

**Village of Lansing
Planning Board Meeting
May 8, 2006**

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; Attorney David Dubow; 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.

Lee Meyburg, 30 St. Joseph Lane spoke first about the annoying light at N. Triphammer and Graham Road; the light does not change for traffic coming from the east unless it is tripped. Cars often fail to trip the detector and wind up waiting for a very long time for the light to change. Hickey stated the entire road is under reconstruction. Hickey recommended that Meyburg contact Superintendent of Public Works John Courtney to discuss this issue.

Next, John Kidney, 14 Dart Drive asked about plans for a sidewalk on Dart Drive. Hickey stated there are presently no plans for a sidewalk on that road. Kidney asked if it would be possible for him to put in culverts at his own expense and then fill in the ditch in front of his house. Hickey stated this is not allowed without approval from the Superintendent of Public Works and when Don Edwards on Bush Lane attempted to do something similar he was stopped. Edwards put in a corrugated culvert but was not allowed to cover it. Ross Sinn of Dart Drive also inquired about filling in his ditch and Hickey told him it was not allowed. Hickey recommended that Kidney contact Courtney for specifics.

As there was no one else 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.

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Dart Estate Subdivision Sketch Plat Review:

The first item on the agenda was a public information meeting to consider the Sketch Plan for the Dart Estate Subdivision, a major subdivision by John Dart in his capacity as executor to divide one 61.69 acre lot into two 23.5 acre lots, one 10.14 acre lot and one 4.55 acre lot for the purpose of settling an estate and with no development proposed at this time. The parcel is located between Graham Road and Warren Road and between Route 13 and Wood Thrush Hollow Road in the Medium Density Residential District, Tax Parcel Numbers 46.1-1-6.2, 46.1-1-21, 46.1-3-8.1 & 8.3 and 46.1-4-1.

Attorney Bill Shaw represented the estate of Mrs. Dart. Shaw showed the map depicting the residence of Nancy Dart Ross and the expansion of the lot approved last fall which included the site of their new home. The family has agreed to divide the remainder of the property with Lots 1A and 1B going to Nancy Dart Ross for a total of about 23.5 acres when combined with the property she has already received. What is shown as Lots 2A and 2B would be combined as Lot 2 and go to Joanne Dart Williamson for a total of about 23.5 acres. Lot 3 would go to John Dart and would also be about 23.5 acres. Shaw stated there is no intention to develop any of the properties at this time. Shaw stated that Ross is currently selling her parcel as she will be relocating to another area of the country. Another 10 acre lot which Ross owns and has access to Dart Drive is not for sale. Hickey asked about Parcel F which is one acre with a residence. Shaw responded that it has been conveyed by the estate to Nancy Ross' daughter, Jacqueline Ross, and it is currently for sale and is listed with Warren Real Estate.

Shaw stated if the properties are ever developed, they understood that two means of access would be required from any development with twenty or more lots. There is ample access in two directions from Lot 1. From Lot 2 there is a 50 ft. access near Dankert's house and another access can be provided with an easement across Lot 3. Shaw stated there are multiple options for access/egress from Lot 3.

Bob Crowley, 40 Dart Drive, asked about the ROWs. The 50 ft. ROW is currently owned by the estate and would be part of the lot to be conveyed to Williamson.

Jim Lorbeer, 34 Dart Drive, asked for more information regarding the Village's ROW requirements. Cross stated the width of the ROW would depend on the classification of the road which varies according its proposed use. Cross stated some roads require 50 feet ROWs and some require 60 ft. ROWs. Lorbeer is concerned about the trees on that property which are growing into the power lines. Dankert stated this is also a concern of his. Shaw will advise the Darts of this concern.

Cross noted that with the new codification and revised street specifications the 50 ft. ROW may have been eliminated and the only option now may be 60 ft. Hickey stated if this is true it would be more difficult to construct a road in that location. Shaw stated that there might only be one home on the lot, or there might be the possibility of obtaining a variance or waiver for a ROW of 50 feet instead of 60 ft. Since there would be a second means of access with a width of 100 feet, there might also be the possibility of obtaining a variance or waiver to permit a number of residences, but there would be no guarantee and the buyer would need to be aware of this. Hickey stated these are options which could be pursued but presently, the Board is only looking at the sketch plan. Hickey stated the road issue would be discussed when specific proposals are brought before the Board.

Lorbeer asked about the L-shaped parcel comprising Lot 2B. Shaw stated it is of non-conforming size and can not be developed although all or part of it could be acquired by adjoining properties. Curtis stated it could not be a separate lot as it does not meet zoning requirements.

John Kidney asked about access to the north. Shaw stated a future developer would need to explore this option as it may involve increasing traffic over private property.

Klepack spoke about future consequences of not knowing where public parkland might be located. Klepack feels once the property is divided it may be too late to discuss this. Hickey stated one possibility would be to have two major parcels of parkland located on the property line of those adjoining properties. Then, when each is developed, the parkland for that parcel could be dedicated at that time. Hickey stated it is hard to speculate when there are no plans for development and no roadways proposed. Klepack feels parkland often influences where roadways are located.

Crowley stated his concern about the amount of traffic which might be using Dart Drive if there is only one access road. Hickey stated the Board would address this when any further subdivision application is received. Hickey stated the Town of Ithaca is already aware that the Village may want additional access to Warren Road.

Lorbeer stated he heard the Mayor talk at a Rotary meeting about the lack of east-west roads in the Village. Hickey stated he is aware of the lack of east-west roads. Lorbeer would recommend another road at the end of Wood Thrush Hollow Road to connect to Graham Road. Hickey stated the Village is working on the Bomax Drive connection to Lansing Trails II to provide east-west connectivity for those neighborhoods. Additional east-west connections will certainly be considered.

Kidney asked about the amount of land to be set aside for parkland. Hickey responded there are guidelines but the Village must determine how much land is needed for the number of residents in that area.

Nancy Ross asked about the possibility of dedicating the L-shaped lot for parkland. Hickey stated it is hard for him to envision a park behind someone's residence.

Tomei asked about a line on the map which goes through the center of the 50 ft. access onto Dart Drive. The line separates two different tax parcels which might be because the line also separates different school districts, or it might be that the Darts acquired the two parcels at different times.

Klepack asked why the Town of Ithaca needs to know about the need for access to Warren Road. Hickey responded that he meant the County and they were interested because the Village might want to have such access to Warren Road and because Warren Road is scheduled to be reconstructed in the next couple of years.

Ross asked about the possibility of a light on Warren Road across from the Post Office. Hickey responded that there is a warrant to have a light installed at Bomax Drive. This should be done within the next year or two.

Hickey thanked the public for attending and their comments.

Shaw asked on behalf of the applicant for a waiver of the review and inspection fees since no development is planned at this time. Stycos moved to waive the review and inspection fees for the subdivision. Seconded by Klepack. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Motion carried.

Curtis stated the applicant might want to request a waiver so that preliminary and final plat review could be combined because there is nothing really to review. Dubow stated there can be a Public Hearing for both at the same time. Dubow stated the documents submitted must satisfy the requirements for both preliminary and final plats. Shaw felt they would be prepared to do so and will be ready at the May 30th meeting.

Klepack moved to classify this as a major subdivision, to approve the sketch plan and to permit preliminary and final plat approval to be combined. Seconded by Stycos. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Motion carried.

Colonial Veterinary Subdivision Final Plat Public Hearing:

The next item on the agenda was a Public Hearing to consider the Final Plat Approval of the Colonial Vet Subdivision, a minor subdivision dividing the .861 acre lot known as 34 St. Joseph Lane into one .555 acre lot with an existing single family residence and one .306 acre vacant parcel to be dedicated as parkland or combined with an adjacent lot. 34 St. Joseph Lane is in the Medium Density Residential District, Tax Parcel No. 47.1-2.2.

Hickey stated the parcel of about 1/3 acre proposed as parkland is on the SW corner of St. Josephs Lane. Colonial Vet is planning to purchase the small piece of land from Don Edwards and then dedicate the land to the Village for a park or consolidate with their parcel and have it remain as an undeveloped buffer zone. Rod Kearl, Landscape Architect, made the presentation for the Ross family. Kearl explained the site plan. There will be 35 parking spaces on the existing site which includes 2 handicapped spaces. In addition to plantings on the parkland parcel there will be a detention pond and a walkway from St. Joseph Lane onto the Colonial Vet property and from there to N. Tripphammer Road. Kearl also stated there would be a berm for screening along the south edge of the parkland parcel near the parking on the existing Colonial property. Hickey opened the Public Hearing. Hickey stated the embankment along the east side of the Colonial property will be established when the site is excavated. Kearl stated the existing hedge would remain as much as possible and that additional plantings would supplement what was there. David Nanius, 29 St. Josephs Lane, stated there are many deciduous or dead trees in the hedge at the present time. Kearl responded that there has been discussion with the Planning Board and a Landscape Plan proposed to augment the hedge. Kearl explained the berm and embankment. The berm along the northern end is a mounded fill and goes along the edge of the pavement and is enhanced with plantings. Along the eastern side will be a sloping embankment which will be augmented at the top with evergreen shrubs as well as deciduous trees and ground cover. Nanius asked for clarification of the detention pond. Hickey responded that the detention pond would be further discussed with the Special Permit process.

There was discussion about a recommendation to the Board of Trustees that the fees be waived when this parcel is dedicated to the Village as was done with the Edelman parcels. Hickey stated the Board of Trustees is in favor of accepting this land. Dubow stated the Rosses would need to formally offer to dedicate this parcel to the Village. Dubow also noted that the location of the road pavement for St. Joseph Lane as shown on the plat encroaches beyond the ROW onto the parcel being considered for parkland and the Village must be certain to obtain the property on which St. Joseph Lane is located in the event the parcel is not dedicated to the Village. Ross stated their plans are to complete the proposed landscaping and make the improvements and then dedicate the parcel to the Village. The Village would then take the responsibility of maintaining the parcel and replanting any vegetation which dies.

Dubow noted for the record that this is a minor subdivision so a SEQR review is not required.

Based on the forgoing discussion, Dankert moved the following resolution, seconded by Klepack:

**VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR FINAL PLAT APPROVAL
OF COLONIAL VET MINOR SUBDIVISION ADOPTED ON MAY 8, 2006**

WHEREAS:

- A. This matter involves consideration of the following proposed action: Final Plat Approval of the Colonial Vet Subdivision, a minor subdivision dividing the .861 acre lot known as 34 St. Joseph Lane into one .555 acre lot with an existing single family residence and one .306 acre vacant parcel to be dedicated as parkland or combined with an adjacent lot. 34 St. Joseph Lane is in the Medium Density Residential District, Tax Parcel No. 47.1-2-2; and
- B. The Village of Lansing Planning Board, in accordance with Village of Lansing Code Section 123.2, hereby determines that the approval of the proposed minor subdivision is a Type II action, and thus may be processed without further regard to Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR); and
- C. On May 8, 2006, the Village of Lansing Planning Board held a public hearing regarding this proposed action, and thereafter thoroughly reviewed and analyzed (i) the subdivision plat and accompanying materials and information presented by and on behalf of the applicant in support of this proposed action, including information and materials related to the environmental issues, if any, which the Board deemed necessary or appropriate for its review, (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;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOW:

1. Based upon all of its foregoing review and action, it is hereby determined by the Village of Lansing Planning Board that approval of the Colonial Vet Minor Subdivision is **GRANTED**, subject to the following conditions and requirements:
 - a. **Parcel B shall either be consolidated with Tax Parcel No. 47.1-2-17 or conveyed to the Village of Lansing.**
2. The Chairperson of the Village of Lansing Planning Board is hereby authorized and directed to sign such final plat in accordance with Section 125-6, subsections A.F and Section 125-15, subsection A of the Village of Lansing Code.

The vote on the foregoing motion was as follows:

AYES: Phil Dankert, Doris Brown, Ned Hickey, Carol Klepack and Maria Stycos

NAYS: none

The motion was declared to be carried.

Curtis stated the plat had to be revised but he has not received the mylar. This mylar must be filed with the County after being signed by Hickey. Dubow stated there must be a deed from the Edwards to the Rosses. The filing of the mylar would occur after the granting of all required variances by the BZA and after the parcel is offered for dedication to the Village.

Next, the Board considered the Colonial Vet Special Permit matter which had been adjourned from the Board's previous meeting. Cross stated he and Kearl visited the site last week. There is a natural low lying area on the parcel

which acts as an extension of the ditchline from St. Joseph Lane channeling storm water to the stream that flows under N. Triphammer Road. Cross recommended this low lying area be defined with a low dam to detain storm water from the new development. Kearn was to go back and crunch numbers to see if it would work. Cross has not seen any numbers to confirm whether it will or will not work. Hickey stated one condition of approval would be approval by Cross of the storm water management plan. Cross stated if the Village owns this newly subdivided parcel to the north of the Colonial Vet parcel, then the Village would be responsible for maintaining the stormwater management facilities for the Ross property. Hickey feels the benefits the Village is gaining with the property might outweigh the liability of maintaining the stormwater management system. Curtis stated the walkway and parkland would contribute to the Village's stated goal of creating opportunities for pedestrians and neighborhood connectivity. Kearn stated the forebay will hold the first 5 minutes of the storm and would capture any sediment. From there, there is a pipe to the detention pond and dam. Access to clean out the detention if necessary would be from St. Joseph Lane. Dubow stated that in order for Colonial to construct the storm water management area as proposed, it will very likely be necessary to cross the Village sewer easement on the newly subdivided parcel, and having the Village own the parcel would solve this potential problem as well. One of the conditions of approval would need to be an offer of dedication of the new parcel and acceptance of this offer by the Village. Hickey stated that the ditch on the south side of St. Josephs Lane carries a great deal of water at times and this should be taken into consideration.

Cross noted that site utilities as shown on the plans cross each other. Hickey stated that another condition for approval will be final approval from Cross of the site utility layout.

Hickey explained the purpose of the buffer strip and screening. Hickey stated for the Planning Board to approve a variable buffer it must be satisfied that the 25 ft. variable width buffer strip is as effective as a 75 foot buffer in terms of obscuring visibility year round. Hickey stated the screen at present must be effective even if it would take 10 years for the trees to achieve full growth. Kearn stated there will be an 8 foot embankment to screen the car lights. Hickey stated that if he receives a call, he wants to be sure the applicants understand that they will need to rectify the situation as there is to be no light pollution on to the adjoining properties. Lee Meyburg, 30 St. Josephs Lane, noted that ginkos are proposed for the buffer and may not be best to provide screening. Kearn showed details to the landscaping plan and stated the ginkos are not intended to provide the screening, but rather to provide variety and interest to the landscape plan as a whole. Kearn stated the change in elevation, the berm, the conifers, the groundcover and the hedge would provide the screening.

Another condition of approval will be approval of the Lighting Plan by the Lighting Commission. Kearn has provided a cut sheet for pole lights but not for the building lights; he will do so. Grading plans will also be required and Kearn will provide them tomorrow. Dubow stated the Board will need to review the buffer strip and its compliance with zoning requirements in addition to reviewing the Landscaping Plan.

Klepack moved to close the Public Hearing. Seconded by Stycos. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Motion carried.

Next, the Board did the SEQR Short Environment Assessment Form Part 2. Responses were as follows: A - No; B - No; C1 - All have been discussed by the Board and will require approval by the Village Engineer; C2 - No, this has been in that location for 40+ years and is where it belongs.; C3 - None; C4 - Slight increase in parking only but not significant.; C5 - None; C6 - None; C7 - None; D - No; E - No.

Based on this review Brown moved the following resolution, seconded by Dankert:

VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR REVIEW OF SPECIAL PERMIT NO. 2039 ADOPTED ON MAY 8, 2006

WHEREAS:

- A. This matter involves consideration of the following proposed action: Special Permit 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; and

- B. This proposed action is an Unlisted Action for which the Village of Lansing Planning Board is an involved agency for the purposes of environmental review; and
- C. On May 8, 2006, 2006, the Village of Lansing Planning Board, in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), (i) thoroughly reviewed the Short Environmental Assessment Form (the "Short EAF"), Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) thoroughly analyzed the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) completed the Short EAF, Part II;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Village of Lansing Planning Board, based upon (i) its thorough review of the Short EAF, Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its completion of the Short EAF, Part II, including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance ("**NEGATIVE DECLARATION**") in accordance with SEQR for the above referenced proposed action, and determines that neither a Full Environmental Assessment Form, nor an Environmental Impact Statement will be required; and:
2. The Responsible Officer of the Village of Lansing Planning Board is hereby authorized and directed to complete and sign as required the Short EAF, Part III, confirming the foregoing **NEGATIVE DECLARATION**, which fully completed and signed Short EAF shall be attached to and made a part of this Resolution.

The vote on the foregoing motion was as follows:

AYES: Phil Dankert, Doris Brown, Ned Hickey, Carol Klepack and Maria Stycos

NAYS: none

The motion was declared to be carried.

Next, the Board reviewed the General Conditions required for all Special Permits as listed in Village Code Section 145-59(E) of the Zoning Law. Klepack moved that the applicant has met all 10 General Conditions for a Special Permit. Seconded by Stycos. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Motion carried.

Dubow assisted the Board with its review of the variable buffer strip. Dubow stated that to approve the reduction of the buffer strip to 25 feet the Board must ascertain that the buffer strip be equivalent in screening the residential side from noise, glare, vibrations, odor, and visual obtrusiveness to the standard 75 ft. buffer strip. Dubow also noted the site plan presented must be judged comparable in all aspects including the density of landscaping and suitability of plantings. Dubow also noted that all requirements of Zoning Law Section 145-24E of the Code must also be met. Dubow stated one of the conditions for approval will be that the buffer meets the same requirements as a 75 foot buffer.

After reviewing the proposal on this basis, Klepack moved that the applicant has met all the criteria as listed in Zoning Law Section 145-24H of the Code for a variable width buffer strip. Seconded by Brown. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Motion carried.

Next, the Board reviewed the Special Permit requirements. Based on their review, Dankert moved the following resolution, seconded by Stycos:

**VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT NO. 2039 ADOPTED
ON MAY 8, 2006**

WHEREAS:

- A. This matter involves consideration of the following proposed action: Special Permit 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; and
- B. On August 8, 2005, 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 in support of this proposed action, including information and materials related to the environmental issues, if any, which the Board deemed necessary or appropriate for its review, (ii) all other information and materials rightfully before the Board, (iii) all issues raised during the public hearing and/or otherwise raised in the course of the Board's deliberations, and (iv) possible modifications and/or conditions that might be imposed in conjunction with any special permit approval to be granted, whereupon it was determined that further information, materials and Board deliberation would be required; and;
- C. On April 25, 2006, the Village of Lansing Planning Board once again undertook a thorough review and analysis of (i) the materials and information presented by and on behalf of the applicant in support of this proposed action, including information and materials related to the environmental issues, if any, which the Board deemed necessary or appropriate for its review and including also the further information and materials submitted by the applicant as requested at the August 8, 2005 Board meeting, (ii) all other information and materials rightfully before the Board, (iii) all issues raised during the public hearing and/or otherwise raised in the course of the Board's deliberations, and (iv) possible modifications and/or conditions that might be imposed in conjunction with any special permit approval to be granted, whereupon it was once again determined that further information, materials and Board deliberation would be required; and;
- D. On May 8, 2006, the Village of Lansing Planning Board continued its further review of the application materials submitted by the applicant, including specifically the supplemental information and materials submitted as requested by the Board at its August 8, 2005 meeting and its April 25, 2006 meeting related to environmental issues, and thereupon determined that the proposed action is an Unlisted Action for which the Board is an involved agency, and in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), the Board (i) thoroughly reviewed the Short Environmental Assessment Form (the "Short EAF"), Part 1, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) thoroughly analyzed the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), (iii) completed the Short EAF, Part 2; and (iv) made a negative determination of environmental significance ("Negative Declaration") in accordance with SEQR for the above referenced proposed action and determined that an Environmental Impact Statement would not be required; and

- E. On May 8, 2006, having further reviewed the application materials submitted by the applicant, including all of the supplemental information and materials submitted as requested by the Board at its August 8, 2005 meeting and its April 25, 2006 meeting, and having made its SEQR determination (the applicant's application having thereby been deemed complete), the Village of Lansing Planning Board, in accordance with Section 7-725-b of the Village Law of the State of New York and Sections 145-59, 145-60, 145-60.1 and 145-61 of the Village of Lansing Code, reviewed and took into consideration (i) the provisions and requirements for buffer strips and variable width buffer strips (Village of Lansing Code Section 145-24) (ii) the general conditions required for all special permits (Village of Lansing Code Section 145-59E), (iii) any applicable conditions required for certain special permit uses (Village of Lansing Code Section 145-60), and (iv) any applicable conditions required for uses within a Combining District (Village of Lansing Code Section 145-61);

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Village of Lansing Planning Board hereby finds (subject to the conditions and requirements set forth below) that the proposed action meets (i) all applicable buffer strip and/or variable width buffer strip requirements and conditions (Village of Lansing Code Section 145-24), (ii) all general conditions required for all special permits (Village of Lansing Code 145-59E), (iii) all applicable conditions required for certain special permit uses (Village of Lansing Code Section 145-60), and (iv) all applicable conditions required for uses within a Combining District (Village of Lansing Code Section 145-61); and
2. It is hereby determined by the Village of Lansing Planning Board that Special Permit No. 2039 is **GRANTED AND APPROVED**, subject to the following conditions and requirements:
 - A. **Final Plat Approval of the Colonial Vet Subdivision, a minor subdivision dividing the .861 acre lot known as 34 St. Joseph Lane (in the Medium Density Residential District, Tax Parcel No. 47.1-2-2) into one .555 acre lot with an existing single family residence and one .306 acre vacant parcel to be dedicated as parkland or combined with the adjacent lot of applicant for which this special permit approval is granted, such vacant lot being intended as the substitute variable width buffer strip for which approval is also being granted by this resolution; and**
 - B. **The granting by the Village of Lansing Board of Zoning Appeals of the variance(s) required from the buffer strip requirements under subsection Section 145-24 of the Village of Lansing Code, including, but not limited to, (i) the substitution of the above referenced adjacent subdivided parcel (in the Medium Density Residential District) as the variable width buffer strip required for the special permit hereby approved, such buffer strip otherwise required to be located in the Commercial Low Traffic District property of applicant upon which the proposed improvements are to be constructed, and (ii) relief from the requirement under subsection G(2) of Section 145-24 of the Village of Lansing Code with respect to the variable width buffer strip being hereby approved (as part of the special permit approval) that the total lot area in impervious surface (including the total area of enclosed floor space, total parking and loading area and number of parking space) not exceed the area of such impervious surface that would be permitted if the standard 75' buffer strip were required, such variance to permit an increase in the total lot area of such impervious surface of no greater than 336 % of the amount otherwise so permitted consistent with the site plan being hereby approved as part of the special permit approval, approval of which variance(s) the Village Planning Board recommends to the Village of Lansing Board of Zoning Appeals.**
 - C. **Compliance with all other applicable buffer strip and/or variable width buffer strip**

requirements and conditions under Section 145-24 of the Village of Lansing Code.

- D. The granting by the Village of Lansing Board of Zoning Appeals of the necessary area variance(s) related to the Commercial Low Traffic District parking setback standards and related requirements provided for in Village of Lansing Code Section 145.42, subsection E(7), approval of which variance(s) the Village Planning Board recommends to the Village of Lansing Board of Zoning Appeals.**
- E. Approval by the Village Engineer of the storm water management plan, the site grading plan and the site utility plan.**
- F. Approval by the Village of Lansing Lighting Commission of a Lighting Plan including all exterior lighting.**
- G. An offer of dedication of "Parcel B" from the subdivision of 34 St Joseph Lane approved by the Village Attorney and acceptance thereof by the Village of Lansing or, alternatively, consolidation of "Parcel B" with Tax Parcel 47.1-2-17.**

The vote on the foregoing motion was as follows:

AYES: Phil Dankert, Doris Brown, Ned Hickey, Carol Klepack and Maria Stycos

NAYS: none

The motion was declared to be carried.

Other Business as Time Permits:

Klepack stated she has not heard back regarding the intern position. Hickey would like to review the directives to the intern, amount of money paid, etc. Klepack will hopefully have additional information to bring to the next meeting.

Hickey noted that he still needs to send the recommendations of trail names to the Board of Trustees.

Klepack would like to see buffer strips maintained in perpetuity rather than only 2 years. Dubow stated that based upon its review of the Colonial Vet project, the Board might want to review the buffer strip section of the Code and make revising it a goal for next year. Hickey stated there is probably not a lot of land in the Village which is currently undeveloped where commercial abuts residential. Although there may not be much at the present time, there may be more in the future and Hickey supports the idea of maintaining the buffers in perpetuity.

Curtis and Stycos attended an AIS (American Institute of Architects) meeting last month and on May 18th Curtis will be attending a presentation on straw bale homes. Curtis stated on June 1st the topic for the Homebuilders Lunch will be green roofs.

Approval of Minutes - April 25:

Klepack moved to approve the minutes of April 25th as revised. Seconded by Stycos. Ayes by Brown, Hickey, Klepack and Stycos. Abstain by Dankert. Motion carried.

Reports:

Board of Trustees: Hickey reported that Stycos has been reconfirmed in her position on the Planning Board for another 5 years. Tomei has also been reconfirmed for another year as the Alternate. The Stormwater Annual Report review will be given to the Board of Trustees on May 15th. NYS is still reviewing the diversion plan for traffic on Route 34 for construction of the proposed sewer main for the Town of Lansing. There was also discussion at the Board of Trustees meeting about the problem of residents who empty their sump pumps into the sanitary sewer

system. The Village will attempt to use public information announcements to get homeowners to change this practice. Hickey noted that managing traffic on N. Trihammer Road has been difficult and there have been delays and disruptions; the worst, however, should be over soon. Regarding affordable housing, the County has stated that if more than 30% of income must go towards housing it is not affordable by national standards. For those who missed the Open House by Ivar Johnson for his townhouses, there is another scheduled for May 13th. They are selling for around \$379,000.

Adjournment:

Klepack moved to adjourn at 9:45 P.M. Seconded by Stycos. Ayes by Brown, Dankert, Hickey, Klepack, Stycos. Motion carried.