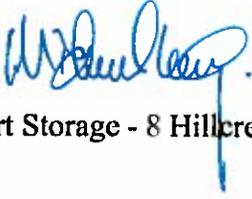


TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS

FROM: Michael H. Long, AICP 

RE: Site Plan Review – Airport Storage - 8 Hillcrest Road
Arno Finkeldey.–

DATE: March 7, 2016

The applicant, Arno Finkeldey as owner of Airport Storage., has a proposed to expand and add 9 storage units to his current development located at Tax Parcel #44.-1-19, IR Industrial / Research Zone. This site is located near the intersection of Hillcrest Road and Warren Roads.

Site Characteristics: The overall site parcel consists of 1.170 +/- acres site which has an existing residential structure and has 10,359 Square feet of structures and proposes to add 1,600 of additional storage space. They have added (3) three additional parking spaces to serve the expansion. Currently, area is the primary Industrial / Research (IR) area of the town in close proximity to the airport and business park. Tompkins County IDA / Borg Warner Plant is south of Cherry Road.

Surrounding Area: The area surrounding the site includes a primarily various commercial uses which includes to the west, is a combined 52.42. +/- acre parcels owned by Tompkins County that long term is anticipated to be developed as a business park related to an expansion of Cornell University and airport businesses. Cornell University owns the parcel directly to the south. .

Comprehensive Plan/Zoning: The site is in the IR – Industrial / Research Zone. The area is developed with mixed primarily commercial and some residential uses. The 2006 Town of Lansing Comprehensive Plan anticipates a range of retail, service, goods, merchandise and services including commercial activities. This general area was planned to be expanded for IR business expansions.

GML Referral: The proposal was submitted to the County Planning Department for 239 GML review on February 9, 2016. They determined that “it has no negative inter-community or county-wide impacts”. However, they recommended that the existing trees (to the west) are on the adjacent parcel owned by Tompkins County. These trees are under the control of the adjacent owner so should the planning board review indicate additional screening, it should be provided on the applicants property.

Staff Recommendations:

The Stormwater Plan was prepared by Jason K. Demarest for the original storage units plan. He was the architect that also prepared these expansion plans and updates of the stormwater management plan (SWPPP). T.G. Miller has reviewed the overall SWPPP project impacts and issued a letter dated February 3, 2016 (see attached). They stated that “the project appears to be below and threshold that would require permanent stormwater practices”.

1. The site plan is consistent with the neighboring development and meets the Land Use Ordinance requirements. The letter from T.G. Miller recommends that “the existing level spreaders be inspected to ensure that they are functioning as designed and not creating concentrated flows leaving the property”. The recommendation is that the SWPPP impacts be reviewed by the Storm Water Inspector during the building inspection process to assure a proper functioning system.
2. Should the planning board feel strongly, additional landscape screening with coniferous trees could be added along the west property line to reduce the visibility of the additional units?

Please feel free to contact me with any questions regarding the above.