

**Village of Lansing  
Planning Board Meeting  
August 31, 2004**

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; Alternate Planning Board Member John Piscopo; Trustee Liaison Lynn Leopold; 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.

As there was no one present who wished to speak, Dankert moved to close the Public Comment period. Seconded by Stycos. All aye.

Hickey appointed Alternate Planning Board Member John Piscopo to sit in for Planning Board Member Carol Klepack who was not in attendance at the meeting.

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**Public Hearing – Special Permit No. 1958 – JB Holdings Addition:**

The next item on the agenda was a Public Hearing for Special Permit No. 1958, JB Holdings, LLC to construct a 2704 sf addition on their existing office building at 767 Warren Road in the Business and Technology District, Tax Parcel No. 45.1-1-52.4.

Craig Lamoreaux, , Project Manager, made the opening presentation for JB Holdings. The request is for a proposed addition to an existing building located at 767 Warren Road which is north of the US Post Office. The current building is a 14, 852 sf one story building. Currently there are 3 commercial tenants – Leher McGovern Bovis (construction management company), Opti-Tech (medical research), and the third is a pallet management company. The building was purchased about 4 years ago by JB Holdings and numerous improvements have been made since then to the exterior site area. Now, there is a need for additional office space. The usage will remain the same. There will be an open atrium space as well as office space to relieve crowding. The proposed addition will be on the front of the building. A few trees will be removed and 2 new trees will be planted and the area landscaped to match the remainder of the building.

Dankert asked about the number of employees. Lamoreaux responded that that are between 35 and 40 employees in the building and the addition is to relieve the crowding and there would not be an immediate increase of additional employees. No additional parking spaces will be needed, but the addition will increase the number required by the Zoning Law by 14 spaces to 84 parking spaces on site. Curtis corrected this number to 88 parking spaces for the building with the addition although this number could be reduced at the discretion of the Planning Board. Lamoreaux stated a number of parking spaces are not utilized at this time but there is green space that could accommodate the additional required spaces in the future should they be needed. This additional potential parking is indicated on the plans.

Hickey opened the Public Hearing.

Susanne Lorbeer, 34 Dart Drive, asked what species and sizes of trees would be planted. Lamoreaux stated the information would be submitted with the Landscape Plan.

There being no one else who wished to speak, Stycos moved to close the Public Hearing. Seconded by Brown. Ayes by Brown, Dankert, Hickey, Piscopo and Stycos. Motion carried.

Hickey had visited the site and spoken with two employees who indicated there was not a problem exiting the site onto Warren Road as everyone did not leave at the same time.

Hickey also noted that trees are to be removed and he recommended the applicant check prior to submitting the Landscape Plan to ascertain the requirements to be met for the size and types of trees to be planted.

Hickey questioned the parking area to the north along the driveway where there are well established 50 ft. pines. Lamoreaux responded that the area is for future additional parking and the applicant would prefer not to remove the trees or make it parking at this time. Another option, should the need arise, might be to put the parking spaces on the south side towards the US Post Office so the large pine trees need not be removed. Hickey stated the applicant could also review the size of their parking spaces to see if additional parking spaces could be gained in this manner without increasing pavement area. Curtis asked for clarification from the applicant that they are in fact requesting a reduction in the number of required parking spaces and Lamoreaux indicated that was correct.

Dankert asked about the Lighting Plan. Lamoreaux stated there would be additional lighting onto the building but not in the parking areas. Curtis stated the original building predated the Lighting Plan requirements but anything constructed at this time would need to comply.

Hickey noted there are currently 67 parking spaces on site as the dumpster area can not be counted as a space. Curtis stated 88 parking spaces need to be shown although they are not required to be built. An employee in the audience indicated that many of the employees travel and there are generally empty parking spaces at all times.

Cross spoke about the drainage and there does not appear to be a substantial change. Hickey stated the Board should know about where the run-off from the property will go. Lamoreaux stated there will be a reduction in run-off on the property because the addition will have interior storm drain lines tied into the existing storm drain system. Cross would like to see the drainage plan as well as the calculation of the percentage of increase this will represent and how that increase will be accounted for.

Cross stated the utilities are all existing so he has no concerns in that area. Also, the dumpster is well shielded and protected.

Stycos asked how the addition fit into the existing building. Lamoreaux explained it to her indicating the atrium space on the drawings.

Piscopo asked about the parking spaces. Hickey responded that 88 spaces are required but the Board can approve the 67 parking spaces with land set aside for additional spaces if needed in the future.

Curtis stated the action is exempt from SEQRA per 617.5 ( c )(7 ) because the addition is less than 4000 sf.

Hickey also noted for the records that the Board has received a County 239 Review dated 8/24/04 indicating that the County has determined that the project has no negative inter-community or county-wide impacts. Curtis had confirmed proof of mailing of supplementary notice.

The Board then reviewed Section 304.05 of the Zoning Law - General Conditions Required for all Special Permits. Dankert moved the following: The applicant is authorized to reduce the number of parking spaces from 88 parking spaces to 67 parking spaces as currently provided with the condition that the site plan reflects the location of the additional parking spaces which will be provided if needed. Seconded by Brown. Ayes by Brown, Dankert, Hickey, Piscopo and Stycos. Motion carried.

Proceeding with the review of General Conditions, Hickey noted that a condition of approval for the permit is the approval of a drainage plan submitted to the Village Engineer. Another condition is approval of a Landscape Plan indicating size, type and location of all vegetation.

Brown moved that the applicant has met the general conditions in Section 304.05 of the Zoning Law. Seconded by Stycos. Ayes by Brown, Dankert, Hickey, Piscopo and Stycos. Motion carried.

Dankert moved the following resolution, seconded by Piscopo:

VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT APPROVAL ADOPTED  
ON AUGUST 31, 2004

**WHEREAS:**

- A. This matter involves consideration of the following proposed action: Special Permit 1958, JB Holdings, LLC to construct a 2704sf addition on their existing office building at 767 Warren Road in the Business and Technology District, Tax Parcel No. 45.1-1-52.4.
- B. The Village of Lansing Planning Board, in accordance with (i) Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR), and 6 NYCRR Section 617.5(c)(7), hereby determines that the approval of the proposed special permit is a Type II action, and thus may be processed without further regard to SEQR; and
- C. On August 31, 2004, the Village of Lansing Planning Board held a public hearing regarding this proposed action, and thereafter thoroughly reviewed and analyzed (i) the materials and information presented by and on behalf of the applicant(s) in support of this proposed action, (ii) all other information and materials rightfully before the Board, and (iii) all issues raised during the public hearing and/or otherwise raised in the course of the Board's deliberations; and
- D. On August 31, 2004, in accordance with Section 725-b of the Village Law of the State of New York and Sections 304, 305 and 306 of the Village of Lansing Zoning Law, the Village of Lansing Planning Board, in the course of its further deliberations, reviewed and took into consideration (i) the general conditions required for all special permits (Village of Lansing Zoning Law Section 304.05), (ii) any applicable conditions required for certain special permit uses (Village of Lansing Zoning Law Section 304.06), and (iii) any applicable conditions required for uses within a Combining District (Village of Lansing Zoning Law Section 305);

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOW:**

1. The Village of Lansing Planning Board hereby finds that the proposed action meets (i) all general conditions required for all special permits (Village of Lansing Zoning Law Section 304.05), (ii) any applicable conditions required for certain special permit uses (Village of Lansing Zoning Law Section 304.06), and/or (iii) any applicable conditions required for uses within a Combining District (Village of Lansing Zoning Law Section 305); and
2. It is hereby determined by the Village of Lansing Planning Board that Special Permit No. 1958 is granted and approved, subject to the following additional conditions and requirements:
  1. **Approval by the Village Engineer of storm water management plan, erosion control, parking and site work.**
  2. **Approval of exterior lighting plan by the Village of Lansing Lighting Commission.**

### 3. **Approval of a landscape plan by the Village of Lansing Planning Board.**

The vote on the foregoing motion was as follows:

**AYES: John Piscopo, Doris Brown, Phil Dankert, Ned Hickey, and Maria Stycos**

**NAYS: none**

The motion carried.

#### **Tikkun V'Or Temple – Alternate Parking Plan & Parking Lot Buffer**

Margot Chiuten from Trowbridge & Wolf, the landscape architects, stated the site plan has been changed to address the conditions on the permit to 1) accommodate potential demand for additional parking for high holidays which occur three times a year, and 2) to provide a buffer between the parking area and Burdick Hill Road. The site plan was changed to add an overflow parking area which will not be paved but left as a grassy area. For the buffer, there will be plantings near the overflow parking and also be 10 ft. of planting on the upper area. The vegetation would be the same species. The boxwoods would get to be 3-4 feet high.

Stycos asked if any of the three events would be held when winter weather conditions could be a concern. Robert Libby, Chairman of the Building Committee, responded that there would be two days in September and one day in April.

Stycos moved to approve the Landscape Plan, with the alternate parking area, dated 6/7/04 as submitted by the applicant. Seconded by Brown. Ayes by Brown, Dankert, Hickey, Piscopo and Stycos. Motion carried.

Cross asked about the approval of the Health Department for the septic field as it appeared to be closer than the 100 ft. setback required from a stream. Libby responded that they had applied for a waiver and the permit has already been issued.

#### **Amendment to Special Permit No. 1748 – Convenient Care:**

Hickey stated there is a request from Cayuga Medical Center to permit a cafeteria area in the Convenient Care building which may not be a permitted use. The cafeteria would be open for breakfast and lunch and is designed to be used by the employees who can not leave the site for meals. Non-staff individuals such as patients who may have been fasting or undergoing prolonged procedures will also be permitted to eat there but it would not be advertised. Curtis stated he has spoken with Attorney Dubow regarding this potential use. An "employee cafeteria" was designated as separate use in the Office, Studio, Service use category, and subsequently was separated out, as part of changes in the Zoning Law in 2003 as Low Traffic Food and Beverage. Dubow had noted, however, that Convenient Care fell within the use category, Hospital/Clinic, and that an eating facility within a hospital is integral to the operation of a hospital and is not an additional use. This would seem to extend to a clinic of the size to which Convenient Care has grown, for the reasons set forth in Cayuga Medical Center's letter to the Planning Board. Curtis would like to have a sense of the Planning Board's opinion on this matter before making the judgement call. Joseph Fitzgerald, Cayuga Medical Center Vice President, stated the foods would be minimal and would not be prepared on-site but would be prepared at the hospital and brought over. Curtis confirmed that this is an existing space in the building although an open patio area is being provided to allow people to sit outside when the weather permits. Board members all agreed the cafeteria use fell within the category, Hospital/Clinic, and that Curtis could issue a permit for the cafeteria as part of an amendment to the Special Permit previously approved by the Planning Board for improvements to the Convenient Care facility.

#### **Housing Section of Comprehensive Plan:**

Hickey stated Curtis has provided members with the original document for the Housing section of the Comprehensive Plan. Members have also received rewrites by County Senior Planner, Heather Filiberto, at a prior meeting. Curtis thoroughly reviewed the document and felt additional discussion was needed on the section dealing with vacancy rate

as well as that titled Summary and Implications for Planning. The Board discussed these topics from the broader policy and vision perspectives. Regarding the vacancy rate, the consensus of the Board was there is really nothing wrong with a 2% rate. Curtis will make revisions to this section of the Comprehensive Plan accordingly. Regarding the summary and implications section, Curtis will work with Hickey on this section to make it less confusing and more consistent with the long range goals of the Village as well as changing demographics.

**Approval of Minutes** – August 9th:

Stycos moved to approve the minutes of August 9th<sup>th</sup> as revised. Seconded by Piscopo. Ayes by Brown, Dankert, Hickey, Piscopo, and Stycos. Minutes approved.

**Reports:**

*Trustees:* Brown stated the Kline Rd. by-pass is underway. There was also discussion about the Northwoods Road and its possible extensions but no decisions were made. N. Triphammer Road received 3 bids for the proposed improvement project and they were within the target range: the bid has been awarded. A letter was sent to the residents along N. Triphammer Road and Graham Road regarding the sewer transmission lines and there was much discussion by the Board of Trustees on that issue.

**Other Business as Time Permits:**

Leopold stated she and Stycos have received letters from the Town of Lansing since their land abuts the old railroad bed. Leopold would like to remind the Planning Board members that this is an unique natural area and a feasibility study will be required for any development in the area. There are concerns because the sewer transmission lines will need to span two ravines. The alternative would be to run the line along Cayuga Heights Road, but there are difficulties with this option as well. For one thing, sewer pumps would be required and they are expensive to install and maintain, potentially unsightly and noisy. There are discussion meetings scheduled in the Town of Lansing.

Hickey referenced the letter from Kate Hackett dated 8/12/04 provided in the packets regarding plants for ponds, wetlands, and storm water management. Hickey would like to see this document as an annex to the Village's drainage specifications and would like to see it provided to builders who are building retention areas. Cross stated this document is an Appendix to the NYS Stormwater Management Design Manual and should be used by all engineers. Hickey would like to see that the document is utilized.

Curtis stated Ellen Hahn and Scott Cook from NYS DEC will make a presentation at noon on September 2<sup>nd</sup> at the Ramada Inn on stormwater issues and Board members are welcome to attend.

Dankert asked if the Village has a Lighting Plan. Curtis stated the Village has adopted a Lighting Plan and he will provide it to Dankert for his use. Hickey recommended Dankert compare the Village document to the *Bright Days, Dark Nights: Regulating Light* article in the 7/04 Zoning News.

**Adjournment:**

Dankert moved to adjourn at 9:10 P.M. Seconded by Stycos. Ayes by Brown, Dankert, Hickey, Piscopo and Stycos. Motion carried.