

**Village of Lansing
Planning Board Meeting
February 26, 2002**

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, Carol Klepack and Maria Stycos; Trustee Liaison Lynn Leopold; and Code Enforcement Officer Ben Curtis.

Public Comment:

Hickey opened the Public Comment. No one was present who desired to address the Board. Klepack moved to close the Public Comment period. Seconded by Brown. All aye.

Pyramid Mall Planned Sign Area – Amendment:

Hickey stated in Jan. 2001, the Planning Board approved an amendment to the Planned Sign Area for the mall and it was passed to the Board of Trustees who approved it. Pyramid Mall is now requesting an additional amendment which the Board must review and then make a recommendation to the Board of Trustees. Board members were provided with July 31, 2001 Planning Board minutes of the original PSA Amendment, as well as information dated 2/20/02 regarding this proposed amendment.

Eric Goetzmann described to the Board the signage for the new tenants as it would be seen from various directions. The proposed signage requested would include a 313.4 sf sign for Dick's Sporting Goods whereas a 275.20 sf sign was previously approved for Best Buy. Hickey questioned why they could not be the same sign. Eric stated that Dicks requested the larger size. Hickey feels signs larger than Best Buy should not be approved as 275 sf is plenty big and is larger than any others permitted in the Village. Another concern of Hickey's was the Dick's sign on the east side going from 50 sf to 114 sf ; for consistency he feels it should stay at 50 sf as should all those signs on that end of the mall. Jim Bold, Construction Manager for Pyramid Corporation, stated the four signs on the east side of the building would use 4 ft. high letters. Goetzmann stated the Mall would be amenable to removing one, or possibly both, of the pylons with individual panels (72 sf each pylon) and place that amount of sign area on the façade of the building instead. Hickey restated that Pyramid would be removing the individual panels on the directional pylon signs at the south end of the mall and instead would place 4 tenant signs on the eastern façade of the building on the south end.

Bold stated there would be two signs for Target of 204 sf each so traffic could see the signs from both directions. Board members noted that there was not signage for Sears on both sides and the public would quickly learn where Target is located even with only one sign.

Hickey proposed that the Dick's Sporting Goods sign be reduced to 275.20 sf and Target not have the second 204 sf sign on the east side but rather have a directional sign for those entering on Pyramid Drive directing them to the north at which point they would observe the large Target sign from the ring road. Klepack feels she is in a dilemma because although she may not like individual signs, Pyramid has already received approval for a 3200 sf Planned Sign Area and they should be able to determine how to use the allowable footage. Stycos stated residents have expressed displeasure about the Best Buy signage so she would not like to see such signage repeated. According to the Sign Law, illuminated signs must go off when the stores are closed or 10:00PM whichever is later and although there was a problem with Best Buys it has since been rectified and lighting goes off via a timer. The same would be required of the Target store. Brown agreed with Klepack but also feels a responsibility to make it look as good as possible and avoid clutter and provide a balance between signs. Dankert also agreed with Klepack and is hopeful Pyramid would consider reducing signage. Hickey then asked if the Board was in favor of the amendment as proposed. Klepack and Stycos would like to see Dick's signage reduced and others agreed.

Dankert moved to recommend approval of the Planned Sign Amendment for Pyramid Mall with the condition that the main sign for Dick's Sporting Goods be no larger than the sign approved for Best Buy (275.20 sf). Seconded by Klepack. All aye.

Mold Flow Landscape & Buffer Plan:

Hickey noted that the Landscape Policy has been approved by the Board of Trustees and that it would be put into action tonight. Mold Flow's landscape & buffer plan dated 2/22/02 was presented by David Fernandez, Cayuga Landscape Co. and Rob Colbert, property owner. Fernandez stated the site has significant screening already existing and existing vegetation is depicted on the drawing. From the north, there is little view of the building because of the vegetation on the Sciarabba property adjoining it. Therefore, most of the vegetation was placed in the front and the south. Some of the plantings such as the burning bushes and flowering pear were proposed to complement the plantings on the properties across the street at the AG Edwards building and the Ramada Inn. Hickey asked if there would be too many trees when the Village adds street trees to N. Triphammer Road. Fernandez responded that additional trees could be added and all trees shown are between the sidewalk and as close to the building as possible. The south side of the building has blue spruce and burning bushes to provide privacy to the patio area. Willows are also proposed near the detention pond to provide a screening or buffer, as well as shading. Amur cork trees are proposed for the parking areas as they grow to 40 ft. and provide shade. Colbert stated that the buffer on the rear of the property has been very poorly maintained in the past. Hickey stated he is concerned about the buffer to the residential area to the east; although it is currently owned by a church it may not always be so. Stycos noted that the pines on the east side do not have branches on the bottom layers. Fernandez stated that honeysuckles were taken out during construction and providing a buffer on the bottom would only screen the meadow from the residential area because of the comparative elevations of the two sites. Fernandez noted there were two gaps in the buffer between the church and this property and they were plugged with six pines. Fernandez also noted that a fir was added to the northeast corner because Sciarabba's screening ends at that location.

Hickey asked for clarification of the parking set-aside if needed in the future. Colbert stated it is to the south of the existing parking and the detention pond has been shifted slightly.

Hickey was concerned about the graded area south of the existing willows because there is nothing to hold the soil on the banks. Fernandez stated grasses would be planted in that area. Hickey felt this needs to be done soon. Colbert stated it would be hydro-seeded and the contractor has been notified. Curtis stated a silt fence would be going in tomorrow. Hickey also recommended shrubs for that area due to the slopes so the soil does not end up in the stream. Hickey also recommended a bermed area to dispose of excessive soil and enhance the buffer on the east side.

Charles Mandeville, Christ Chapel, stated there is quite a wet spot and drainage should continue to go to the stream. Mandeville would also like to see a view from N. Triphammer Rd. to the church but Hickey feels drivers would not be able to see the church as it is too far away and the view opening is too narrow.

Hickey stated one of the landscaping guidelines called for the replacement of trees with equivalent caliper. He noted there was a large grove of mature trees which were cut down near the detention pond. Some were maples with 14-30 inch diameters, as well as mature aspen, popular, basswood, walnuts and spruce. He stated that the requirement would be to replace trees with smaller trees adding up to the same total caliper but this can not be done on this property as it is being converted from residential building to more intense commercial use. There would not be room on the property for the number of trees that would be required and still allow for the reasonable development of the property. Therefore the guidelines must be utilized with a balanced approach.

Klepack stated there were no dimensions noted between trees. Fernandez stated willows can be as close as six ft, evergreens are about 10-20 ft apart, and pears are about 30 ft apart.

Klepack moved to approve the Landscape Plan for Moldflow. Seconded by Brown. All aye.

Billy Bob Jacks Landscaping:

Stycos asked about the landscaping for Billy Bob Jacks. Hickey responded that he has spoken with Gary Sloan who stated the lease is up for renewal and the trees will be replaced at that time. Sloan also stated part of the lease would require the leasee to maintain the trees. Stycos would recommend trees be in groupings rather than in a straight line.

Hickey stated the developers often meet with the Board prior to development to discuss the desires of the village and the developers have generally been accommodating.

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Joint Meeting with Trustees:

Hickey stated the meeting scheduled for March 11th will be replaced by a joint meeting with the Board of Trustees on March 4th. Hickey stated there would be a presentation by Tompkins County Planning Dept. regarding waterfront revitalization. Other agenda items proposed by Planning Board members are the village center concept and conference room audiovisual equipment.

Urban Forestry:

Brown reported she has researched this topic and has an ordinance and study from Burlington, Vermont. It states it is important to know what trees the village owns, where they are located, and their values. An Urban Tree Management publication summarizes the Burlington study and Curtis will copy it for Board members. Brown stated if the Village knows the value of the trees, then the Village can make a case for maintenance and preservation of those trees. Upon Brown's recommendation, a Sketch to Street video and CD for \$15 will be ordered by the Village. Hickey stated the trees along N. Triphammer Road need to be maintained. Hickey stated the Planning Board might need to identify the trees and then allow the Board of Trustees to determine how they be maintained. Hickey feels this topic needs to be pursued for existing trees as well as those being planted along N. Triphammer Rd. Leopold felt identifying the trees might be a project for college students in landscape architecture. Hickey felt an inventory should be pursued.

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Revised Planning Board Budget:

Leopold would like to take the \$500 and put it into the meeting room audio/visual project. Curtis will beef up his budget to include a printer with 13' x 19' copying capabilities.

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Viewsheds, A Planning Exercise:

Board members were provided with an aerial map from N. Triphammer Road to Cayuga Lake provided by Steve Horn from the Planning Department. This map was used as a planning exercise for the viewshed on Murray Estates. Hickey would also like to do a planning exercise on the bluffs. Brown said she does not have a definition of viewsheds and has been unable to find a definition anywhere. She has found an example from Keen, New Hampshire which is dealing with the location of cell towers utilizing the GIS system. She has found out that the concept is utilized more to hide something, such as a dump. An observation point is determined and then a triangle drawn from there to form the viewshed. For discussion, Hickey will locate the information provided to the Village when a golf course and housing were proposed for Sun Downs Farm. Klepack stated she would like to see topographical maps as she could not determine the views from an aerial as hills would not show. Hickey feels it is important to protect viewsheds for future generation as long as it does not penalize the property owner. He stated the village has mechanisms such as clustering which can be utilized. Stycos felt a lane could provide a viewshed. Hickey felt this property might also tie into the greenway. Stycos also felt monies could be obtained from individuals who feel it is important to preserve this viewshed. Curtis also provided members with info gathered by Steve Halevy from Scott Sutcliffe (CU Ornithology Lab) on the Henslow Sparrows which are on the Sun Downs Farm property and will be important when and if a SEQR is required for that property.

Brown stated that there is Federal money available for projects involving acquisition of scenic easements, transportation enhancements, etc.

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Approval of Minutes – Feb. 11:

The Board reviewed the minutes for February 11th. Dankert moved to approve the February 11th minutes as revised. Seconded by Klepack. All aye.

Hollywood Video:

Klepack remains uncomfortable with the drop box for Hollywood Video where traffic would be expected to drive in the opposite direction of the traffic. Hickey felt it might be better to have returned videos placed in a box on the building which would required drivers to get out and walk to the box. Curtis stated approval by the Village engineer is required for the location of a drive-up drop box. Curtis stated the problem occurs when the driver is alone in the

vehicle and must place the video in the box himself. Although this is the way videos are returned at the downtown store, members felt uncomfortable about having drivers use the wrong lane to return videos.

Adjournment:

Klepack moved to adjourn the meeting at 9:15 P.M. Seconded by Dankert. All aye.