

**Village of Lansing
Planning Board Meeting
April 23, 2007**

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 Phil Dankert, Carol Klepack, Maria Stycos and Mario Tomei; Alternate Planning Board Member Elect Richard Durst; Engineer Brent Cross; Trustee Liaison Lynn Leopold; and Code Enforcement Officer Ben Curtis.

Public Comment:

Hickey opened the Public Comment period.

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

Amendment to Special Permit No. 1915, Arleo Eye Institute – Preliminary Review:

The first item on the agenda was an amendment to Special Permit No. 1915, Arleo Eye Institute to reduce the size of the approved medical office building from 21,680 sf to 7,500 sf, on the lot at the northwest corner of Warren Road and Uptown Road in the Human Health Services District, Tax Parcel No. 46.1-6-6.21.

Hickey stated this is a preliminary review of an amendment to the Special Permit approved in 2004. If the Board so decides, there will be a subsequent Public Hearing to be held on May 14th.

Project Manager Alexander Urda of Keystone Associates made the presentation. Urda has been hired to develop the civil site design. Also present were owner Dr. Arleo, Rubin Rogers, and Lou Polleto of Haynor Hoyt who will oversee the approvals and construct the project. Urda stated the building was originally designed a few years ago and is now being scaled back to 1/3 the original size. The impervious area has been reduce by ½. Urda stated this preliminary meeting is to provide information to the Board about the revisions to the plan.

Hickey asked about the reduction in the number of parking spaces. Urda responded that it was originally 77 spaces and is now 42 spaces. Hickey asked about the box in the boundary line at the SE corner of Warren Road. Urda responded that it is an old property line which went to the center line of Warren Road. This is considered part of the property as reflected in the deed description. This seems unusual and needs to be reviewed.

Hickey is concerned about there only being 2 parking spaces for the handicapped. The applicants responded that other parking spaces are conveniently located. It was also stated that many of the patients are ambulatory and do not require handicapped parking. There have been no problems to date with the number of handicapped spaces. Currently the number of spaces required is 42 for staff and patients and a substantial number are for staff. The proposal is for 2 handicap parking spaces. Hickey would like to recommend adding one more handicap parking space if possible.

Next, Hickey asked if the optical sales are for patients only or the general public. Hickey stated that retail sales are restricted by the zoning regulations. The presenters responded that in the past, this service has been only for patients and will remain for their use only.

Hickey asked about the location of the dumpster. The presenters stated it is on the northeast corner and will be well screened and landscaped.

Next, Hickey stated there is a Lighting Plan with poles outlined but the Village will also need to see cut sheets for the proposed fixtures and poles, photometric diagrams, etc. Urda agreed to provide this information. Leopold stated the Village would like to see lights that shine downward and that they do not allow for off-site light trespass. Hickey recommended looking at those at Mold Flow on N. Triphammer Road as they work very well. Hickey noted that

security lights can remain on after hours but others should be shut off. Arleo stated that the scheduled hours of operation are only from 8-5 except for emergencies.

Hickey asked about signage and a Sign Plan. Arleo stated the name on the sign will be Arleo Eye Associates, but the signage design has not been firmed up. Curtis stated signage will be constrained by the Sign Law and will require a separate permit.

Dankert asked about width of driveways for fire truck access. The presenters stated most of it is a standard width and is restricted at its smallest to 16 feet.

Following up on the Board's recent in-service training, Durst asked about the type of asphalt to be used for the paved areas. The developers stated that no decisions have been made and the developers would consider a porous surface if applicable although there are some concerns about the longevity of the system. If the surface could lower the rate of stormwater runoff, this might impact the site design. Cross also expressed concerns about the porous surface and is unsure of the longevity due to accumulation of dust and dirt. Cross stated if it is determined in 5 years that it no longer works then the retention area may not be big enough and the Board would not have the opportunity to revisit the project and correct the deficiency. Hickey stated part of the Cayuga Medical Center parking lot has the porous surface and Ithaca College is also contemplating using this system. Hickey stated there may be a benefit and developers should consider the two options of using the porous surface as well as developing the retention area.

Cross questioned the details for the outlet for the pond. Urda responded that it is in the southwest corner and is a weighted concrete structure. Cross asked about site distance from the traffic light. Urda responded that nothing has changed about the entranceway and this location is the same as that which has already been approved. Cross will review previous paperwork about this.

Stycos asked about sidewalks and the parking spaces in the front of the building although she doubts it is possible to relocate the spaces.

Curtis asked about the fire hydrants. Urda stated there will be three around the site. This will also be a sprinklered building. Hickey stated the developers should discuss this issue with the Fire Department prior to the next meeting. Urda stated there would be a meeting with the Fire Department, as well as a meeting regarding the sewer connection, prior to the May meeting.

Tomei asked for clarification about the closest residential area. Hickey responded that residential is across the street. The land to the west of this parcel is zoned medium density residential although it is currently vacant. Curtis noted there is also a vacant lot about the same size as Arleo's to the north which is zoned Human Health Services.

Tomei asked about landscaping and whether the residential neighborhood would be screened. Urda responded that the plantings are a mixture of deciduous as well as evergreens to provide a better screening. Hickey then recommended that the Landscaping Plan be reviewed. Hickey stated that on the west side of the building there are eight 6-ft. blue spruce to be planted on a raised berm. Tomei stated he is concerned about screening the new building from Warren and Uptown Roads. Hickey stated there will be shrubs and pine trees along Warren Road and the variable buffer strip includes 8 evergreens as well as shrubs. Hickey stated there is not a need for a dense screen on Warren Road as there is no residential uses on that side. Leopold recommended picking species of trees which will be less likely to be eaten by deer noting that many of the proposed species are likely to be eaten. Klepack asked if there are any fences proposed as part of the buffer and Urda stated there are none. Board members recommended blue spruce be planted, as well as burning bushes, which are less susceptible to deer damage. Forsythia was also recommended as providing a good screening. Hickey stated it is important to place enough trees on the west side to provide a buffer which is effective. Curtis noted the buffer only goes about 1/2 way up the west boundary line. Urda stated it can be extended further at least to the end of the parking area.

Hickey stated the Board has to determine if this is a minor or major change. If it is a major change, it will require a Public Hearing. The SEQRA will be done at that time. Curtis stated the 239 Review has been received. Curtis will provide members with the old SEQRA as well as the new SEQRA short form for the next meeting. Curtis stated no

additional set of plans will be required for the next meeting although changes should be noted on one page and submitted for the next packet. Hickey stated the engineer would need a full set of plans showing the changes. Hickey also noted the new SEQRA should be changed to indicate this is a modification or alteration (Item No. 5), not a new action. Curtis stated the applicants should review the Sign Law to make sure their needs will be met. Hickey stated that Cornell owns the land adjacent to this parcel and a sidewalk will eventually be required. The applicants should decide when they want to put it in, but this might be the time as the construction vehicles will already be there. Hickey stated the sidewalk must show in the plans as a future sidewalk if not put in at this time although the Board would prefer it be done now. Hickey stated that economically it might also be better to put the sidewalk in at a later date when Cornell is putting theirs in.

Hickey thanked those present for their time. Curtis stated the applicants will need to notify contiguous land owners at least 5 days before the Public Hearing on May 14. Hickey asked about the ROW easement since the Village Attorney was not present at this meeting. The presenters responded that the document has been hand delivered to the Village Attorney. Regarding sewer, Cross stated the applicants must submit a letter to the Village of Cayuga Heights estimating the amount of water they will probably use.

Bolton Estate Subdivision:

Curtis stated he has received a call from Engineer Andy Sciarabba and Phase 1A of the Archival Study is being wrapped up, and that further investigation will be required. Developer Ed Crossmore is trying to limit the scope of excavation to areas that are pertinent based on the historical data. They hope to be ready to return to the Board by the May 29 meeting. Curtis stated that possibly the plant review could be finalized before that. Hickey stated he has not heard anything about the appraisal and does not know where it stands. Hickey stated it is up to Ed Marx and the County to proceed with the appraisal. Dankert moved to continue the Public Hearing on the Bolton Estate Subdivision until May 29th. Seconded by Stycos. Ayes by Dankert, Hickey, Klepack, Stycos and Tomei. Motion carried.

Joint Meeting with Trustees:

Hickey stated the Joint Meeting with the Board of Trustees will be held in June or July.

Other Business as Time Permits:

Hickey stated that the Board of Trustees has approved Richard Durst as the Planning Board alternate member and will officially appoint him at the organization meeting on May 7th.

Approval of Minutes – March 27 & April 9:

Tomei moved to accept the minutes of March 27th as revised. Seconded by Stycos. Ayes by Dankert, Hickey, Klepack, Stycos and Tomei. Motion carried.

Dankert moved to accept the minutes of April 9th as revised. Seconded by Klepack. Abstain by Stycos. Ayes by Dankert, Hickey, Klepack and Tomei. Motion carried.

Reports:

Board of Trustees: Hickey stated there was no public present to discuss the budget. The Trustees did not accept the Northwood dedication map as it was not yet available. The Board of Trustees adopted the resolution for the establishment of mandatory training for Planning Board members. Hickey also stated that Public Hearings were scheduled for proposed Local Laws B, C and D to be held on May 7.

Other Business as Time Permits:

Leopold asked Hickey about having a meeting regarding stormwater and Hickey stated he is available. Leopold is currently working on the annual report. Hickey stated it might be beneficial to spend some money and hire an engineer from TG Millers to speed up the process. Hickey stated he has been trying to review the Subdivision Law with the Model Law but it is difficult as the Model Law hasn't been adopted and formatted to be compatible with the Village Code. Cross stated it is coming down to the wire on getting this done. Leopold stated the Town of Lansing as well as others have already adopted a law. Cross stated the Village of Cayuga Heights will follow the Town of Ithaca

law. Leopold stated the Village of Lansing Trustees will discuss the proposed Stormwater Management Law at their meeting on May 7th. After that meeting, Hickey and Leopold will meet. Hickey stated he has been working with Superintendent of Public Works Courtney regarding signage for Graham Road and Village trails to require owners to clean-up after their dogs.

Tomei asked what constitutes a minor or major change for a project such as that proposed by Arleo. Hickey stated he made the determination that it is better to err on the side of caution and including the public in the process.

Adjournment:

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Klepack moved to adjourn at 8:35 P.M. Seconded by Stycos. Ayes by Dankert, Hickey, Klepack, Stycos and Tomei. Motion carried.