

MINUTES OF GREENWAY COMMITTEE MEETING

April 27, 2016

Attended by: Ronny Hardaway, Chair
Phil Dankert, Member
John Dennis, Member
Lynn Leopold, Member
Monica Moll, Member
Deborah Dawson, Secretary

Guests: Marty Moseley, Village of Lansing Zoning and Code Enforcement Officer

Hardaway called the meeting to order at 3:05 pm.

No members of the public were in attendance.

Hardaway welcomed Monica Moll, the newest member of the Committee. He advised everyone that, if Board approval was necessary for Monica's "appointment," he would obtain it at the May 2 Trustees' meeting.

Jody Dake informed the Committee that Robert Miller (owner and developer of the Millcroft properties) was under the weather and unable to attend the meeting. Hardaway will contact him to see if he can attend next month's meeting.

Hardaway thanked all of the Committee members who participated in the recent "field trip" to the Dart parcel that is destined to be our new Village park. He noted that the group was pleasantly surprised to find many areas on the parcel that would be relatively easy to clear and turn into park components.

Hardaway also reported that he and Dawson had met with John Courtney on April 26 to discuss issues relating to the "park parcel." A top priority that Courtney shares with the Committee is to keep as many of the parcel's older, larger healthy trees as possible. Hardaway told Courtney about the members' visit to the site, and that we had identified stands of trees along Woodthrush Hollow Road that we wanted to save. Courtney agreed to save those trees, even if it meant making two smaller parking areas along the road, rather than one large one.

Hardaway shared a very rough, not-to-scale sketch of one possible park layout that had been discussed with Courtney. It assumes that the developed areas of the park will be on the north side of the parcel, along Woodthrush Hollow Road, roughly across from Yardley Square. The eastern half of the park would be the sports area, including a basketball court and a softball field

(possibly within a larger soccer field). The western half would include a playground, surrounded on three sides by picnic tables and, perhaps, a picnic pavilion on the far western side. The developed areas of the park would be considerable smaller than the undeveloped, “wild” areas of the parcel, but a circular walking trail would be built around the parcel area north of the creek. This trail would connect with the existing trail between Wakefield Drive and Woodthrush Hollow Road just south of Coventry Walk. It would also connect with Dart Drive via a path that will be created between the Dankert and Lorbeer properties on the north side of Dart Drive. Although the underbrush is fairly thick between Dart Drive and the south side of the creek on the park parcel, Moll reported that there are numerous deer trails in that area and one of them could provide a route to be cleared for a path. Dawson noted that the trees on the parcel between the Dankert and Lorbeer properties were spaced widely enough to accommodate a path wide enough for Village maintenance equipment.

Hardaway reported that Courtney would be sending a contractor in to do some grubbing on the parcel on Monday, May 2, and invited us to be on site to assist with marking areas and trees. Hardaway opined that it would be particularly important to have Leopold available to identify trees that should be saved. Other members are welcome to participate.

The members discussed whether the new park should include a soccer field and a dog park (already requested by a Village resident). The dog park was a far more controversial item, because of maintenance clean-up, odors, and health issues. Leopold stressed that a dog park should not under any circumstances be located near the stream on the park parcel, because rain would wash dog waste into the stream and, eventually, into Cayuga Lake. She reported that dog waste is already a serious pollution problem for the lake. Since there isn’t much space on the parcel that is not close to the stream, this concern may preclude a dog park.

The members agreed that the Committee should hold a public meeting to solicit Village residents’ input on what the new park should include. Hardaway will determine how best to publicize such a meeting, and arrange to schedule it for a weekday evening that does not conflict with other Village Board meetings.

Dennis made a preliminary report on the pros and cons of using permeable pavement, *e.g.*, flexible porous aggregate, for the park’s parking areas along Woodthrush Hollow Road. He contacted management at Kendal, where permeable pavement was installed last year on parts of the road and parking infrastructure. Apparently, Kendal is pleased with the choice, and reports minimal maintenance issues. It seems Kendal only intends to vacuum its permeable paving once a year. The down side of the material is that, when permeable paving has to be replaced, it must be completely dug up, removed, and replaced, which is a considerably more expensive process than just standard repaving. Dennis also reported that permeable paving costs \$5-\$8 more per square foot than standard paving.

Moseley joined to meeting to share what he knows about local permeable paving installations, specifically at the endoscopy facility in Lansing and at Cayuga Medical Center across the lake. He said that it was his understanding that permeable paving had to be vacuumed twice a year; that with proper maintenance, it had a 10-year life on roads and a 15-year life on parking areas; and that in most local areas, it required some mechanism for spillover, *e.g.*, adjoining infiltration basins. Moseley stressed that we should get a soil analysis done before committing to using permeable material on a paved area owned by the Village. He also noted that Cayuga Medical Center had had some problems with wavy and uneven surfaces on their project.

Dennis suggested that we contact Trowbridge Wolf Michaels, the landscape architects who have designed/installed most of the local permeable paving projects, to see if they might be willing to install permeable paving on the park's parking areas at a cut rate, as a small "sample" project to build a relationship with the Village.

Hardaway stated that he did not want to use permeable paving if it would create a financial burden for Village taxpayers, or a significant maintenance burden for the Public Works staff. He opined that maintenance would likely be the decisive factor in the analysis. Dennis offered to compile a list of local projects in which permeable paving has been used, and then to interview the owners of these projects to determine what their maintenance experience has been. Moseley agreed to assist. Leopold suggested that Dennis contact Angel Hinickle at Tompkins County (Soil and Water) and Craig Hebden, Town of Ithaca Engineer, for information. Hardaway again stressed that reasonable maintenance would be the key selling point on any permeable paving recommendation the Committee makes.

Hardaway reported that he and Dawson had also visited the pocket park parcel that the Village owns in Shannon Park. It is a small area with little in the way of amenities. There is a tiny level area that is mowed but not landscaped, and a dilapidated bench overlooking a cattail marsh. Dennis said that he often walked around Shannon Park, and had never seen anyone using the park. Monaghan was absent and so there was no one to speak to what park amenities the area residents might want. As a start, it was agreed that Leopold would visit the parcel and identify any invasive species, and Public Works could remove those. At that point, Monaghan could survey the Friends of Shannon Park group to determine what, if anything, they wanted to add. Hardaway cautioned that new amenities would have to be maintained without imposing undue burdens on Public Works staff.

Hardaway reported that Courtney and the Public Works staff had performed some clean up on Village Park. This prompted a discussion of options for playgrounds: one to replace the existing dilapidated equipment at Village Park, and one to be installed at the new park on the Dart Parcel. Dawson referred to the community-build option discussed at prior meetings, and mentioned that Moll was the person who had recommended the Play by Design group. Moll knows and has

worked with people at Play by Design. Their installations tend to be more expensive than traditional wood and metal playground equipment, but they are very low maintenance and extremely durable and attractive. They use composite materials that look like wood but wear like plastic. Moll estimated that an average-sized (by Village standards) playground would cost around \$100,000. She offered to provide the Committee with a list of grant sources that might help reduce the cost to the Village. She also noted that Play by Design's installations can be very innovative, *e.g.*, there can be mixed-use installations, modular designs, elder playgrounds, parcourses, etc. Hardaway opined that their innovation and flexibility could be a big plus, in that we could build our playgrounds in increments if necessary.

It was agreed that the members would like to talk to someone from Play by Design. Moll offered to invite a Play by Design representative to a future Committee meeting.

The meeting was adjourned at 4:35 pm.

Next meeting: Wednesday, May 18
3:00 pm
Village Hall

Action items: Dennis to continue research on permeable paving
Hardaway to get BIG MAP laminated
Hardaway to invite Miller to future meeting
Hardaway to plan/publicize public meeting on new park
Moll to provide grant list for playground construction
Moll to invite Play by Design rep to future Committee meeting
Monaghan to assess needs at Dankert/Village Park