

**Village of Lansing
Planning Board Meeting
February 10, 2003**

The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by Ned Hickey. Present at the meeting were Planning Board Members Doris Brown, Phil Dankert, Carol Klepack and Maria Stycos; Trustee Liaison Lynn Leopold, Attorney Bill Troy; and Code Enforcement Officer Ben Curtis.

Public Comment:

Hickey opened the Public Comment. As no one was present who desired to address the Board, Klepack moved to close the Public Comment period. Seconded by Dankert. All aye.

Landscaping and Parking Lot Guidelines:

The first item on the agenda was guest speaker Joanne Cornish, Deputy Director for Ithaca City Planning Dept. Hickey stated Cornish will focus on how she dealt with developers in the Southwest Park Project and landscaping for large parking lots such as in the Southwest Development Plan.

Cornish stated she is the public relations person who talks to developers to get them into the process of development within the City of Ithaca. She is usually first person called and gives developers a heads up. The City of Ithaca utilizes Design Guidelines as their first step. The Widewater's project across from Buttermilk Park was the first large project. Unfortunately, the manager and attorney were the same person and the process did not work as intended although she spoke with them daily for about three years.

Cornish spoke about her work with the budget developers for Widewaters. The Design Guidelines require a minimum of 12 % green space which does not include drainage areas. In the Southwest section of the City, the goal is to detain and filter storm water into a naturally filtered area. Widewaters proposed large mechanical units which would spin out heavy metals. The City did not agree with this solution. Widewaters was asked to investigate a berm along the rear edge which would be heavily planted. Widewaters agreed. Although a licensed landscape architect is not required for every project, the City can require one be hired and that is what the City did. Working with the Planning Board, staff was able to insure that the spur of the Black Diamond Trail was maintained as well as enhanced.

Cornish spoke about big box stores. Although developers state the corporate color and logo cannot be changed, Cornish has found it can often be softened. The City requires earth tones as well as non-reflective roof materials. Home Depot would normally have an orange roof but the one approved for the City has been changed to an earth tone. Big box developers prefer not to landscape around the building because it gets in way of carts, people cannot get to front door, etc., but the City insists there be landscaping. Also, the City encourages ring roads which allow for better traffic control. There will be a Taughannock connector road installed to mitigate traffic on Elmira Road by taking 18% of the traffic in another direction. Some of the items required by the City are: 12% vegetation; 1 tree per every 12 parking spaces; minimum of 2.5 inch caliper trees; large islands a minimum of 10 ft. wide; and use of structural soil around landscaping within parking lots; and granite curbs. Hickey noted City Forester Andy Hillman has been successful with planting bare root trees utilizing structural soils.

Regarding plantings, Cornish stated Tops plaza has 12% as required but it still appears a little bleak yet they met the requirement. On the other hand, Wegmans spent a considerable amount of money and planted 4 inch caliper maples at a cost of \$2500 per tree. Hickey asked if there are any incentives given by the City to put in better trees and give something else in return. Cornish responded that the City will negotiate. Cornish stated the City maintains a list of large shade trees which are salt tolerant in Design Guidelines.

Leopold asked about the removal of the large willows behind K-Mart. Cornish stated the developers will improve the drainage channel which is filled in with silt and will be dredged. Many older willows required removal as they were not in good condition and may have been a detriment to the project. Grasses and woody vegetation will be planted in that area.

Curtis asked about islands in parking lots and snow removal problems. Cornish stated large areas help and snow storage areas must be identified. All islands must be curbed and granite curbs are required because concrete curbs disintegrate. Perimeter and major street and curb cuts needs be granite. Interior curbs can be concrete. Cornish and the developers have worked closely with T-CAT to get a bus loop within the site. T-CAT does not want to enter the site so there will be a bus shelter on the perimeter instead which Widewaters will pay for. Hickey noted that T-CAT does enter the Pyramid Mall site.

Klepack asked for more information on the snow storage plan. Cornish stated that the City discourages the use of salts and snow storage areas are placed near retention areas. The Design guidelines also have a maintenance enforcement policy. For the first two years, the developers can observe the site and then a maintenance policy is required for filtering. Cornish stated a list of plants for retention areas can be found in Design Guidelines.

There are requirements for facades. Color renderings and elevations must be submitted and every side is treated as a front façade. Not all mechanicals are located in the rear since it is unclear where roads may be placed. Planning Board will review materials, negotiate

Hickey asked whether the Design Guidelines address the rebuilding of parking lots. Cornish stated that the requirement for a site plan review would trigger this. A developer's desire to repave a lot or upgrade the façade of a building would not require a review although a change in use would.

Klepack asked about viewsheds. Cornish responded that this is difficult and the City attempts to mitigate as much as possible. For the Buttermilk Falls viewshed Widewaters agreed to plant vines along the walls, utilize mono-chromatic non-reflectorized earth tone colors and plant a tree line to block some of the views when the trees mature.

Cornish spoke about the types and locations of trees. She stated the goal of the parking islands is to provide shade as well as to direct traffic. The City strongly encourages the use infiltration basins. Trees planted in the islands are all deciduous for security purposes. Buffers along edges are evergreens to provide a better screening. Two-sided stockade fencing with latticework is also required at the back of some commercial properties.

Curtis asked Cornish to speak about lighting as the Village has heard concerns about overflow lighting as well as low lighting. The city requires a lighting study be completed and there be a sharp cutoff of light at the property line. Shoebox fixtures are required and there are maximum height requirements. The City also has a glare ordinance. When residents in the City complained about the lights at CVS, they were required to turn off the lights. Although security lighting on banks are different, the City allows down lighting on walls with the use of shields and no glare trespass. These can be purchased and are required by the City.

Stycos asked about the trees in the islands. Cornish responded that there is a list of salt tolerant trees which developers can plant and the City discourages the use of salt. There are other chemicals which can be used which will not damage the trees and concrete curbing. The developers are amenable because they want to protect their investments.

Klepack asked about maintenance requirements for tree replacement on the islands. Cornish said their site plan review ordinance requires the developers to maintain the plantings in perpetuity. The site plan which has been approved must be maintained. When complaints are received about dying trees, a letter is written and there is follow-up to see the trees are replaced.

Cornish stated that bike racks are also a requirement for every site, including Jiffy Lube and Monroe Muffler.

Hickey thanked Cornish for her presentation.

Landscaping Proposal:

Klepack is working with parking lot landscaping and will have this for the March meeting.

Open Space Article (Honeoye Falls):

Hickey thanked Troy for providing copies of the document for the Board's use. Hickey has been to the County and has gathered information. Hickey stated the Honeoye Falls document has two applicable sections, 190.35 and 161.12.

The Board discussed the Honeoye Falls document Section 190. Hickey noted that 190.35 B exempts lots under 5 acres from the open space requirements. 190.35 C also gives a definition of open space. Hickey stated it is important for the Board to determine where open spaces should be in the village. Hickey is uncomfortable with the percentages listed in section D. Hickey agreed with the ordinance stating that ownership should be by a homeowner's association, nature preserve or a trust rather than owned by the municipality.

Next, the Board considered Section 161 (density and clustering) and it appears that once the 20% is identified, the remaining 80% can be developed at the builder's discretion. Hickey stated Section 12B is standard. Hickey stated that if Ivar Jonson were to develop his property of approx. 70 acres into all two-family dwellings he would be allowed a maximum of 100 units after the 6% and roads are removed. Current village regulations do not require him to have a minimum amount of open space and this may be a weakness of the village ordinance. Jonson's development would have clustering, but there is not an "open space" in the conventional sense; the open space would be owned by the individual homeowners in their backyards. The Board then reviewed Section 12C which defines the type of units which are permitted and clarification may be needed as to what they mean. Section 12T is confusing to Hickey as there are no predetermined setbacks for clustering. Non-bordering houses would not be required to have setbacks as in the current village regulations. Section 12H requires a minimum of 20% open space. The village does not mandate clustering and must determine in the future if they want to be able to require it. Criteria are listed in this section regarding when clustering could be required and the village would need to determine their own criteria. Section 12K states open space must be denoted on the plat. The Board will review the Honeoye Falls document and make notes.

Open Space Proposal from County Planning:

The next item on the agenda was the Open Space proposal from County Planning. Hickey stated that he requested this proposal from the County. Hickey stated this is a full-fledged plan and the Board can pare it down. Part 1 Inventory has a section entitled Community Setting which can be deleted as it is already done. Growth and Development Factors are in the Comprehensive Plan and do not need to be done. The third category under inventory is Environmental Inventory and Analysis which would be done by the County. It would identify all the areas which can be included in open spaces to include shoreline, landscapes and agricultural areas. The county would also include an Inventory of Lands of Conservation Interest.

The second part of the proposal includes Public Presentation. Planning Board members would conduct a community survey and save the village money. Brown suggested placing a survey in the Newsletter. A workshop with maps would also be organized as well as holding public meetings.

The third part of the plan was entitled Open Space Plan. Community Goals and Objectives are already included in the Comprehensive Plan and would not need to be repeated. Protection Priorities would be done by the County.

The final part of the proposal is Implementation and includes Open Space Protection Tools, Long-Range Plan, and Short-Term Strategy which would all be done by the County.

Hickey stated the minimum plan as outlined tonight would cost approx. \$3000. The problem is that the County does not have the personnel to work on this at the present time and it may take 6 months to a year to have it done. Klepack recommended a price be obtained from Trowbridge and Wolf rather than delay the process. Hickey will contact Kathryn Wolf this week.

Stycos wants to see a community survey to show for the public records what the public wants. Klepack feels the board is representative of the community and can decide what is in the best interests of the community. Hickey would like to see the Board draft a plan and show the areas to be preserved and then open it to the public for input.

Preliminary Budget:

Hickey will turn in a preliminary budget Wednesday. The Board is not proposing any new equipment. Dankert has been unable to obtain the video on "Rural Designs" because it is out of production. Hickey has spoken with consultant

Lee Oplinger who did the tree inventory for the village. The Edelman property was not done and Hickey would like to see the inventory updated to include this area. The Planning Federation meeting in Lake Placid this year may be attended by Dankert, Klepack, Curtis and Hickey so Hickey will budget for 5 members.

- **Approval of Minutes** – Jan. 28:

Klepack moved to approve the Jan. 28 minutes as revised. Seconded by Brown. All aye.

Other Business as Time Permits:

Hickey stated that the presentation by Cornish was excellent and he would like to follow up on it. Leopold likes the exterior colors, roof treatments, plantings, stricter lighting of shoeboxes, earthtones, nonreflective roofs, and structural soils. Klepack liked the “in perpetuity” requirement for landscaping. Curtis would like parapets on the roofs to hide HVACs. Curtis also likes the idea of looking at buildings from every side. Hickey stated there could be general conditions which would apply to all commercial areas in the village. Dankert would like more information on security lighting. Board members will write notes on what they would like to see/not see included in general guidelines for commercial properties.

Hickey referenced an article in Saturday’s paper about Advion which is proposed for the B & T Park. The article stated the company would be coming before the Planning Board in March. Hickey stated there are many projects in the Village in the near future which include the Jonson development, Miller development, and Cardamone project.

Leopold was impressed with the City’s ability to have a sidewalk with lawns and trees go into commercial sites.

- **Reports:**

Trustees: Stycos reported that the Board of Trustees stated there is money remaining in the 2002-2003 budget for a camcorder and video equipment to equip this room. Sewers were also discussed. The Village of Lansing, as well as the Town of Lansing and Village of Cayuga Heights, will proceed with the Kline Road bypass solution in order to obtain additional sewer units.

- **Adjournment:**

Dankert moved to adjourn the meeting at 9:50 P.M. Seconded by Klepack. All aye.