

**Village of Lansing
Planning Board Meeting
November 11, 2002**

The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by Ned Hickey. Present at the meeting were Planning Board Members Doris Brown, Carol Klepack and Maria Stycos; Trustee Liaison Lynn Leopold, Attorney Bill Troy; and Code Enforcement Officer Ben Curtis.

Public Comment:

Hickey opened the Public Comment. As no one was present who desired to address the Board, Klepack moved to close the Public Comment period. Seconded by Brown. All aye.

Public Hearing - Special Permit No. 1748 Amend., Cayuga Med. Center:

The first item on the agenda was a Public Hearing for Amendment to Special Permit No. 1748, Cayuga Medical Center to increase the size of previously approved additions on their Convenient Care Center at 10 Arrowwood Drive, in the Human Health Services District, Tax Parcel No. 45.1-1-57.3 from approx. 2640 sf to 3200 sf.

Proof of mailing was received.

Paul Levesque II, Holt Architects, explained that the requested increase of approx. 560 sf. was due primarily to the actual size of the equipment to be used. The exterior elevations of the building have been revised to accommodate window placement and the addition of a skylight which will make it easier to place and remove the equipment through the roof. Levesque also provided a letter from David Herrick, of TG Millers, regarding storm water management on the site. Levesque also has the information on sewer units requested by Engineer Cross. Peter Trowbridge, a consultant for Holt Architects, spoke about the impervious areas (2.67 acres) of the site. Trowbridge stated the original calculations for the existing detention pond were based on a larger facility and more parking (impervious area of 2.83 acres) than was or will be built with the proposed additions so the detention area was previously oversized and will continue to be so. Hickey stated since Engineer Cross was not present at the meeting, one condition of approval would be to get his review and approval of Herrick's submittal.

Since no one wished to speak, Klepack moved to close the Public Hearing for Special Permit No. 1759. Seconded by Brown. All aye.

Hickey stated that when reviewing the original proposal and this amendment, the total of square footage for the three large buildings shown on the plans remained the same. For accuracy of the Village record, a plan with the correct floor area will be required reflecting the additional 550 sf.

Klepack stated she liked the abundance of trees throughout the parking lot. Hickey noted there were about 140 trees for 141 parking spaces. Trowbridge was requested by Cayuga Medical Center to plant species in the retention area for ease of maintainability as well as to screen the parking area. Additional trees are also proposed to screen the mobile MRI unit.

Curtis stated the Board has received the County 239 Review and there were no concerns expressed.

The Board discussed the sign at the entrance to Convenient Care. There have been concerns regarding its size, color and visibility. It was suggested that having a sign in the Town of Ithaca for those approaching from the south on Warren Road would help matters. Levesque will discuss this with the Town of Ithaca and Cayuga Medical Center.

The Board then reviewed the SEQRA Part II. A- No B - No C-1 No, Hickey stated the storm water management plan would be subject to the approval of the Village Engineer. C2- None C3 - None C4 - None C5 - None C6 - None C7 - None, the existing service is sufficient for radiology equipment. D - None.

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

The Board then reviewed the General Conditions for all Special Permits in Section 304.05 of the Zoning Law. Klepack asked about the status of walkways in that area. Hickey responded that John Majeroni, Cornell Real Estate, has reported that sidewalks will be placed on the south side of Arrowwood Drive when the land to the east is developed which will probably occur when sewer permits are available. Klepack moved that the applicant has met the General Conditions of Section 304.05 of the Zoning Law. Seconded by Brown. All aye.

Klepack moved to approve the amendment to Special Permit No. 1748 for Cayuga Medical Center to increase the size of the previously approved additions on their Convenient Care Center at 10 Arrowwood Drive subject to the condition of approval by the Village Engineer of drainage. Seconded by Stycos. All aye.

Hickey noted that the Landscape Plan was addressed and is approved with the screening around the dumpster which will be screened but not relocated. Hickey also noted that once the landscaping is completed, he and Klepack will inspect the plantings. It is also not necessary to approve a Lighting Plan as there are no significant changes.

911 Center – Continued Discussion:

Steve Whicher, County Administrator, as well as County Board Member, Barbara Blanchard, and Mikel Shakarjian from the County Administrator's office were present. Whicher updated the Board on the project. A primary issue was controlling the storm water runoff and providing a detention pond. Whicher stated detention pond has been designed by TG Millers and detailed plans and data have been given to Engineer Cross. Whicher stated when the SEQRA is nearly ready for submission, there will be a copy of this data provided to the Village for its files. Whicher stated it is not necessary to get approval tonight. Hickey stated the Board would hopefully finalize this at the Nov. 26 meeting.

Whicher stated the number of driveways needed was considered. Whicher had previously stated one could be eliminated and has now determined that this cannot be done. The first driveway from the south is the main entrance and must remain. The second entrance goes to the service bay and will be used by fire engines or emergency vehicles only. Whicher stated this one would be used for one or two vehicles per day, but was critical to the operation of the facility. Hickey recommended this entrance be clearly marked with signage for emergency vehicles only. Whicher stated the third driveway is an entrance to the old CFR lot and is needed to allow for ease of plowing and as a staging area for the runway in an emergency. Hickey stated the third entrance should be marked and employees could use the emergency driveway to get to the parking or staging area. Employees will generally use the northernmost driveway entrance to the existing CFR parking lot. The safety concern is that there are three driveway entrances in a close proximity to each other. Hickey stated a removable temporary sawhorse or signage could possibly solve the problem by restricting use except in an emergency.

The 80-100 ft. tower location being discussed by the County is south of the first driveway near the edge of the building. Whicher stated it will probably be freestanding latticework. Curtis reminded Whicher if it does not collapse into itself, the drop zone must be maintained. Whicher stated the issue of the building and the issue of the tower are being handled separately.

Troy asked about the turning radius necessary for the firetrucks exiting the service bay going to the right. Whicher stated this has been taken into consideration and the driveway has been designed to accommodate them.

Hickey asked about the impact of drainage. Whicher responded that there should be none because all the impervious surfaces are draining into the retention pond. Shakarjian reported that the flow rates have been calculated and after 6-12 hours the exiting water goes into the ditch. Flow rate calculations will be provided to the Board and the Village Engineer as part of the final submission. Whicher stated the rate of storm water runoff is controlled by the outlet.

Hickey asked about a Landscape Plan. Whicher responded as much as the County can afford will be installed. Blanchard stated it will be worked on eventually. Hickey stated the Board would not hold up the project for a Landscape Plan and a conditional approval could be given until the spring when the final work could be completed and a CO issued. Blanchard stated Tony Egner is modeling this detention area after the airport detention area which he

also designed. Whicher stated there would also be stones in the culvert area to further slow discharging water.

Hickey stated that the following will be needed for the meeting of Nov. 26: SEQRA, review and approval of drainage by Cross, letters from County to the Army Corp of Engineers and DEC applying for their approval, and proposed signage for entranceways (Blanchard stated no signage will be placed on the road or building that would call attention to its function). Blanchard asked when materials will be needed and Curtis stated it is best to have them at the Village Office by Thursday Nov. 21st so packets can be assembled and distributed to Planning Board members on Friday.

Leopold asked about the size of the building. Whicher stated the numbers have gone up and down and he thinks it will remain at about the original 14,000 sf. Whicher stated that if the state wide network joins them the building size may increase to the north. The Sheriffs' Office will remain where it currently is located. Whicher also stated some of the equipment on the sheriff's pole will move to the new site. Verizon will remain on the Sheriff's tower.

Hickey noted that the type of tower will also need to be determined to see if a drop space will be required. Whicher stated the building needs to be finalized first and then the tower will be erected under another permit.

Klepack asked about snow storage plans. Whicher stated there will not be a problem because one parking lot will be plowed off the edge and the other can be plowed toward the detention pond.

CLT Uses and Definitions:

Hickey stated a resolution needs to be given to Troy to remove warehousing/storage/distribution from the CLT District in the Zoning Law. Brown questioned why warehousing is being eliminated since it is low traffic. Klepack felt leaving it in could leave the Village open to something big and unattractive. Brown would rather see a list of criteria rather than specific uses which are or are not allowed. Klepack moved to request Attorney Troy prepare an amendment to the Board of Trustees to eliminate warehouse/storage/distribution in Section 202.07 of the Zoning Law. Seconded by Stycos. All aye.

Troy has drafted the resolution and will send it to the Board of Trustees for the Nov. 18th agenda and possibly a Public Hearing on Dec. 2nd.

Hickey stated the Board also desires to clarify the existing ordinance for CLT and CHT uses. Personal services will be divided into those permitted in CLT (Secretarial, printing, multi-copying, administrative, adult education & training, barber, photography, physical therapy and tailoring) and CHT (Laundromat, cleaners, and banking [drive thru]) Office/studio is the same in CLT and CHT (Architect, insurance, lawyer, realtor, doctor, dentist, veterinarian, optometry, art/dance, bank [administrative]). Food preparation/restaurant for CLT include restaurant and employee cafeteria. CHT would include these uses as well as bar/tavern, drive thru, drive in restaurant and carryout service. Hickey also noted that any uses that are proposed for the CLT District must be consistent with the architectural guidelines listed in the Village CLT Design Guidelines and must have traffic generation figures that are consistent with the traffic generation figures that exist in the CLT District. Stycos would like to see the maximum traffic projected if all the property in CLT and CHT are built out to their maximum potential. Hickey stated the consultants for N. Triphammer Rd. will gather data on peak hour traffic. Projections will be made for the future using growth factors and it is hopeful the road will function at a level C or better for 20 years.

Hickey also reported he has spoken with Viola Miller regarding a 55 unit subdivision. Hickey was also approached recently by Ivar Jonson to increase the density or number of residential units for his property. Hickey stated it is approved for 50 or 60 units and the density cannot be increased. Jonson said he will call the Mayor regarding this. Hickey also feels there will be a lifting of the moratorium for sewer units within the next 18 months. Hickey also feels there is a pretty good chance Mr. Horowitz of Sun Downs Farm may approach the Village.

Stycos distributed a letter for Board review which she is ready to mail to the planning consultant for Cooperstown. She is asking them to share the questionnaire they used when developing a GEIS for that community.

Zoning Map Replacement:

Hickey stated Curtis must currently use a zoning map which was officially adopted by the Village in 1979 to determine which streams are in the Conservation Combining District. Hickey stated there is a new map which has come from the Tompkins County Planning Dept. Curtis stated streams in the Conservation Combining District of the Zoning Law are defined as those designated on the official zoning map. When Curtis dealt with Chris Maiers who is building two houses on Coventry Walk, there was a stream designated on the 1979 map which meant that one of the houses would require Special Permit approval. Curtis went there to measure the distance to the stream and discovered there is no longer a stream there. This is probably also true of other areas in the Village. Hickey stated construction has changed the drainage patterns in the Village and the new map is more accurate than the 1979 map and the Village should adopt the newer map. Hickey stated this would have to be a recommendation to the Board of Trustees. Curtis noted that some of the streams shown on either map are little more than drainage ditches with intermittent flow which in most cases should not require special permit approval for construction of homes. Hickey stated periodically this map may need to be reviewed or updated. Curtis stated UNAs are on the map but that steep slopes are more difficult to show.

Open Space:

Hickey would like to see 50 ft. on each side of a stream designated as open space and preserved from development. Hickey stated there are two ways the Village can obtain open space: purchase the development rights or cluster housing with deed restrictions. Hickey stated that in past two special permit approvals for the Conservation Combining District the Planning Board had required construction be no closer than 50 ft. to the streams. Hickey spoke about creating classes of open space, ie. Class 1 might be all stream corridors within 50 ft. of a stream and Class 2 might be viewsheds or steep slopes. Klepack is concerned about having classified open space on her property because it sounds like the government is taking control of her property. Stycos feels placing restrictions are important for community values. Curtis stated that streams differ and the one near Moldflow for example has been put underground and is very different in character from the streams in Twin Glens. Hickey wants to see open space preserved, not only in stream corridors, but wooded and scenic areas as well because the open land in the village is rapidly disappearing and may be gone in another twenty years. Hickey has sent an e-mail to Mayor Hartill regarding open space and is awaiting his response on how to proceed. Hickey feels the 6% recreation set aside for subdivisions is not adequate and that open space is different and should be preserved in addition to the 6% requirement. Hickey has spoken with Troy and is reviewing the provision in the Subdivision Law regarding clustering but there does not seem to be a provision to force the developer to cluster. This will be something for the Board of Trustees to consider. Troy stated clustering can be mandated under state law but the Village's law does not currently require the developer to cluster. Hickey stated the Town of Ithaca mandates clustering. Hickey copied the Town of Ithaca section on open space for the Board's review. Hickey will await the response from the Mayor with regard to mandated clustering. Hickey stated Viola Miller is not favorable to the clustering concept because she would like individual larger lots and homes. Curtis noted the Miller proposal is for 55 lots and that when Hickey and Halevy reviewed the site they had determined that 98 lots could be developed at that location so this is already a great reduction.

Hickey distributed copies of the e-mail he received from Piotr Parasiewicz with an American rivers report. Hickey copied the executive summary on preserving open space for the Board as well as the Board of Trustees.

Curtis also spoke about the need to preserve hedgerows as corridors for wildlife. Hickey stated open space includes ponds, viewsheds, wooded areas, streams and steep slopes. Troy made it clear that open space is not open to the public as is recreational space. Curtis also feels urban forestry should be discussed in conjunction with this topic.

Hickey stated he will await word from the Mayor regarding open space. Leopold recommended the Trustees be educated on this. Hickey feels many village residents are interested in this. Hickey wants the Board of Trustees to give their approval of the concept of mandated open space and then Hickey and the Planning Board will proceed.

Troy stated he and David Dubow have been involved with Ken Horowitz of Sun Downs Farm as a client and he feels it may become a conflict of interest at some point.

Comprehensive Plan Review Assignments:

Hickey has assigned chapters to each Board member: Population & Economic Profile – Tompkins County Planning Dept. & Hickey; Resources – Brown; Housing – Curtis; Commercial & Business Centers – Klepack; Transportation –

Stycos; Community Facilities – Dankert; Goals & Recommendations – All; Village Plan – Hickey & Others; Capital Plan – Mayor.

Hickey stated if any member needs assistance with telephone calls or information to be tracked down, call either Willard or Dake. Hickey can also help as needed. This is a long-term project to be completed in 2004 or 2005. Klepack noted that this first step, the general review, is due by Jan. 2003 to begin the process.

Approval of Minutes – Oct. 29:

Klepack moved to approve the Oct. 29 minutes as revised. Seconded by Stycos. All aye.

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Adjournment:

Klepack moved to adjourn the meeting at 9:45 P.M. Seconded by Stycos. All aye.