

**Village of Lansing  
Planning Board Meeting  
April 8, 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 and Carol Klepack; Trustee Liaison Lynn Leopold; Attorney William Troy; and Code Enforcement Officer Ben Curtis.

**Public Comment:**

There being no one who wished to speak, Klepack moved to close the Public Comment period. Seconded by Brown. All aye.

**Pyramid Mall Planned Sign Area- Larger Sign Approvals:**

Hickey stated the board has received a report from Pyramid Mall manager Jim Tull who was present to answer questions. Hickey stated that in September of 2001, the Planning Board approved the 3200 sf for total signage for the mall. In material dated 4/2/02, it states that "other tenant signage, not in excess of 50 square feet, which fall within the 3200 sf area may be installed with a sign permit issued by the Zoning Officer, pursuant to the Sign law of the Village of Lansing. Signs larger than 50 sf would have to be reviewed and approved by the Village of Lansing Planning Board." The two signs to be approved tonight for Dicks and Borders (Items 4, 5, 6 and 7 of the JCPenney Remix). Klepack moved to approve Items 4-7 for Borders and Dick's signage as submitted by Pyramid Mall on 4/2/02. Seconded by Brown. All aye.

Tull stated the large pylon sign would be going up by the end of the month.

Brown stated she has received an e-mail from Target Research asking whether the Village has approved a sign for Dunkin Donuts or Baskin Robbins. Tull knew nothing about this.

**YMCA – Landscaping and Lighting Plans:**

Hickey noted that the Planning Board could not consider the lighting plan as the Lighting Commission has not met. Leopold stated that the information provided on the lighting plan does not meet the information required by the Lighting Commission. Curtis will request the desired information.

The Board reviewed the landscaping plan. Some trees will be removed and others planted. There will only be grass near the new addition. The trees to be removed will be relocated if possible to the northwest corner of the addition. Klepack recommended trees along the building to soften the façade. Hickey recommended staggering the trees rather than placing them in a line for a windbreak. Klepack also recommended trees in the playground area. Hickey asked for clarifications on the second driveway entrance to the old parking area. Grinnell responded that Dryden, Ithaca and Lansing school buses have difficulty in turning around the flagpole when discharging students and this would alleviate that problem. Grinnell also noted that the unloading area on Butler Road was for transit buses rather than school buses.

Klepack asked about the location of the dumpster. Grinnell responded that it is located just north of the area to be landscaped by the garden club in the new parking lot which would take out a few parking spaces. Klepack asked to have it screened by either a fence or plantings or both. The fenced area would also include space for the recycling of cardboard. The screening should be on three sides with the front open for accessibility. Klepack requested a new drawing from Tallman indicating where removed trees are to be replanted, tree calipers and spacings of new plantings, location of dumpster, and size and type of existing trees. Klepack also asked about a bike rack. Grinnell stated there is one presently there which is not used much at the entrance and he was unsure whether another one would be added but there is room near the existing rack.

In conclusion, Hickey requested Grinnell bring back the following: Lighting Plan with information requested by Curtis; Landscape Plan indicating the size, species, spacings and location of trees to be planted, the new sites for trees which are to be removed, the locations of bike racks and dumpsters.

Brown moved to approve the Landscape Plan as discussed with a revised a site plan showing the size, species, spacings and locations of trees to be planted, sites of relocated trees, location of bike racks and dumpsters. Seconded by Klepack. All aye.

**Urban Forestry Video:**

The Board watched a video titled *From Sketch to Street*.

Hickey stated there was a proposal from Lee Oplinger in the Board member's packets. Hickey said he and Klepack have met with Oplinger and he is proposing to do a street tree inventory for the Village of Lansing. Hickey has received an approval from the Board of Trustees for \$1000. Klepack, Oplinger and Hickey have since met and given Oplinger a map and identified places to start the inventory. Oplinger will provide a spreadsheet identifying valuable trees, trees which are valuable but endangered, trees on private property but near a public road which might cause a hazard, and trees in public right of ways.

Next, Hickey reported on the planting of trees on Cinema Drive across from Cooke's car dealership between the road and the Cinema Theater. Eight trees have been proposed for that area. David Fernandez of Cayuga Landscape has given a proposal for the eight trees and Hickey took it to the Board of Trustee's meeting. There was a recommendation to consider bare root trees to save costs so Hickey again talked to Fernandez. The new proposal is for 4 bare root trees and 4 balled and burlapped trees so that the survival and growth results could be compared. There will be three different species of trees consisting of maple, oak and honey locust. Fernandez stated bare root trees which must be under a 2 inch caliper must be planted by April 15 to allow the roots time to grow.

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**Approval of Minutes – March 26 & Joint Meeting of March 4:**

Regarding the joint minutes, Klepack recommended that Clerk Dake use last names when preparing minutes. Klepack also felt the statement on page 4293, 3<sup>rd</sup> paragraph from the end regarding the Edelman property was incorrect. Klepack felt it was a misleading statement and did not accurately reflect what was discussed. Leopold stated the minutes had already been approved. Hickey recommended in the future that minutes not be official until approved by both boards.

The Board reviewed the minutes for March 26<sup>th</sup>. Klepack moved to approve the March 26<sup>th</sup> minutes as revised. Seconded by Brown. All aye.

**Reports:**

*Board of Trustee's Meeting*

Hickey reported on the Trustee's meeting. There was discussion of obtaining a bonding anticipation note for \$150,000 for the repair of a water line on Cayuga Heights Road to be paid off by an increase of the water surcharge of 22-33%. Troy felt it was to be paid half by water usage and half by tax valuation of the property. This method would retain monies in the capital reserve fund rather than deplete the fund.

Hickey also reported that the Trustees discussed the number of hours the Trustees and Mayor each spend performing the duties of their respective positions. This was for NYS Retirement purposes.

The Village signed the Recreation Partnership Agreement.

The Public Hearing for the budget will be April 15<sup>th</sup>. The increase will be 3% or \$1.75 per thousand.

Hickey stated the topic of sewers was also discussed. The SEQR draft environmental impact statement is due May 30<sup>th</sup>. Possible routes for sewer lines are through the railroad bed or along the east side of Cayuga Heights Road. To install a line up Route 34 would be costly for Town of Lansing residents. The line would go as far south as Burdick Hill Road. The Kline Road bypass would be done first as it is already in place and is not expensive to hook up.

Hickey stated this would be the best solution for the village.

### *Cayuga Lake Cliffs*

Leopold stated she is looking for someone from USGS to talk from the geologic perspective. She is also going to contact Peter Marks, Bob Wesley and Nancy Ostman from the Plantations. Hopefully, there will be a speaker for the April 30<sup>th</sup> meeting.

### *Greenway Trail*

Hickey stated that Trustee Moore has submitted a draft for the formation of a Greenway Development Committee. Copies of his draft were given to Board members. Hickey stated it would be a joint committee between Trustees and Planning Board members and there would be a steering committee and work would be done with ad hoc committees of residents for short-term projects in their respective neighborhoods. This concept will be discussed by the Trustees at their next meeting.

### *Vital Communities Initiative*

Hickey felt the Board should discuss the letter from Dooley Kiefer regarding the Vital Communities Initiative. Hickey is concerned that the vital communities focus groups have come up with development and preservation principals which may be incorporated into a comprehensive plan for the County. With regard to the 239 reviews for the Village, Hickey feels the County has occasionally overstepped their bounds in their review of items such as the Pyramid Mall parking lot. Hickey's concern is what impact will the County Comprehensive Plan have for a municipality 239 reviews and what will occur if the municipality wants to do or approve something different. Troy feels the County is protective of their authority. Hickey stated that the idea of a Comprehensive Plan has not been discussed officially and Kiefer is asking for input. Hickey feels a letter should be written requesting clarification of the County's perspective of their role before the Village will buy into it. Troy felt the March 29<sup>th</sup> letter from Edward Marx could be open to varying interpretations and 239 Reviews could cause difficulties for local municipalities. Hickey just wants to be cautious. Leopold will express the concerns of the Planning Board to Mayor Hartill regarding this issue to see if a letter can be written. Curtis feels the County has been more responsive to the Village on the radio tower and CFR building proposals. Hickey stated this may be due to the new personnel of Planning Commissioner Ed Marx, County Administrator Steve Whicher and Planning Committee Chair Dooley Kiefer. Leopold stated that concerns and public comments can be expressed at the April 11<sup>th</sup> meeting. Hickey would prefer to see written communication from the Village to the County regarding this issue.

### **Detention Area – 45 – 53 Janivar Drive:**

The owners of 49, 51 and 53 Janivar Drive are asking to discuss the possible relocation of the existing storm water detention basin in their back yards.

Hickey stated the Board is trying to figure out the administrative process for handling this problem. Village Engineer Brent Cross has approved the relocation through a memo dated April 8<sup>th</sup> to Ben Curtis. The attorney thinks it may have to be an amendment to the plats of the three properties. Curtis can have the property owners draw what they are proposing to do on the surveys showing the existing detention pond and the new site of the pond. Piotr Parasiewicz, 49 Janivar Drive resident, explained the situation to the Board. Hickey stated he will need to see the property lines on the southern boundaries of these properties. Curtis stated the most recent version of the subdivision plat can be enlarged for the Board to show the boundaries and the current approved location of the detention pond. From there, Parasiewicz can superimpose the new detention pond site, most of which will be on 51 Janivar Drive. Parasiewicz has a signed written agreement from the three properties that this is what they would like to do. Curtis will also need the name of the contractor and his certificate of insurance prior to his beginning the work. Hickey asked if Parasiewicz had talked to Mr. Goldberg, owner of the property to the south of these lots, and Parasiewicz stated he had not. Curtis stated there is also a sliver of land in this area that belongs to Votapka. Parasiewicz felt he need not talk this over with others as it does not affect their property as he is getting no closer to their property and there is a stream in between. Troy asked how much deeper this detention pond would be and Parasiewicz stated 2 meters and a portion would remain a permanent pond. Parasiewicz stated there would be an overflow pipe from the detention pond leading to the stream which is the same size as the existing spillway pipe. The original detention pond would be filled and Curtis requested maps indicating the existing and proposed elevations. Hickey stated that Troy advised that the Village would need an

easement to access the pond if needed. Curtis is unfamiliar if one exists now but feels it may be noted on the subdivision plat although he does not recollect seeing an easement. Hickey also noted it might be listed on the deed for the properties. Hickey noted that written letters would be needed from the adjoining property owners (51 & 53 Janivar) acknowledging that they understood that once changed they could not change it back the next year by filling in the detention pond. Costs will be shared amongst the three property owners. Parasiewicz must now get a drawing, obtain letters, and check on the easements. Hickey stated Parasiewicz must also submit a letter to the Planning Board requesting an amendment to the subdivision. The letters from the other property owners should reference their support to the request for the amendment. Curtis stated that notice must be given to all contiguous property owners at least five days before the hearing for the subdivision amendment. Hickey also recommended Mark Goldberg be notified. Curtis noted once the Board approves the amendment, the revised plat is stamped and signed and it is then filed with the County Clerk.

Parasiewicz stated he was in Albany last week and learned of the availability of monies from the Environmental and Facilities Services ([www.ESEFS](http://www.ESEFS)) for the purchase of land and projects for water protection purposes.

**Other Business as Time Permits:**

Curtis stated that Parasiewicz provided material to the Board regarding tips for lawns. Hickey stated Leopold provided material to the Board about faulty towers. Hickey stated there is a conference in Syracuse in May and monies are available if anyone desires to attend.

**Adjournment:**

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