

**Village of Lansing
Planning Board Meeting
August 13, 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 and Phil Dankert; Trustee Liaison Lynn Leopold; 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.

Cima Subdivision – Classification:

The first item on the agenda was the classification of the Cima Subdivision. A sketch plan had been submitted for review and the Planning Board needed to classify the subdivision as either major or minor. At the next meeting, the final plat will be considered. Hickey asked for clarification of the sketch plan. Bill Stanbro, responded that the line shown on the plan divided the lot into two parcels and the northern portion would be a 200' x 365' parcel with frontage on N. Triphammer Road which he would occupy. The remaining portion of the lot would then remain in the Cima Corporation. Hickey asked about the impact of the emergency access easement on his portion of the subdivided lot. Stanbro responded that the emergency access drive is no longer in use or needed as Horizon Drive now has multiple exit/entrance roads. Hickey would like to ask the lawyer's opinion as to whether the notation for emergency access should be removed from the deed or site plan. Curtis stated he felt the Town of Lansing would need to agree to any such change. Stanbro is in the process of talking to the Town Highway Supervisor regarding this issue as this portion of the road has been deeded to the Town of Lansing although the Town has not maintained it. Curtis stated the Village is concerned only with the portion of the lot within the Village although the new owners of the subdivided lot would like to access their lot from Leslie Lane with a driveway where the Town's easement is, rather than from N. Triphammer Rd. This would need Town of Lansing approval, otherwise access would have to be from N. Triphammer Road or by way of an easement from Bush Lane. Hickey asked Stanbro to research the easement issue and provide a response at the Aug. 28 meeting. Brown moved to classify the Cima Subdivision as a minor subdivision. Seconded by Dankert. All aye.

New Planning Board Member Selection Process:

The next agenda item was Planning Board Member selection process. Curtis had a notice placed on the web and there has been one response who called Hickey for information about the position and the time commitment involved. Hickey has not heard back from this person. In addition to the advertisement for the Planning Board and BZA openings, the Planning Board Agenda is also now appearing on the Village's web page. Hickey will be speaking with the Mayor tomorrow to get approval to run a press release advertising the vacancies in the Ithaca Journal and possibly the Lansing Ledger.

Landscape Policy:

This agenda item was tabled until the return of Planning Board member Klepack and it will be placed on the Aug. 28th agenda.

Lansing Trails Subdivision Reserve Strip:

The Board received a copy of the letter from Attorney Marcus to Ivar Jonson's Attorney, Bill Seldin, regarding the 0.8 foot strip of property running along the Jonson property. (Trustee Leopold entered the meeting.) Hickey requested Curtis send a copy of this letter to Viola Miller, adjoining property owner.

Approval of Minutes – July 10 & 31:

The Board reviewed the minutes for July 10. Dankert moved to approve the July 10th minutes as revised. Seconded by Brown. All aye.

The Board reviewed the minutes for July 31. Brown moved to approve the July 31st minutes as revised. Seconded by Dankert. All aye.

Other Business:

Hickey reported he has received an interesting letter he desired to share with the Board members. The letter was from a Planning Board member in Linden, New Hampshire where a McDonalds was being proposed off a state highway. This woman found the Village Planning Board minutes regarding the new McDonald's here on the Village of Lansing web site and she found them extremely helpful. She also contacted Hickey and Curtis for additional information. She then compiled a case study of the McDonalds in the Village of Lansing for use by her Planning Board. Hickey will make this document available for the Planning Board members, Trustee Leopold and Mayor Hartill.

Hickey provided members with information about the NYS Planning Conference scheduled for October 7-10 in Saratoga Springs. Hickey stated members can attend all or part of the conference and money is available in the budget for those interested in attending.

Hickey provided members with the July 2001 Zoning News article regarding vacant retail stores.

Hickey also reported Pyramid Mall is proceeding with the Penney's end renovations. He also noted that the A & P at Triphammer Mall has been bought out by Tops Markets and will be closing soon. Curtis stated he has received a telephone call from an upset resident regarding this and he recommended addressing her concern to the Board of Trustees. Safety issues for pedestrians at the intersection of the Triphammer Mall exit and N. Triphammer Rd. was also discussed.

Hickey reported that he is researching shared parking and will provide information for the Aug. 28th meeting.

Dankert reported that the Board of Trustees approved the amendment to the Planned Sign Area for Pyramid Mall. Dankert also reported that the Trustees spent a considerable amount of time discussing the intersection of Cayuga Heights Road and East Shore Drive.

Leopold stated that the cost and other details of sewer agreement is still being worked through and will probably take another nine months. There will be an important scoping session on Sept. 6th at Lansing Town Hall.

Hickey stated the Mayor has formed a group which will be meeting at the end of August to consider the Kensington property and related issues.

Leopold mentioned that all the right-of-way properties along N. Triphammer Rd. have now been purchased by the Village. Hickey stated the consultant, Tim Buhl, has been hired to assess the feasibility of underground utilities for N. Triphammer Rd. Leopold feels underground utilities should be implemented as part of the North Triphammer Road reconstruction. The consulting engineer for that project must be chosen as the State list has expired.

Hickey, Curtis and Brown have been communicating with Laurie Lynn regarding a sign plan for North Triphammer and this will be on the agenda for Aug. 28th.

Maria Stycos, resident, questioned the Village's position in acquiring the 5.75 commercial acres across from the Village Office, as well as the adjoining 4.5 residential acres, belonging to Tallman and Thomas. Hickey stated that the concept for a center is still the desire of the Planning Board and Board of Trustees but the Mayor is cautious regarding costs so no active steps are being taken at this time. Curtis stated it is currently zoned CLT so the assessment (\$139,500 and \$42,000 respectively) is presumably lower than the actual purchase price.

Adjournment:

Dankert moved to adjourn the meeting at 8:14 P.M. Seconded by Brown. All aye.