

**Village of Lansing
Planning Board Meeting
August 8, 2005**

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, Carol Klepack and Maria Stycos; Alternate Member Mario Tomei; Trustee Liaison Lynn Leopold; Attorney David Dubow; Engineer Brent Cross; Code Enforcement Officer Ben Curtis and members of the public.

Public Comment:

Hickey opened the Public Comment period.

As there was no one present who wished to speak, Stycos moved to close the Public Comment period. Seconded by Dankert. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Motion carried.

Public Hearing - Special Permit No. 2039 - Colonial Veterinary Hospital Expansion:

The next item on the agenda was a Public Hearing for Special Permit No. 2039, Colonial Veterinary Hospital to replace the existing 3830 sf veterinary hospital with an 18,255 sf veterinary hospital and expand and reconfigure parking at 2369 North Triphammer Road, in the Commercial Low Traffic District, Tax Parcel No. 47.1-2-17. This proposed development includes a request for a variable width buffer strip. Hickey noted that if the Planning Board approves the concept of the variable width buffer strip it will then be forwarded along with a recommendation from the Planning Board to the Board of Zoning Appeals for their approval, because the proposed variable buffer strip does not meet the requirements of the Zoning Law in that it results more of the land being developed than could be developed with a standard 75'.

Architect Richard Hautaniemi made the presentation. Hautaniemi represented owners Thomas and Cathy Ross. The proposal is to replace the existing building with a new structure of 18,000 sf. The footprint is slightly over 9000 sf. The existing structure has a building with a garage and several additions. The front of the new structure would be built to the build-to line as required along N. Triphammer Road. Parking would be moved from the front to the rear. Currently there are about 27 parking spaces and the new plans call for 35 spaces. To protect adjacent properties from noise, the site plan developed by Landscape Architect Rod Kearn proposed a buffer around the sides of the parking area. Kearn stated parking is accessed by a driveway on the north side. Parking would be 25 feet from the property lines. Lighting would be 16 foot pole lighting set about 80 feet apart. Kearn cupped the lighting within evergreens to create barriers for the neighbors. Kearn stated there are also deciduous redbuds, ash and shrubs mixed in the conifers. Existing vegetation will also remain in many areas on site. Kearn stated the overall design of the landscaping is a simple design with a more formal presentation in the front and the edges more informal with a variety of plantings.

Tom Ross stated he has been in Colonial Veterinary Hospital the business for most of his life, the business having originally been founded by his father, Dr. George E. Ross, Jr.. The business also provides specialized service. Currently there are 5 full-time veterinarians as well as two part-time veterinarians. There are also 2 specialists employed. The business is at a crossroads and would like to consider 24 hour emergency care in the future. Currently the business is open for emergencies until 10 at night with overnight care provided as needed. Expansion of services might allow for 24 hour care, 7 days a week. Currently there are 27 full-time employees and 16 part-time employees with many of the part-timers working on nights and weekends. The practice has about 3000 clients with about 4000 patients with some traveling 3 hours to use the services.

Ross stated he has worked hard with Kearn, Hautaneimi and Curtis to devise a plan which would fit in well with the new North Triphammer look.

Hickey opened the Public Hearing.

Donna Nanius, 29 St. Joseph Lane asked about the time-frames for the construction. Ross answered that he has

spoken with a contractor and the project should be completed within a 6-month time frame. The front of the structure would be built as the business remains in operation. When the front section is done, the old building would be demolished and the remainder of the building built in the second stage. Ross stated he is working with Schickel Construction and they are very conscious of the importance of the time schedule. Hickey stated the time frame would begin after approval is given.

Nanius asked about the size of the vegetation to be planted. Hickey responded that conifers must be 6 - 8 feet high. Deciduous must have 1 - 2 inch diameters. Plantings would not be seedlings. Hickey also stated that once the landscaping is in, it will be checked at that time by Planning Board members, as well as a year later to ascertain plantings are healthy. Hickey stated if it is designed to be a buffer, it must be a buffer and provide screening.

Lorna Burns, 175 Graham Road, asked about where the dumpster would be located. Hickey responded it would be in the southeast corner. Kearl stated it would have a wooden fence around it. Burns stated she is not as concerned with the appearance as with the noisy trucks at 5AM. Hickey stated the Board is appreciative of comments such as this and could take the matter up with the business owner. Burns asked if there would be any way the dumpster could be placed in another location so the truck would not have to come the entire length of the parking area. Kearl stated he would look at other locations. Ross stated currently the truck comes early to be there before the employees come at 6AM so as to utilize empty parking spaces and special arrangements have been made to have them come at this time. With more parking spaces, the truck may be able to come at a later time and this can be reviewed.

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

Hickey stated a Lighting Plan will need to be submitted to the Lighting Commission. Hickey asked why lighting poles needed to be 16 feet high. Also, the light needs to be directed down so there is no light spillage and the cut sheets for the heads will need to be reviewed. Kearl chose a 16 foot pole in preference to a 20 foot pole. Kearl will review this to see if there is a shorter pole that would work.

Klepack asked about the clients heading in and the headlights shining east and if they would shine into neighbor's homes. Klepack wondered if a fence would be considered. Kearl stated the vegetation is dense. Kearl is proposing evergreen beyond the dense deciduous vegetation to provide layers. Kearl would be receptive to the fencing if needed although he feels it would not be necessary. Klepack would still like to see fencing to augment the vegetation if a variable buffer is being proposed in lieu of the otherwise required 75 foot buffer. Klepack feel this is even more important if night time hours are being anticipated. Kearl agreed to the idea of fencing as part of the buffer.

Klepack asked if there is a sidewalk from N. Triphammer Road to the front entrance. Kearl stated the entrance is on the side and a sidewalk would be integrated into the N. Triphammer Road design.

Engineer Cross presented his report. Cross observed that the site plans did not have dimensional details but later he noticed more detailed information was provided on the landscape page. Cross' second comment stated the driveway should be compared to the N. Triphammer Road plan but he noted this has now been done. Cross stated a two way driveway onto a high traffic road would require a 24 foot width rather than 20 feet. Cross stated that Dave Putnam of TG Millers could provide further details to Ross.

Dankert asked about deliveries. Ross stated most are UPS type. Hickey stated feed is brought in by a tractor trailer. Ross stated the deliveries could be made to the side entry. Cross is unsure how a large truck could turn around on site. Cross also felt a garbage truck servicing the dumpster might work with a front-end loader but this should be confirmed with the garbage collector. Dankert also expressed concerns about larger vehicles such as fire trucks. Board members determined that fire trucks might remain on North Triphammer Road and could also use emergency personnel to assist emergency vehicles backing into traffic if required. Cross stated the parking lay-out might need to be reviewed. Hickey stated relocating the dumpster closer to the driveway should also be reviewed along with the parking area.

Thirdly, Cross stated that storm water runoff does not require a DEC permit but some compliance is needed for the

Village's requirements. Cross felt about 55% of the site would be impervious. Cross would like to see a storm water management plan which would be in compliance with the Village's 25 year storm water regulations. Cross does not see where this could logically be provided on the site. Cross stated the parking is on the high side of the property. Cross did a quick number calculation and the amount of impervious surface has gone from about 32% to 55%. Hickey asked about runoff from the parking area. Kearl has done calculations and the parking area is curbed in some areas and the slope would go to the swale and would be picked up at the street. Also under the swale would be filtered fabric and stone acting as a French drain. Cross stated this sounds reasonable but he feels the site raises to the east and this might not be a feasible solution. Kearl stated he would need to review a gradient plan but he feels it can be accomplished. Cross stated he would need to see drainage plans. Hickey stated some drainage from St. Joseph's Lane goes to an underground creek but arrangements would be needed to go across the Edward's property to access this option.

Hickey summarized that so far there are three items which need to be addressed: how are trucks going to enter and exit the property, approval of drainage plans by the Village Engineer, and approval of the Lighting Plan by the Lighting Commission.

Finally, Cross stated there are new utilities to the building which need to be compared to the N. Triphammer Road plans.

Hickey expressed concerns about the number of parking spaces being proposed. Kathy Ross provided statistics on parking requirements for a veterinary business. She stated the business would need less parking spaces than the law requires. The chart provided shows the staff and number of parking spaces required for each employee as well as clients throughout the day. Dubow and Curtis clarified how the numbers are computed according to the Village Zoning Law. Hickey stated the applicant can always ask for less parking spaces than the requirements of the Law if the applicant can show that they would require less spaces.

Hickey and the Board then discussed the 25 foot buffer area. Hickey stated the Board has already discussed the idea for fencing. Hickey stated he went on site to identify what is currently in the hedgerow and it is primarily deciduous. Hickey reviewed the law and one coniferous tree is required every 6 feet to provide a screen. Hickey stated for 190 feet along the rear property line there would be a requirement for 30 coniferous trees and there are only 35 trees proposed for the site and only 15 of them are coniferous. Hickey wanted the applicants to be aware of this requirement. Kearl stated the area would be very packed if this were done and trees would grow tall and thin. Hickey stated other developers have come up with solutions to this problem by using tall and columnar coniferous trees which will not choke each other out. Hickey stated the primary purpose of a buffer is to screen between a commercial activity and a residential area. Kearl stated trees can be staggered within the 25 foot buffer to provide better screening. Klepack stated with a fence the requirement for 6 foot spaced trees might be waived. Kearl will review the landscaping design. Stycos also noted that select spots can be reviewed and a fence need not be one long length. Klepack noted that the screening should be attractive from both sides. Dubow stated the variable buffer has a provision for phasing of plantings or fencing. Hickey would like to hold off on plantings until the existing hedgerow can be reviewed. Hickey also noted that at this time it might be better to consider spring plantings after winter photos are taken and reviewed.

Curtis is still in need of a SEQRA form. Dubow stated the drainage plan should be provided as well. Hickey stated the Board would continue discussion after additional materials are submitted. This will be placed on an agenda for the end of August or first meeting of September as requested by the applicant. Prior to that meeting, the Board will be provided with additional drainage plans and a revised buffer plan. Hickey asked about someone staying overnight at the business and Ross responded that there is one person who remains overnight.

Crystal's Spa and Salon Landscaping

Crystal Mullenix wants to change plants because Micheleens is out of some of the approved plants this late in the season. Mullenix wants to plant mugho pine in place of the green luster ilex. The snow mountain spirea would also be replaced with more of the pine. Some snow mountain spirea which was available would be planted in the area where the green luster ilex was originally proposed.

Cross stated the drainage plan approved allowed for sheet flow of water across the back. With the new plantings, Cross is requesting another plan to depict the swale area. Mullenix stated the plans were to have lilacs transferred from the front area of the property to the rear area but the lilacs have been subsequently damaged by a contractor working on the sewer lines and are no longer available. Curtis stated the Landscape Plan is tied in with the BZA who approved the plan with the idea that the parking would be less visible from the road. Dubow stated the BZA might need to amend the variance and approve a revised Landscaping Plan. Hickey stated the Planning Board is concerned with the changes of mugho pines to be substituted in the back area where there was to have been snow mound spirea and green iver luster. Mullenix also asked for a reduction in the number of mugho pines as needed as they should be planted 4 foot on center and the 15 trees originally proposed would not fit. Ink berry would also be replaced by mugho pines. Klepack asked for another plan to show all the changes. Cross also asked to see the swale depicted on the same plan. This will be placed on the agenda for August 30th. Dubow stated that once the revised plans are submitted, it can be determined if they should then go before the BZA again. Klepack asked that additional lilacs be purchased to replace those which were destroyed. Mullenix wants a CO and does not want to continue purchasing temporary COs at \$250 for every 6 months. Curtis stated he can ask the Board of Trustees for an extension of the CO for a full 6 months or further until the N. Triphammer project moves forward and additional plants can be installed.

In summary, Hickey stated another site plan is needed. Mullenix can request an extension to the CO to allow for the plantings of the lilacs after more of the N. Triphammer work is completed and construction equipment is no longer parked in that area. Curtis will present this to the Board of Trustees for their approval this week. On August 30th, the Planning Board will consider the shift to mugho pines. After that, the BZA may have to review the new plans if the changes are significant.

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Greenway Plan Review:

Hickey stated the Board has been discussing the two types of trail surfaces - blacktop and stone dust - for the Greenway. Cross will be drawing a profile or section for the surfaces.

Today, the Board looked at old and new trails to see if any changes need to be made. Hickey stated he knows of two locations. Hickey stated John O'Neill was in today and the Ivar Jonson plat was signed. O'Neill wanted the trail near Klepack's house to be looked at because the trail goes nowhere and connects to nothing. O'Neill suggested the trail connect to the Bomax area and that would connect to the trail from Wood Thrush Hollow Road to Wakefield Drive. Hickey stated the trail would need to be reestablished and a surface placed on it. Klepack felt that Ivar Jonson putting in sidewalks would accomplish the same purpose of getting people to where they wanted to go. Hickey stated another option would be to take the Edelman donated property and run a trail through it to connect the Ivar Jonson subdivision to Wood Thrush Hollow Road.

The second place Hickey feels a trail would be beneficial would be from the base of St. Joseph Lane through the Colonial Vet. property to the sidewalk on N. Triphammer Road. Hickey stated the trail would go through property owned by Don Edwards, but he feels he might be amenable to the proposal.

Hickey noted another possible location for a trail. People are also going from McDonalds through Moldflow or the Lama Agency and then through the Christ Chapel Church property to get to the apartments on Graham Road. This might be another possibility for discussion.

Klepack stated the last two options are through private property. Hickey is aware of this and stated the Village would need to obtain easements.

Hickey stated the Village has been unsuccessful on building trails west of N. Triphammer Road. The old railroad bed would provide a nice trail. Curtis stated there are some pieces but nothing connects and the pieces would need development.

Klepack felt the Board was going to review the Greenway Plan for changes over time. Klepack and Dankert reviewed the short-range plans on pages 7-9. Klepack stated the long-range plans were difficult to review without tax maps. Going back to the short-range plans, Board members discussed the locations for trails and sidewalks. Klepack stated plan Number 1 would only require signage. Klepack also made other notes as to the current status of the plans to

reflect reality. Klepack stated Number 4 talks about a trail from the B & T Park to the Post Office, and that this would need to be thought out to determine the best route, and this item is still questionable. Hickey stated the County is looking into future road constructions and is looking at Warren Road and they might contemplate placing a trail from Brown Road to the Post Office. Hickey felt it might be helpful to have B & T Park people come in to discuss this with the Board to gain their insights. Board Members discussed Number 2 which is a realistic plan as a sidewalk that will be installed when Cornell develops the property along Uptown Road. Another question about Number 4, being a sidewalk from the Post Office to the B & T Park, is security which is a big concern for the Post Office. The sidewalk along Bomax Drive to the Post Office may soon be a reality as Bob Dean has recently been in to discuss completing the road. The trail between the Miller and Jonson lands will also be a reality. The Bush Lane connection is a done. The Burdick Hill Road connection to the Mall will not be a reality until the Sun Downs property is developed. The YMCA to Pyramid Mall connection has been completed through roadways. In summary, Hickey stated some short-range plans have been completed and should be deleted. Also some need to be rewritten to be current. And others should be reconsidered as not practical. Leopold stated the old railroad bed should not be deleted as it is one of the paths under consideration for the new sewer main line. Klepack volunteered to rewrite the items.

Approval of Minutes - July 26

Dankert moved to approve the minutes of July 26th as revised. Seconded by Stycos. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Minutes approved.

Other Business as Time Permits:

Hickey stated he feels the Colonial Veterinary project is exciting for two reasons. First, the developers have followed the Village of Lansing Guidelines for Commercial Low Traffic. Secondly, they are retaining much of the old federal architecture design.

Adjournment:

Stycos moved to adjourn at 9:30 P.M. Seconded by Klepack. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Motion carried.