

**Village of Lansing
Planning Board Meeting
July 10, 2001**

The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by Chairman Ned Hickey. Present at the meeting were Planning Board Members Doris Brown, Phil Dankert and Carol Klepack; Village Attorney Randy Marcus; and Code Enforcement Officer Ben Curtis.

Public Comment:

As there was no one present who wished to speak, Dankert moved to close the Public Comment period. Seconded by Brown. All aye.

Pyramid Mall Expansion – Lighting Plan and Amendment to Planned Sign Area:

Hickey stated that the Board has a letter from Dennis Reinhart, Chairman of the Lighting Commission, who have reviewed the plans submitted for the out parcel on Tops and the Pyramid Mall and their only comments are: they have not received the photometrics for the Home Depot site and the façade lights. Jim Tull, Pyramid Mall manager, stated Pyramid Mall will meet the requests of the Lighting Commission that those lights be focused so as to preclude spillage beyond the building facade. Brown moved to approve the lighting plan for the out parcel of Tops and the Pyramid Mall additions with the requirements of the Lighting Commission Report being met. Seconded by Klepack. All aye.

Hickey brought the Board up to speed. Hickey introduced Roslyn Overfield, Collins Sign Corporation, who spoke to Planning Board members regarding the signs for Home Depot and pylon signs along N. Triphammer Rd. She had provided examples today of the pylon signs to be located at the corner of Graham Rd. & N. Triphammer Rd, for the board's review. The pylons displayed the respective colors of the largest 8-10 tenants on a white background. Hickey stated that he personally did not feel the multi-colored signs were compatible with the N. Triphammer Rd. reconstruction vision and were a distraction. Klepack was in agreement. Hickey was appreciative of the costs and time invested in producing and displaying the mock pylon signs, but it is not what the Village has in mind for this central area of the Village. The Village is considering directional signage for North Triphammer, but will not be doing anything for signage until the road is started and at that time, signs will be utilized for wayfinding rather than advertising. Hickey stated that the Village would design the signs within the public right-of-way to its own specifications and would pay for those signs. Hickey is now in the process of locating a sign consultant to help design the signage. Hickey felt it would be beneficial for Pyramid Mall to concentrate on the signs within the Mall area rather than those along N. Triphammer Rd. The Planning Board may consider amortizing current signs along N. Triphammer Rd. for 10 years and at that time, they must also come into compliance with the new uniform signage plan. Hickey would like to speak with a sign consultant and then get advice from the local merchants. Hickey also noted that the CLT Guidelines were adopted last night by the Board of Trustees. Hickey stated that he could not give a timeframe without a consultant although he would like a sign plan in place before construction begins on N. Triphammer Rd.

(Attorney Marcus entered the meeting.)

The Board then considered the signage within the Pyramid Mall. When the Planned Sign Area for Pyramid Mall was adopted in 1988, Pyramid Mall had 1666 s.f. of signage and the maximum permitted under the Plan was 2200 s.f. Pyramid is currently requesting 3681 s.f. of actual signage with a maximum of 4000 s.f. The request for increased signage is because 659 s.f. of Penney's signage is now being replaced with 1569 of signage for the 4 new tenants (Linens & Things, Dick's Sporting Goods, Best Buy, and Borders). Another big change is the 443 s.f. signage of Wards is being replaced with the larger Home Depot signage. The current request is for either one or two signs each of varying sizes for the businesses on the Penney's end of the mall. Hickey asked for clarification as to why each tenant could not get the same number of signs and the same footage. Salem LaHood, Pyramid Mall architect, responded that tenants are requesting different numbers and sizes of signs according to their individual logos. Hickey stated it would be difficult to request Pyramid Mall have uniform size and color signs when this has not been required in the past. Klepack stated it would be nice to see samples for what is being proposed and LaHood displayed them for the Board's review. Klepack felt the amount of additional signage should be proportional to the amount of current

signage and footage. Hickey reported that previously the signage for Penny's was at 659 s.f. and the request is for 1569 s.f. Hickey stated he can understand the rationale for the additional signage on the south side, but he is having difficulty with understanding the rationale for the eastside. He feels that if the purpose of the east signs is directional to show what is in that end of the mall, they should all be the same size and color and he feels if Borders can go with 165 s.f., they should all be able to go with that number. LaHood stated he would have more flexibility on the eastside but he would have to go back and present it. LaHood stated part of the intent of the PSA is to allow for some flexibility on square footage of signage and location of signage and he feels Pyramid Mall is consistent within the guidelines. Hickey questioned the maximum allowable sign area (4,000 s.f) and LaHood stated it is based not on square footage of the building but on a calculation of the proposed signage requested by the tenants combined with the existing signage and with a reserve factor. Curtis stated all the malls in the Village have PSA's. For other businesses, the sign area is based on the linear footage of the building facing the road, and 1 square foot is allowed for every two linear feet of facade. A separate pylon sign is also allowed besides the building mounted sign. Hickey stated a PSA for a mall is based upon what the developers/owners feel is necessary to provide adequate signage. Marcus stated a PSA is to allow for flexibility for multi-tenant use, but to provide uniformity among tenants. It was created to establish a pool or amount of signage to draw from for tenant use without having to go through the Planned Sign Area amendment process each time. The Planning Board's intent was to provide a better aesthetic result. The latest, Tops, was allowed more signage than the Sign Law would otherwise have allowed with the provision for other amenities such as landscaping. LaHood stated Pyramid Mall would be doing additional landscaping, re-striping the lots, redoing the lighting, and other enhancements to make the mall more appealing to the community. Klepack likes the concept of allowing signage based on floor area and then allowing the malls to make the determination as to how the footage is then apportioned. Jim Tull, Pyramid Mall manager, stated that times have changed and the attractive entrance and changes will be a plus to the village. Hickey stated that no one is questioning Pyramid's willingness to do their part. The Board is just trying to justify the large increase in signage. Hickey made it clear that the pylon for Graham Rd./N. Triphammer Rd. will not be approved so it should not be included in the signage total.

Tull questioned whether some of this proposal can be approved and others forwarded to the Trustees. Hickey stated the pylon sign at the base of Pyramid Drive which is angled is fine but the size needs to be changed. Hickey is recommending all panels on the pylon sign be 1 x 6 ft. and varying colors would be acceptable. After further discussion of the sign proposal, LaHood made the following suggestions: 1. At the Penny's end, the 3 east facing signs would be revisited by Pyramid to come up with signs which are uniform in size applied to the east side of the building and would have no identity from N. Triphammer Rd.; 2. Both Pylon signs on the ring road would have 12 1 x 6 panels for a total of 72 s.f. with the removal of the 32 s.f. top part of the sign. Both pylons would also be lowered.; 3. The original sign of 8 x 16.6 (132 s.f.) would be replaced at the top on N. Triphammer Rd. This sign will be refurbished or may be unneeded depending on directional signage connected with the N. Triphammer Rd. rebuild. 4. Home Depot signage. Hickey recommended the sign on the north wall be eliminated. Klepack could not rationalize in her mind why there should be a sign on the north face as she does not want to set a precedent and she also recalls that the Top's request for signage on the south side was denied. Marcus reminded the Board that one of the reasons the signage was denied on the south side of Tops was because it faced a residential area and this new request for Home Depot will likewise be facing a residential area.

Curtis did some number crunching and determined that the amount of signage for Pyramid Mall may have been based on the logic that a 15,000 s.f. business could have a 50 s.f. sign and if the area of the mall (650,000 s.f.) were divided by 15,000 s.f., it would come close to the 2,200 s.f. for signage, which is what it was allowed before. If it were to be done this way with the additional s.f. of the mall, it would equate to approx. 3,000 s.f. rather than the requested 4,000 s.f. for signage.

Hickey stated he feels it is important for consistency that there not be a sign on the north side of Home Depot as Tops was not allowed a sign on their south side. Hickey stated that the locals could easily find the store and for those traveling from out of the area, there are numerous signs indicating Pyramid Mall. The Board was in agreement on this. The Board requested Pyramid Mall refigure the signage based on the discussion and allow for a reserve amount and then resubmit this to the Planning Board at the July 31st meeting so it can be then forwarded to the Board of Trustees for their August meeting. Hickey suggested a new proposal for 3300 s.f. with the elimination of the pylon signs on Triphammer and the Home Depot sign on the North face and the Planning Board would then recommend

approval to the Board of Trustees.

Hickey thanked Overfield for her work on this project.

New Planning Board Member Selection Process:

Hickey was reviewing the minutes and realized he and Klepack were to contact residents on their interest in becoming Planning Board members. Unfortunately, he did not contact anyone. Klepack contacted Martha Eller who stated she did not have the time to become involved. Klepack also contacted John McLain twice with detailed messages and he did not return the calls and she is reluctant to call again although she has contacted Mary Sirois to advise her of the progress or lack thereof. Hickey will contact Willard about the date of the next Newsletter where possibly the positions could be advertised. The two names remaining are Susan Schatz and Lisa Schleelein and Klepack will contact them.

Hickey made notes regarding an article he read on selecting a potential candidate for a Planning Board member. First, the Board should look for an individual who is interested in the community. Hopefully, the individual will have training in architecture, engineering, law, economics, sociology or a social science or technical background, although this is not essential. Also the individual should be concerned for the village and have some degree of objectivity.

Urban Forestry Policy:

Curtis stated this was placed on the agenda in response to Pembroke Lane concerns. Hickey stated it could be added to the goals for the Board. It was discussed in the past and Hickey has information regarding it and feels it may be the time to revisit it. Hickey asked Brown if she would like to take the project on and she agreed. Brown feels there are two aspects to urban forestry: the planting of trees and the cutting down of trees. Hickey felt it might be important to start with an aerial photo of the Village and the trees/forest areas which should be saved would need to be identified. Klepack feels individual trees are important but it is the clearing of a large number of trees which is a greater concern. Curtis stated the fall damage of trees is also significant and good forestry practices must be implemented. Ground and drag damage can be significant as evidenced on Pembroke Lane. Brown will contact David Pimentel to determine a direction to begin. Marcus felt information is available and Pimentel has probably already contacted other municipalities. Hickey stated that Syracuse has a whole school for forestry management and he has some of that information and will provide it to Brown.

Votapka Rd. End Abandonment:

Marcus stated that this was discussed at the Board of Trustees' meeting last evening and they did not want to see this section of road abandoned. They would prefer to see it go to the BZA for discussion of the individual homeowner's request to build closer to the front lot line. Part of the Trustees' consideration was that the lot on the other side of Votapka Rd. came in for a variance and received it for a shed and these people on St. Joseph should not be treated differently as it would create an inconsistency. Marcus informed the Board that it is not difficult to abandon a road and can easily be done by resolution if the determination is that it is not used as a public road. Once discontinued, then the Board must determine what to do with the title to the road. Half the road could be deeded to the people on one side and half to the people on the other side. The Village would need to receive something for conveying the road. A parcel of land would remain behind this road which would have an easement for access from Ascot Place. There was also discussion at the Board of Trustees' meeting of using this right-of-way as a trail in the future. Curtis stated that currently the road is used as the homeowner's driveway and it is the village responsibility to provide maintenance and snow removal for it. Curtis will review the information on this parcel and will provide a packet of information for the Trustees to review again in August. Hickey questioned whether the Village could deed half of the road to the homeowner and retain half the road for the trail. Marcus felt this would need to be researched but instead, the road could be deeded over with the village retaining an easement over it for a trail. Marcus recommended the Board put together the information with a recommendation to the Trustees for an easement trail.

Lansing Trails Subdivision Reserve Strip:

Hickey stated there is a 9 inch strip of land along the north side of the Lansing Trails Subdivision to which Ivar Jonson retained title. Hickey stated that when Ivar Jonson built Craft Rd., he approached Viola Miller to see if she would consider helping to pay for the road. She flatly said no as she had no need for the road to access her property. One of the site plans showed a 9 inch strip between the road ROW and her property line which Jonson retained when the road

was turned over to the Village and this is clearly prohibited by the Village Subdivision Regulations. When Miller was approached for an easement for the trail to connect to Bush Lane to the Lansing Trails Subdivision, she was agreeable. When the surveyors went out, they found this 9 inch strip. Now, nothing can connect to Craft Rd. without an easement for the 9 inch section. Hickey feels this is now a legal issue and is up to Marcus to determine what to do. Marcus responded that the Village should try to get title to the entire 9 inch strip. Another possibility might be for the village to get title to a 60 ft. section of the strip to allow for the connection. The problem with this will be that it might cause other difficulties in the future as the Miller property is developed. To get title to the 9 inch strip, it would either be through a voluntary deed from Jonson or through eminent domain. Hickey recommending that Jonson be asked to voluntarily deed over the 9 inch strip. If this proved unsuccessful, then eminent domain proceedings could be commenced. No further amendment to the subdivision could be approved until this deficiency is corrected. Curtis stated that creating the park at the end of Leifs Way is what resulted in this 8 or 9 inches by 806 ft. illegal lot being separated from the rest of the Jonsons' undeveloped property. Marcus was authorized to contact Johnson's attorney, Bill Seldin, to apprise him of the situation. Marcus feels Seldin will readily understand the situation and would advise Jonson to correct this.

NE Neighborhood Study Group:

Hickey stated that one of the goals of the Planning Board was to produce an information sheet for the NE Neighborhood Study Group for the Kensington property. In the 2000 Census, population figures are available by census blocks. Hickey obtained this information from the Tompkins County Planning Dept. He counted the blocks and determined that 1,142 people reside within the NE neighborhood that would be affected by the Kensington Rd. development. This is approx. 1/3 of the Village population. He then took the average family size vs. the average household size. Next, Hickey reviewed traffic counts. Household units were also averaged to 2.7 and the result was that there are approx. 423 family households within that area. Using the 8.262 average trips per day per household equates to 3,495 trips generated in that area on a daily basis. Hickey also provided information about traffic control measures and future planned road connectors in this background information for the use of the group. The NE Neighborhood Study was also updated and provided to Board members. Hickey stated the Mayor has informed him there are currently five members proposed for the group but ultimately ten will be appointed to begin work in August or September. Brown will represent the Planning Board on this group.

Approval of Minutes – June 26:

The Board reviewed the minutes for June 26. Dankert moved to approve the June 26th minutes as revised. Seconded by Brown. All aye.

Reports:

Hickey stated the Board received a letter from Robert Colbert regarding the hard work of the Board and he was most appreciative to receive this type of correspondence.

Klepack stated the Board of Trustees adopted the CLT Guidelines as an appendix to the Comprehensive Plan. The Board also adopted Local Law D regarding the 25 ft. build-to line. The Board also passed Local Law E regarding municipal subdivisions. Klepack also stated that the Village Engineer reported that there are still concerns regarding the paving job that was done last year on Uptown Rd. There was also a refund given to Pyramid Mall for their permit fee as their expansion was not as large as originally proposed. The Trustees also approved paying a consultant, Tim Buhl, \$2000 to figure the costs for buried utilities along N. Triphammer Rd.

Marcus reported that the arrangement for sewer line rehabilitation in the Town of Ithaca will begin in a week or two. The work will not take a long time and possibly by the middle of August it will be complete and Hartill is requesting accurate data be collected to show the diminishment of infiltration after these repairs. This may lead to 100 available sewer units. Hartill has been attending Cayuga Heights Board meetings to see if some of these units can be released to the Village early. Hartill has been told once the work is completed to return to their Board with the data and to request additional permits.

Regarding sewer units, the Planning Board also discussed the letter from Ivar Jonson to the governor regarding available sewer units and costs.

Klepack also reported that the Village has been working on a design for Northwood Boulevard but must deal with the large utility box alongside it.

Marcus reported that the acquisition of property along N. Triphammer Rd. contracts are in hand from the majority of the properties.

Other Business:

Maria Stycos, 28 Twin Glens Rd., stated she attended the meeting because of her interest as possibly becoming an alternate to the Planning Board. Members discussed what their participation on the Board meant for them.

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Adjournment:

Klepack moved to adjourn the meeting at 9:40 P.M. Seconded by Brown. All aye.