

TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS

FROM: Michael H. Long, AICP

RE: Site Plan Review – Recommendation to the Town Board
Village Solars / Village Circle PDA Modification #3–

DATE: May 3, 2017

The applicant, Stephen Lucente with Lawrence Fibroin, P.E., L.S. has proposed to demolish six (6) of the original 1950's apartment buildings (56 dwelling units) included within the overall Village Solars / Village Circle complex previously approved as a Planned Development Area (PDA) of the Lansing Town Board Resolution 16-126 on September 21, 2016 and replace with six (6) larger buildings to match the recently constructed which will include 126 dwelling units and site improvements. These would increase the overall number of the entire complex from 502 to 572 dwelling units or 70 additional dwelling units. They have complied with the 1.25 parking places per dwelling unit. There is sufficient sewer capacity for the replacement and expansion of the dwelling units in the Village of Cayuga Heights system.

The applicant has proposed to present the changes to the Planning Board for the May 8th meeting and the PDA amendment presented to the Town Board at their May 17th meeting. The final approval anticipated would be at the Town Board June 21, 2017 meeting and demolition of the existing building and construction to begin in July.

Site Characteristics: The site parcel consists of several individual parcels which would consolidate an addition a very small corner lot Tax Parcel #39.-1-34 of approximately 12,379.3 +/- acres site of which will complete the overall project as originally envisioned by the developers.

Surrounding Area: The area is on Warren Road, one of the major transportation routes through to the City of Ithaca and Cornell University. This is in close proximity to the Ithaca Tompkins County Airport, Warren Business Park, Tompkins County future Industrial Park and several neighborhood homes.

Comprehensive Plan/Zoning: The site is in the R2 Residential Moderate Density Zone. The area is developed with mixed primarily commercial and business park uses. The 2006 Town of Lansing Comprehensive Plan and Land Use Ordinance anticipate primarily residential development which includes cluster development and higher densities when there are adequate water and sanitary sewer system. This particular area has access to the appropriate infrastructure to allow the density requested.

GML Referral: The proposal was submitted to the County Planning Department for 239 GML review. The letter dated April 28, 2017 stated that “has reviewed the proposal as submitted, and has determined that the proposal has no negative inter-community or county-wide impacts”.

Staff Recommendations:

The applicant has successfully completed several of the buildings included within the original PDA approved by the Town Board. Lawrence Fabbioni, P.E. has updated the SWPPP plan and has met with David Herrick and submitted the 39 page report to T.G. Miller which is currently being reviewed. The existing (6) buildings to be demolished will be replaced by (6) slightly larger foot print structures in approximately the same locations. The overall change in runoff is being evaluated and staff recommended and will be completed prior to the Town Board review and PDA approval.

Staff Recommends the Planning Board recommend the Town Board approve the Modification #3 subject to the finalization of the SWPPP review and adjustments if any are needed.

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