

**Village of Lansing
Planning Board Meeting
October 28, 2003**

The meeting of the Village of Lansing Planning Board was called to order at 7:34 P.M. by Ned Hickey. Present at the meeting were Planning Board Members Doris Brown , Phil Dankert, Carol Klepack and Maria Stycos; Alternate Planning Board member John Piscopo; Trustee Liaison Lynn Leopold; Village Attorney David Dubow; Village Engineer Brent Cross; Code Enforcement Officer Ben Curtis; and members of the public.

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Public Comment:

Hickey opened the Public Comment period.

Marty Christopher, candidate for Lansing Town Board, introduced himself.

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

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Special Permit No. 1875, Ross, single family residence, Public Hearing:

The first item on the agenda was a Public Hearing for Special Permit No. 1875, Jim and Nancy Ross, to construct a single family house at 95 Graham Road in the Medium Density Residential District, Tax Parcel No. 46.1-1-6.2. Because construction will occur within 200' of the centerline of a stream included in the Conservation Combining District, Special Permit review is required pursuant to Section 202.12 of the Village of Lansing Zoning Law.

Prior to the meeting, Board members received a copy of site plan as well as sketches of the building. Hickey then distributed pictures of the site for Board review. Hickey stated the Village Law states that any building in a Conservation Combining District must have a SEQRA review, but SEQRA specifically exempts construction of one and two family residences. It would be permissible, however, to use the questions from a SEQRA review to make a local determination of potential adverse environmental impacts. Hickey reviewed the SEQR Short Form Part II questions. C1 – the closest corner of the residence will be 90 ft. from the stream. C2 – None C3 – None C4 – Single family house in a Residential District. C5 – None C6 – None C7 – None. There being no Board members who disagreed with these findings, Hickey concluded, with the unanimous approval of the Board, that there would be no negative environmental impacts.

Klepack had a question about the slope of the parcel. With the help of the building contractor, Gary Horner, Board members reviewed the contour lines for slope on the parcel.

Hickey opened the Public Hearing. John O'Neill asked if this residence would be connected to the public sewer and water; the answer was yes. As there was no one else wishing to speak, Dankert moved to close the Public Hearing. Seconded by Klepack. All aye.

The Planning Board then reviewed the General Conditions for all Special Permits in Section 304.05 of the Zoning Law. It was noted that the applicant has already received a sewer permit.

Klepack moved that the applicant has met all the General Conditions for a Special Permit under Section 304.05 of the Zoning Law. Seconded by Brown. All aye.

Dankert moved that the applicant has satisfied all the conditions of the SEQR Environmental Review C1-7. Seconded by Klepack. All aye.

Klepack moved to approve Special Permit No. 1875 for Jim and Nancy Ross to construct a single family house at 95 Graham Road in the Medium Density Residential District, Tax Parcel No. 46.1-1-6.2 subject to the following two

conditions: 1) subject to the approval of the Village Engineer for all drainage from the residence to the stream as well as erosion control measures and 2) Submission of a Final Subdivision Plat, approved by the Village Attorney, signed by the Planning Board Chairman and filed at the County Clerk's Office. Seconded by Dankert. All aye.

Bolton Point Landscape Plan:

The next item on the agenda was the Bolton Point Landscape Plan which was not submitted previously and was a condition of Special Permit #1834 previously granted for the addition to the SCLIWIC water plant and office building. Hickey had been concerned about the number of trees being removed. The Planning Board recommended they be replaced and Bolton Point is now agreeing to plant 30 different trees in place of the 22 trees which were being removed. Hickey also noted the front of the property along E. Shore Drive which was previously unscreened will now have a buffer of trees. There are also flowering pears proposed on the site. Board members were pleased with the Landscape Plan. Klepack moved to approve the Landscape Plan for Bolton Point as submitted by Hunt Engineers. Seconded by Stycos. All aye.

Board members were uncertain if a Lighting Plan was ever reviewed. Curtis felt the Lighting Plan has been reviewed by the Lighting Commission and Dankert concurred.

Airport Combining District, Review Letter:

Hickey stated the Board wanted to review the Airport Combining District requirements. The Board asked that the airport manager provide updated information on noise levels at the airport. Airport manager Robert Nichols responded in a letter dated Oct. 7, 2003 that the commercial aircraft have reduced their noise levels but private aircraft have not. Therefore, Nichols can not verify that the boundaries where noise levels may be offensive have changed since the requirements in the Zoning Law were put in place. Since the Board wanted to make the regulations easier to enforce without the need to require a special permit for every structure constructed in the Airport Combining District, Dubow was asked for a recommendation. Dubow stated this came up because a substantial part of the Millcroft Subdivision is located in the District. Dubow stated the requirement for a Special Permit could be simplified if the Board would like to make a recommendation to the Board of Trustees for a Zoning amendment. Dubow noted this will also be an issue in the Lansing Trails Subdivision. Dubow stated the Board would have to weigh whether they felt it was important to give notice to the prospective buyer or landowner that the parcel is in an area where noise levels may be a concern. Hickey stated that an individual purchasing a lot should know it is in an Airport Combining District and may be subject to noise and hazards. The Board must determine how to insure the individual is informed. Dubow stated that, under the current law, a Special Permit is required and the Zoning Officer must notify the applicant that the parcel is located in an Airport Combining District and may be subject to noise and hazards. Hickey recommended a note indicating that a lot is located in the Airport Combining District be placed on the Final Plat for the subdivision for each affected lot and this would notify prospective buyers. Dubow stated that in lieu of the Special Permit process Curtis could include with each building permit for a lot in the Airport Combining District written notice stating that the parcel is in the Airport Combining District. Hickey recommended amendments to the Zoning Law and Subdivision Regulations be drafted to state that a note regarding the Airport Combining District be required to be placed on Final Plats for Subdivisions in that District and also that the Zoning Officer be required to provide a form letter or other written notice, to be attached to or included on a building permit, stating that the parcel is in the Airport Combining District and may be subject to noise and hazards. Curtis and Dubow will work on this for Board of Trustees approval.

Approval of Minutes

Klepack moved to approve the minutes of October 13th as revised. Seconded by Stycos. All aye.

Traffic Calming Report – Dankert & Piscopo:

Dankert stated that he and Piscopo were researching traffic calming for Lansing Trails and Dart Drive. Piscopo was working on Lansing Trails. Piscopo thanked the Board for allowing him to attend the meeting where he learned much. Piscopo stated single lane roundabouts with stop signs might be applicable for Bomax Drive. Speed humps can be used with 15-25 mph speed limit signage for Janivar Drive. Other possibilities are chicanes, yield signs, stop signs, and 90 degree turns. Dankert worked on Dart Drive and he discussed possibilities with Dennis Reinhart. Their only feasible recommendation would be for speed humps every 400-500 feet. Should the opportunity arise, a road might be built to join into Northwoods and Dart Drive deadended; this would help the traffic situation. Dankert also

feels Dart Drive is in desperate need of sidewalks.

Piscopo stated advice might also be obtained from the State. Piscopo also stated that walking paths and sidewalks slow traffic down. Cross feels the Board needs to review their purpose for why traffic needs to be calmed. Cross stated there is a big difference between the needs of Dart Drive and Lansing Trails.

The Board discussed Dart Drive. Hickey stated that speed humps could be installed and removed if not effective. Hickey also stated that Mayor Hartill plans to install sidewalks on Dart Drive although next year the Village will be concentrating on N. Triphammer Road reconstruction. John O'Neill stated the estimated cost for a speed hump is \$2000-3000. Curtis stated that Dennis Reinhart also attended the same conference and has placed his materials in the Planning Board bookshelf for anyone interested in doing more research.

Open Space Plan – Continued Discussion:

Stycos reminded the Board that on Nov. 11 there will be a public information meeting. After speaking with Curtis and Hickey regarding the buffer strips that divide commercial from residential zones, a decision was made to add the buffer strips on the map where they had resulted in protected open space or had the potential for doing so. Hickey wondered if hedgerows should be added on the maps. Leopold felt they might already be included as forested landscapes.

Other Business as Time Permits:

Hickey reminded the Board of the meetings scheduled for November. The Vision Statement and Goals for the Comprehensive Plan were to be placed on the web on November 1st . On November 25th, the Board will review comments received. Klepack asked about the Codification. Dubow stated Codification has a target date of Jan. 2004.

Reports:

Trustees: Brown attended the meeting and stated that the Bolton Point agreement has been changed and approved. Earl Westbrook and Janice Johnson gave an update from the County Youth Board. An extension of the Temporary Certificate of Occupancy for the Ornithology Lab was approved , as well as an amendment to the Tops Plaza Planned Sign Area for a sign for Charter One at the Tops Market, which amendment had been recommended by the Planning Board.

Curtis asked if anyone was interested in attending the Canandaigua Open Space meeting. Curtis was hoping to attend. Hickey may attend but others were not able to go.

Adjournment:

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