

**Village of Lansing
Planning Board Meeting
August 12, 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, Phil Dankert, and Maria Stycos; Trustee Liaison Lynn Leopold; Attorney Bill Troy; Village Engineer Brent Cross; and Code Enforcement Officer Ben Curtis.

Public Comment:

Hickey opened the Public Comment. No one was present who desired to address the Board. Dankert moved to close the Public Comment period. Seconded by Brown. All aye.

Special Permit No. 1748 – Cayuga Medical Center Addition – Public Hearing:

The first item on the agenda was a Public Hearing for Special Permit No. 1748, Cayuga Medical Center to construct additions totaling approx. 2640 sf on their existing Convenient Care Center at 10 Arrowwood Drive, in the Human Health Services District, Tax Parcel No. 45.1-1-57.3.

Hickey noted there has been a revision in the site plan and the revised site plan was distributed at the meeting. Holt Architect Paul Levesque made the presentation. The modified site plan has revisions which impacted the site less and still provided the needed parking spaces. The larger addition will accommodate outpatient imaging and the other addition will accommodate the registration area. Hickey questioned how the 148 parking spaces were calculated. Levesque responded there are currently 124 spaces and it was determined another 16 spaces would be required to provide for increased demand and not pave more parking spaces than were needed. Joe Fitzgerald, Vice President of Cayuga Medical Center, stated they took the numbers of users as well as employees for a typical day and added them together to determine that approx. 140 spaces are needed on any given day. Hickey stated the Village uses a different formula to determine the number of required parking spaces. Curtis stated that for a hospital or clinic actual spaces needed could be calculated based on available data as they had done, but for a doctor's office, another method is used to determine the number of parking spaces based on number of doctors and number of employees. Hickey just wanted to know the comparison of parking spaces based on the formula for doctors' offices and for regular offices in the Zoning Law versus the need basis calculations. Fitzgerald stated that based on each 200 sf requiring a parking space, there would need to be 163 spaces and they are requesting 140 spaces based on their calculated demand need. The formula for doctor's offices is 4 spaces per doctor and additional spaces for employees. Hickey asked about the possibility of growth and the need for additional parking and Levesque stated there is room for additional parking which would be in the area of the mature vegetation but they would prefer this area to remain as is.

Troy noted that the number of parking spaces indicated on the plans is inconsistent. The Board will be basing this application on 141 parking spaces.

Cross reviewed his engineer's report dated 8/12/02. Cross's concerns about the parking areas are now moot as the new plans corrected the problems on those previously submitted. Cross had questions about the shape of the building and the new drawing is more detailed. Levesque stated the final design of the building is incomplete and may or may not have a curved wall, but he could guarantee a set distance from the building to the paved area. Regarding drainage, Cross stated there is not a significant amount of added impervious surface and the detention pond was resized during the Surgi-Care project, but he would like TG Miller to review the plans and make a brief review of the site to verify the pond is adequate. Cross would also like a final grading plan for the area near the existing storm drain. Cross noted the new plan depicts a dumpster and he would request an architectural detail of the enclosure. Cross would also like a site lighting plan and Levesque responded that a full set of plans would be forthcoming. Finally, Cross stated all utilities are already on the site but he would require that the owner provide a statement as to the expected effect on water/sewer usage.

The Board reviewed the SEQRA Part II. A – No B – No C1 – The applicant's engineer will review the drainage calculations and submit them to the Village Engineer to insure there are no drainage problems resulting from this

action. C2 – None C3 – None C4 – None C5 – None C6 – None C7 – None D – No E – No.

Brown moved that this proposed action will have no significant adverse environmental impact. Seconded by Dankert. All aye.

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

Hickey stated there will be conditions which need to be met prior to issuance of a permit or in some cases a CO: 1. Submission of a larger version of the Landscape Plan, as well as the dumpster enclosure and approval by the Planning Board. 2. Submission of certification regarding adequate storm water detention and a grading plan, prepared by their Engineer and approved by the Village's. 3. Submission of a Lighting Plan. 4. Submission of a letter regarding the proposed water/sewer usage.

Hickey noted that the Board has received the 239 Review from the County Planning Department and they have no objections.

Brown moved to approve Special Permit No. 1748 for Cayuga Medical Center to construct additions totaling approx. 2640 sf on their existing Convenient Care Center at 10 Arrowwood Dr. in the Human Health Services District, Tax parcel No. 45.1-1-57.3 with the conditions noted above. Seconded by Dankert. All aye.

Final Plat Approval – Belcher Subdivision – Public Hearing:

The next item on the agenda was Final Plat approval of the Belcher Subdivision, a minor subdivision dividing an approx. 3 acre lot into two parcels the smaller of which is to be merged with an adjoining lot. The lot to be subdivided adjoins the parcel known as 1044 Cayuga Heights Road in the Low Density Residential District, Tax Parcel No. 43.1-1-10.2. Board members have a new survey map stamped "Preliminary", dated 10/4/93. Parcel A would be a non-conforming lot because it does not have 60,000 sf. and the Board is looking for some assurance that Parcel A will be joined to the existing property labeled Wray but currently owned by Richard Durst. Don Crittenden, attorney for Mr. Belcher, stated he has spoken with the Durst's attorney and they would like to combine this parcel with what they currently own to provide a buffer along Route 34 and also to help reduce the price for the young couple purchasing the Belcher property. Hickey stated conditions will be needed for approval of this subdivision. First, prior to his signing the mylar, the line between Parcel A and the Wray or Durst property must be officially removed or notation that both parcels have been combined. Curtis stated that when the deed is recorded at the County Clerk's Office, the County Clerk's Office will send the information to the Assessment Dept. causing them to combine the parcels into one lot. Troy will assist in getting this done. Hickey also noted the second line on the Belcher property going to the center line of Cayuga Heights Road needs to be amended to extend only to the r.o.w. TG Millers will assist with the survey maps.

Troy noted for the record that he learned today that one of his partners is involved in this purchase but feels it will not interfere with any counsel he may give the Board.

Hickey asked for a motion to approve the final plat for the Belcher Subdivision with the understanding that Hickey will sign the final plat when Parcel A is combined with the Durst property subject to the Village Attorney's approval.

Special Permit No. 1751 – Lowell Garner – 10 Pembroke Lane:

Hickey noted this is the second meeting at which this project is being discussed and a public hearing has been held previously. Hickey had 2 letters copied to be entered into the minutes. The first is from Robert Nevin and expresses his concerns about the condition of the gorges and their maintenance. He requests tree branches be removed from the gorges as they may cause flooding if they block the culvert going under the old railroad bed. The second letter is from Carolyn Kenyon and states her concerns about erosion and destruction of the gorges. Hickey has responded to both letters.

Hickey got the plat for the McLain Subdivision and showed it to the Board for their review. There is only one stream

on the McLain Subdivision and it is Kate's Hole. The other waterway is a drainage way which is from the south side of Oakcrest Road.

Members received a revised site plan. Lane Chambliss, architect for the project, showed the changes to the building site where the building was rotated 12 ft. to increase its distance from the stream. The house setback is 50 ft. from the center of the drainage way. Stream banks are also noted on the new plans.

Stycos asked about all the trees on site marked with the blue Xs. Garner responded that he asked to have all trees marked which are potential lumber. They are planning to take out a few large trees in order to build the residence. Chambliss stated that two red oaks may remain as the residence is being reduced 3 ft. on two sides. Brown is concerned that the removal of large trees would cause more runoff. Cross stated that there are grasses which provide better water absorption than large trees.

Hickey noted that there are concerns which need to be addressed: erosion, drainage, landscaping and possibly terracing. Hickey stated more information is needed in these areas to convince the Board that the proposed actions will not be detrimental. Brown would like to see the house moved closer to the road and further from the creek and would support the needed variance. Stycos was in agreement. Garner stated there are many large oaks in that area. Hickey also noted the elevation changes on the parcel and the requirement to disturb more soil if the house were moved closer to the road. Cross feels the lesser amount of soil disturbed, the better. The Board discussed this issue and decided it was better not to have the residence moved as more erosion might occur.

The Board is asking for a more detailed erosion control plan for during construction as well as in the future. The Board would also like to see a Landscape Plan showing which trees are being removed and what the replacement ground cover, shrubs and trees would be. Hickey noted the requirement for a drainage plan to show drainage off the house as well as the site. The Board would also like to know what will happen to the tree tops when the larger trees are removed. Garner stated the small trees would be removed from the site as he does not want brush piles.

Hickey noted the action is exempt under SEQR Review because it is a one-family residence. Hickey would like to do the review anyway though because the residence is in a unique natural area. C1 – Yes, but the conditions pertaining to erosion, drainage and landscaping will mitigate the concerns of the Board. Brown asked if there is follow-up on the landscaping. Hickey stated he and Klepack review the site a year after completion to check-up on the landscaping. C2 – assessments were done to identify rare flora and fauna but there were no archeological reviews. C3 – Robert Wesley did a survey for flower species and indicates none in the subdivision and his letter can be placed in Garner's file. C4 – It is a residential house in a residential neighborhood. C5 – There are 4 or 5 lots remaining and they will probably be developed at a later date. C6 – None C7 – None D – None E – Yes, the letter are incorporated into the minutes and the Board did its best to mitigate the concerns.

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

Conditions for approval: 1. Storm water run-off, drainage, erosion control plans both during and after construction, subject to approval of the Village Engineer. 2. Landscaping Plan to include ground cover and terracing. 3. Tree removal plan prior to issuance of CO.

Dankert moved to approve Special Permit No. 1751 for Lowell Garner, 10 Pembroke Lane with the conditions noted above. Seconded by Brown. All aye.

Hickey provided members with a Visual Impact Assessment Form and requested members use it for homework regarding this project to see how they would complete the form and whether it meets their needs.

CLT Uses:

Hickey noted that before proceeding, the Board needs to consider breaking the area into two parts – CLT1 (area east of N. Triphammer Rd. & north of Oakcrest Road, to include Craft Rd. and CLT area including Village Office Campus)

and CLT 2 (area west of N. Triphammer Rd. & south of Oakcrest Rd.). CLT1 would have no changes to permitted uses but CLT2 would include small retail stores. Guidelines: A. Proposed use is of similar architectural scale to existing development in district or will use an existing building for its purpose. B. Access to proposed site must be from a site in CHT District. C. Anticipated noise and congestion by use will be comparable to levels created by uses permitted. D. Proposed use will not attract large volumes of traffic nor require more than one curb cut. E. Minimum visual and functional conflict will be created between proposed use and nearby uses. F. Minimum buffer is 25 ft. Hickey noted this is insufficient and needs to be increased to 75-100 ft. G. No access to Oakcrest Rd. H. All parcels must be consistent with Section B, Design Guidelines, CLT, Comprehensive Plan, Appendix E 6/01. I. Minimum lot area of 7500 sf. and lot coverage to be building 20% and impervious material 70%. Hickey noted that lot size needs to be reviewed for square footage of individual tenants to provide for a variety of businesses. Stycos would like to see the architectural style improved and Hickey would like to see such a provision added. Troy noted that Klepack is working on this. Brown is unsure if separate buildings on separate lots is practical.

Board members will focus on refining Guidelines A-I for the next meeting and will look into types of uses.

Cayuga Heights Road & E. Shore Drive:

Although not on the agenda, Hickey provided members with a conceptual map done by Dave Herrick at TG Millers depicting the Cayuga Heights Road/East Shore Drive intersection. One route depicts entering East Shore Drive at a right angle to Cayuga Heights Road and is the favored by TG Millers. This solution would be 500-600 feet long, would have 15 ft. of grade change, and would have a radius of curve of 180 feet which is similar to the curve on Graham Road near the apartments. This solution would need approval by the State. The other route is the solution proposed by the Mayor with Cayuga Heights Road entering onto Burdick Hill Road. This solution would be 1300-1400 feet long, would have 30 feet of grade change and would cross a UNA, a gorge, and require acquisition of land.

New York State Planning Federation Conferences:

Hickey stated Klepack was interested in attending two days. Curtis, Dankert, Hickey and Stycos are interested in going for one day.

Reports:

Trustees: Hickey stated the last meeting was a joint meeting with the Town of Lansing. Hickey was impressed with the discussion regarding sewer issues. Hickey stated the Town needs action to continue the process as it has been dragging along for five years. Hickey sees action in September as the Town and Village are anxious to proceed. Cross stated the Town is expecting action before the elections this fall. Town Board Supervisor Steve Farkas and Member Bud Shattuck have expressed an interest in having the two planning boards meet to review the town ordinance for zoning on the southern end of the town. This meeting will probably be in September. Hickey will make arrangements by contacting Viola Miller.

Hickey stated the Board of Trustees has passed a resolution to support the creation of an Empire Zone in Tompkins County. The Village is creating them in the Business & Technology Park and Bomax. Hickey also questioned whether Deanco would be eligible for this. Leopold will bring this up to Mayor Hartill. Curtis also questioned whether the Guild Commercial Park could be included and Leopold will also bring this up.

Deer: Brown met a man from the Cayuga Heights Deer Control Committee and she learned a great deal of information. Brown stated a private donor has provided some of the funding and Dept. of Natural Resources and Cornell University are working together to trap and sterilize female deer. Brown also stated it is illegal to feed deer in New York State. Hickey told Brown to notify Willard to place an article in the Newsletter. Troy will research this to make sure the information is accurate.

Environmental Conference:

Hickey stated there is conference on environmental topics being held in early October in Corning. This Conference is held by the NYS Association on Environmental Management Councils. Curtis will have copies of information for those interested.

Next Meeting:

Hickey will miss the next meeting and will ask Klepack to chair it.

Adjournment:

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

-