

TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS

FROM: Michael H. Long, AICP

RE: Site Plan Review – The Computing Center
987 Warren Drive, Lansing

DATE: January 12, 2017

Project Overview: The applicant, Trowbridge Wolf Michaels, Landscape Architects LLP., has a proposed demolition of an existing garage and to construct a 5,000 SF +/- Office Building together with site parking and site improvements located at Tax Parcel #44.-1-15.2, – Industrial / Research Zone (IR) on Warren Drive. This project will also connect into the existing water and sanitary sewer systems.

Site Characteristics: The overall site parcel consists of 43,053 square foot +/- (0.87 acre) site (Parcel A of the Survey Map by T.G. Miller updated 11/29/2016 which has an existing garage that will be demolished. The proposal is to add this new commercial Office 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 adjacent to the Ithaca / Tompkins County Airport and the Warren Road Business Park includes a primarily various commercial uses. Warren Road is a major traffic route through the Town of Lansing that leads to Cornell University and the Airport Business Park and major transportation routes.

Comprehensive Plan/Zoning: The site is in the IR Industrial / Research Zone and offices are currently permitted within this zone. The area is developed with mixed primarily commercial and some limited residential uses. The 2006 Town of Lansing Comprehensive Plan anticipates a range of including commercial activities including light manufacturing, fabrication, assembly or research, mining, and power generation/ utilities. These areas was planned to be small employment centers that could contain a variety of land use activities.

GML Referral: The proposal was submitted to the County Planning Department for 239 GML review on January 23, 2017. They have determined that “no negative inter-community or county-wide impacts” will result for this project as proposed. Recommendation that the fuel source be clarified with NYSEG (re: ability to use Natural Gas or LP Gas).

Project Description:

The Site Plan by Trowbridge Wolf Michaels and building elevations were prepared by HOLT architects. The building height is one story and is in compliance with all the required setbacks and requirements. Trowbridge Wolf Michaels is the landscape architectural firm that prepared site plans and reviewed the stormwater plan issues. The site plan proposes to distribute 0.8 +/- acres of the 0.87 +/- 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 200 sf of gross floor area (25 min.) as the maximum number defined by the building codes occupancy. The existing parking has 26 parking spaces together with a loading dock.

Planning Board did hold sketch plan review at the January 23 2017 to solicit comments about the proposed project. Landscape architect did make a presentation to the Planning Board. The Tompkins County 239 Review letter recommendation of clarifying the fuel source for the generator will be determined. The Planning Board has requested the SEQRA / Site Plan Approvals to be on the agenda of the February 13, 2017 planning board meeting.

Staff Recommendations:

The project as proposed is in compliance with all of the existing Town of Lansing Land Use Regulations. It will include a significant amount of site improvement and landscaping and will not exceed the threshold for a completed SWPPP.

The staff recommendation is to issue a Negative Declaration and Site Plan approval as conditioned by the attached proposed resolution. Please feel free to contact me with any questions regarding the above.