

TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS / ZONING BOARD OF APPEALS (ZBA)

FROM: Michael H. Long, AICP

RE: Site Plan Review – Community Recreation Center, Inc. –
Rock Climbing Wall addition – Site Plan and ZBA Height Variance
1767 East Shore Drive

DATE: October 26, 2016

Project Overview: The applicant, Greg Carlson of Reach Works Inc., has a proposed add an Olympic Scale Rock Climbing Wall, Offices, restrooms, reconfigured parking, etc. within an 8,000 square foot (SF) addition together with a 2,400 square foot second floor mezzanine (total 10,400 SF floor area) located at Tax Parcel #37.1-6-9, R2 – Residential Moderate Density Zone on New York State Route 34. This particular addition activity would be defined as a “Taxable” as a land lease for profit venture and would be appropriated an assessment value upon completion.

Site Characteristics: The overall site parcel consists of 13.36 +/- acres site which has an existing structures of The Rink and the Field plus offices and restrooms. The proposal is to add this new structure to the street side elevation of “The Field” building and make minor changes within the parking lot.

Surrounding Area: The area surrounding the site includes a primarily various commercial and residential uses. NYS Route 34 – East Shore Drive is a major traffic route through the Town of Lansing that originally was comprised of housing which overtime has been converted to small scale commercial activities such as auto sales / repairs, food (pizza and ice cream), driving range, etc. “The Rink” and “The Field” are both commercial sized buildings that currently house active recreation.

Comprehensive Plan/Zoning: The site is in the R2 Residential Moderate Density Zone and recreation is currently permitted within this 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 mixed use of residential and business expansions. The Land Use Ordinance was revised previously to permit recreational uses within this Zoning District.

GML Referral: The proposal was submitted to the County Planning Department for 239 GML review on September 23, 2016. They have determined that “no negative inter-community or county-wide impacts” will result for this project as proposed.

Staff Recommendations:

The Site Plan and building elevations were prepared by George Breuhaus, R.A. The building height of 56 feet tall is over the town wide height restriction over 35 feet established before the Fire Department had an aerial ladder truck. The project otherwise is in compliance with all the required setbacks and requirements. Please refer to Lansing Fire Chief Scott Purcell’s letter dated October 4, 2016 regarding the height limitation issue. The Town of Lansing now has a 100 foot ladder truck which will be able to reach the proposed building peak.

Mr. Breuhaus is the architect prepared site plans and reviewed the stormwater plan issues. The site plan proposes to distribute 0.22 acres of the 13.36 +/- acre parcel and is consistent with the neighboring development and meets the Land Use Ordinance requirements. The Storm Water Inspector during the building inspection process to assure a proper functioning system.

The plan is complete and addresses the primary issues that the staff has discussed with the owner during the design phase. The current parking requirements are 1 parking space for each 3 users as the maximum number defined by the building codes occupancy. The existing parking has 114 parking spaces together with 61 restriped parking spaces would include 175 total off street parking spaces.

The developers on did simulate the 56 foot height through the use of a lift with balloons and placed at the site. On October 19, 2016, Lynn Day did take photographs (see enclosed) from several different locations to gauge where this height would be visible from the adjacent neighborhoods. With a telephoto / zoom lens he was able to illustrate specific locations where is might be visible. At least four of the Planning Board members also did physically look as well. Consensus was that there are limited places where the proposed building height would be visible, but when the deciduous leaves fall, there will be more visibility.

Planning Board did hold an official “Public Hearing” at the October 24, 2016 to solicit any public comments about the proposed project. Greg Carlson and George Breuhaus architect did make a presentation to the Planning Board at the Oct. 24, 2016 meeting. The Planning Board has requested the SEQRA / site plan will be on the agenda of the November 14, 2016 planning board meeting and condition any approvals on the ZBA granting a height variance.

Action Items:

1. The Planning Board at the November 14, 2106 meeting will consider the New York SEQRA Review and issue a Negative Declaration.
2. Approve the site plan as presented with a condition that the Zoning Board of Appeals grants an area variance for the overall building height at 56 feet.
3. The Zoning Board of Appeals (ZBA) has scheduled a “Public Hearing” at the November 15, 2016 meeting. I would assume that the development team will also provide the “PowerPoint” presentation on this issue at the ZBA meeting. At this meeting, the ZBA will consider the Height Variance request.

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