detention pond in the back

yard of 49 Janivar Drive is adequate. The original approved plans show the pond to be on 47 Janivar Drive. Cross stated it was actually built on 49 Janivar Drive and discharges at 47 Janivar Drive. Cross stated the pond was functioning as it was intended and would have caused the same problems if it were built on another lot. Hickey wanted to know if the drainage from Lansing Trails II would cut off some of the flow onto this property and Cross stated it would. 2) Cross stated the second complaint is from the owner of 55 Janivar Drive who has water that runs in a sheet flow across her driveway and into her garage. Cross stated the grading around the property was done incorrectly and it is a localized issue and not part of the subdivision drainage issue. 3) Cross stated the owner of (Address) is concerned about the sheet flow of water across the open field behind his house in times of extreme rain which runs off onto his property. Cross stated as houses are built in that open field, the water running onto (Address) will be reduced. Hickey spoke about the ditch Ivar Jonson built in a prior year when there was a similar problem affecting other properties and water was then diverted to the creek. It was a solution that worked. Cross stated this could be done again and Jonson has already attempted to do this for this property. Cross states it appears to work and diverts the water into the swale, but the owner does not like it in the swale between the two yards. 4) Cross stated there is a large acreage of land to the east between John Piscopo's house and Bomax Drive. This encompasses about 50 acres which will be Lansing Trails II. The water from this acreage concentrates near the berm by Piscopo's house. Cross stated this could be diverted to the south but some could naturally go to the north. This stream turns towards Wakefield Drive and goes by Mike Aulbach's house, under Graham Road or Votapka Road, and then down through the Apartments. Hickey stated a possibility might be to run a culvert down Votapka Road and then run it into the storm sewers on Graham Road. Curtis stated a culvert might not even be needed. Hickey felt the engineers should look into this. Cross felt there is a lot of vertical drop and there is not much opportunity for a retention area. Cross would like to see the water above Piscopo's diverted into the stream on the property the Village was deeded by the Edelmans and then it would naturally take its course. Cross will continue his research on these drainage issues. In summary, Cross sees four separate drainage issues from the Jonson development. Cross stated Fabbroni and Ivar Jonson are remedying these problems. Mayor Hartill is also meeting with Ivar Jonson to find solutions. Piotr Paraseiwicz informed the Board of the original plans with the pond being on another lot. Paraseiwicz is installing a pool and now would be a good time to remedy this problem. Hickey recommended Paraseiwicz work with Cross to see everything is done to everyone's advantage and it meets his approval. Cross looked at basic plans of Paraseiwicz that would take the pond and move it to a space along the property line between 51 and 53 Janivar Drive. Cross stated no hydraulic calculations were required and he concurred the relocation would work but would require three property owner's involvement. Paraseiwicz wants to see this resolved. Paraseiwicz stated the third property owner is also in agreement with this solution. The Board discussed whether an easement is in place for the Village to access this pond and whether a new one would be required. Troy recommended papers be given to him for his review. O'Neill is willing to cooperate to get this done and is willing to provide his share of the costs but he does not want liability issues to arise from this. Paraseiwicz's attorney has told him "he should not mess with this". Troy stated if the three property owners are willing to share the costs and do the work and are willing to provide an easement if necessary, then the Village would be agreeable to this solution if it meets the approval of the village Engineer. Troy also volunteered to speak with their attorneys if needed. Curtis stated a permit is needed for site work. Troy again restated the Village cannot spend public funds on private property. Curtis would need a permit signed by Paraseiwicz and Huang and he would give it to Cross for review. There must also be something on the deed so it will run with the property for future owners. Hickey stated the plat might also need to be modified. Curtis stated this would be in the form of a covenant or easement to the Village. Curtis stated the Village could waive the subdivision fees for a plat amendment. Troy stated Jonson could also be approached for the subdivision fees. Cross stated Fabbroni might also be able to modify the plat. Curtis stated he could begin his review as soon as he receives the permit application.

Cross also wanted to address the drainage regulations enforced in the Subdivision Regulations. He felt language can be added to the codification at this time. He considered whether the current regulations are sufficient. Cross believes the methods currently employed by developers is newer than that used in the Lansing Trails project. Cross feels the language is working and would be adequate and sufficient.

#### **CLT Uses:**

This will be postponed until a full Board is present. Hickey stated the BZA approval for Glyph Industries for the CLT District reflects a concern for both this Board and the BZA. New technology has produced uses that don't fit easily into the categories written into the Zoning Law 26 years ago. Hickey feels CLT uses should be reviewed to accommodate these changes and allow for more flexibility where appropriate. Hickey and Curtis have discussed

warehousing and storage which might be better deleted, as well as commercial soft assembly which is confusing. Hickey stated commercial light assembly would fit many things and better examples could be given. Troy stated there would need to be an amendment to the Zoning Law definitions (Section 603) and then Section 202.07. Hickey listed this as a goal for the Planning Board.

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**Comprehensive Plan Amendment – Tree Inventory:**

Hickey stated that Brown has written a statement to be placed in the Comprehensive Plan. “A partial inventory of important trees located on Village property has been completed. Compiled by a forester, it identifies the trees, their location and their condition. This will facilitate the maintenance of healthy trees and the removal of dead trees and dangerous limbs. In addition, as roadways are improved and sidewalks installed mature trees on Village or private property will be incorporated in the design to the greatest extent possible.” The inventory would be an attachment or there could be information about where it could be found, possibly with Superintendent of Public Works Dennis Reinhart. Curtis will see if Trustee Fresinski can place it on the web. Hickey stated that the 8 new trees on Cinema Drive need to be added to the list that Clerk Dake has.

**Planning Board Goals 2002-2003:**

This will be placed on an agenda when a full Board is present.

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**Tropics for InService Training:**

Hickey felt a program on traffic calming measures would be good. Curtis recommended Steve Horn from the County ITS to discuss the GIS technology and mapping available through their office. Klepack wanted to hear more on parking lots. Hickey will contact Joanne Cornish, Deputy Planning Director for City of Ithaca, to see if they might be willing to talk about how the City reviews parking lots. Curtis stated Jim Bold’s presentation on the Destiny Mall in Syracuse is interesting. Hickey stated Bold could also give his perspective on dealing with Planning Boards. Klepack would also like additional information on SEQR, as well as architectural guidelines (Colonie Design Guidelines) and view protection in the Smoky Ridge area. Hickey stated an architectural review board can give professional input to the Planning Board. Curtis would like to hear from the individual acting as the County Planning circuit rider and his view of the role of the County Planning Department and 239 reviews.

**Approval of Minutes – June 10:**

Held over until there is a quorum present to vote.

**Reports:**

*Trustees:* None

**Other Business as Time Permits:**

Hickey stated another goal should be the intersection of Cayuga Heights Road and Route 34. Klepack would like to see visual impact inventory as another goal.

**Adjournment:**

Klepack moved to adjourn the meeting at 9:40 P.M. Seconded by Brown. All aye.

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