

**Village of Lansing  
Planning Board Meeting  
November 8, 2004**

The meeting of the Village of Lansing Planning Board was called to order at 7:35 P.M. by Ned Hickey. Present at the meeting were Planning Board Members Doris Brown, Phil Dankert, Carol Klepack and Maria Stycos; Alternate Planning Board Member John Piscopo; Trustee Liaison Lynn Leopold; Attorney David Dubow; Code Enforcement Officer Ben Curtis; and members of the public.

**Public Comment:**

Hickey opened the Public Comment period.

As there was no one present who wished to speak, Dankert moved to close the Public Comment period. Seconded by Stycos. Ayes by Dankert, Hickey and Stycos. Motion carried.

Klepack and Brown arrived at the meeting.

**Amendment to Tops Plaza Planned Sign Area:**

Hickey stated the first item on the agenda was a proposed amendment to the Tops Planned Sign Area to permit additional signage for Applebee's. The Board would review the material and determine if additional signage is justified and would then make a recommendation to the Board of Trustees. Curtis stated this would be a minor amendment.

The Board reviewed the application for the Applebee's signs as well as a letter and supplemental information from Neal Wilcox of Wilcox Brothers Sign Company dated 11/4/04. Additional information was provided by Curtis regarding the total signage currently permitted for the Tops Plaza. Curtis stated the stores in the out parcel were approved at 25 sf per tenant which is what currently exists. They are also entitled to a 6 sf panel on the pylon sign out front. Hickey also noted that directional signage up to 2 sf is also permitted. Hickey asked the applicant what percentage of their current business is carry-out and what the projections are after Carside-To-Go is up and running. Bob Patterson, on behalf of Applebee's, responded that it is averaging about 5.7% currently and based on projections from the Rochester stores which now have Carside-To-Go it will go to 15 – 22%. Patterson stated this is what the customers want. He provided samples of the food and packaging and noted that the containers are substantial. Packaging has gone from the old styrofoam containers to newer styles which can be reheated and are often saved by the customers as dishes and storage containers. Hickey stated the trash from carry-outs can be a problem. Patterson stated orders are in the \$25 – 30 range and most are taken home rather than being eaten in vehicles. Dankert asked if this impacted the restaurant's sit down business and Patterson stated it had little effect. Patterson stated this is a separate business from that of the regular restaurant and there are separate computers to handle it. Hickey visited the site today and questioned why both an awning sign as well as a wall sign are needed. Brown and Dankert also questioned this. Patterson stated the awnings are for people who walk in and out of the door. The signage proposed can not easily be seen from the street. Hickey recommended that rather than an awning with signage there be a striped awning over the door to be consistent with the other awnings. Patterson stated the signage is to make it easier for customers to recognize the area designated for carry-out.

Hickey pointed out confusion on the sketches. The site plan seems to indicate the proposed sign and awning will be over the southern end of the eastern side of the building. Patterson clarified that the signage would be in the center over the doorway and to the north of the door. The sketch also seems to be a reverse plan and the windows would also be on the northern end of the east side of the building rather than south of the door as shown.

Regarding parking, Patterson stated there would be parking spaces on each side of the door specifically for those picking up carry-out. Klepack felt the purpose of the signs was directional and does not feel additional signage exceeding the limits for directional signage was justified. She was concerned that the precedent would lead others to request the same. Klepack would be agreeable to a reduction in the existing signage to accommodate this signage

request and still remain within the allowable 25sf of signage for the business. Patterson stated he did not feel there would be any way to reduce the existing signage. Hickey asked if the car-side logo signage could be placed on a directional sign with an arrow. Patterson responded there is such a sign shown next to the door. Curtis stated a directional sign is limited to two square feet. Hickey noted that the side door awning is acceptable but it can not have the logo on it.

Hickey summarized the discussion by stating that the objective of having traffic go to the side door for car-side service could be achieved by utilizing directional signs which are permitted rather than amending the overall Planned Sign Area. Curtis will meet with Patterson or Wilcox to provide assistance.

**Approval of Minutes – Oct 11<sup>th</sup> & 26<sup>th</sup> :**

Klepack moved to approve the minutes of October 11<sup>th</sup> as revised. Seconded by Dankert. Ayes by Brown, Dankert, Hickey, and Klepack. Abstain by Stycos. Minutes approved.

Klepack moved to approve the minutes of October 26<sup>th</sup> as revised. Seconded by Stycos. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Minutes approved.

**Proposed meeting with Tompkins County Planning Dept.:**

Hickey stated the County wants the Village Planning Board to pass a resolution supporting the County Comprehensive Plan. Since the Board had questions regarding the Village as an urban and suburban center for the Village, the Village could speak with the County on November 30<sup>th</sup> and the city forester in December. Klepack is in favor of municipal cooperation and does not feel the need to meet with the County. Dankert was in agreement with this. Board members did not feel it necessary to meet with the County at this time and will pass the resolution at the next meeting.

**Edelman Proposed Subdivision:**

Hickey stated the next item on the agenda is a proposal by Audrey Edelman. Hickey received a call about 2 weeks ago from Edelman asking if the Village would be interested in accepting a donation of land. Hickey felt sure the Village would be interested, but checked with the Mayor who agreed. Hickey then requested Edelman present their proposal to the Planning Board along with a sketch of the property they are proposing to donate. Audrey and Bill Edelman who were at the meeting reviewed some of the details and the discussion continued. Hickey stated Board members have the sketch of the proposal. The land in question is currently part of a larger lot which includes the apartments at Yardley Green and the Strand. The total parcel consists of approximately 14 acres; the parcel to be donated is an L-shaped portion approximately 7 acres which is undeveloped, but includes a filled in swimming pool. There are setbacks of approximately 50 feet from the existing buildings. The land is also presently zoned high density residential.

Klepack felt the neighbors would probably view this donation very positively. Hickey stated the Mayor made the comment that the Village is always interested in picking up additional open space. Edelman stated their first intention is to donate the land to the Village if the Village was agreeable to accepting it. Hickey stated the Planning Board supports the donation and the next step would be for the Edelmanns to come in for Subdivision approval to separate the land to be donated from the remaining land which includes the apartments. The Board can do nothing before the application is submitted. When they application is submitted the Planning Board could approve the subdivision and then the Trustees could accept the land. Edelman stated that they are currently negotiating with a buyer who wants to buy just the land with the apartments, but if someone came in and desired to purchase the entire 14 acres, then they would have to reconsider the donation. Curtis stated this would be a minor subdivision and could probably be processed in two meetings. A Public Hearing would be required. The Subdivision application could be classified on Nov. 30<sup>th</sup> and the Public Hearing and Subdivision approval could then be done on December 13<sup>th</sup>. For the record, Dubow stated his office represents the Edelmanns on a regular basis, although they are not representing them with respect to any subdivision application they may submit. Hickey thanked the Edelmanns for their consideration of this donation to the Village.

**Other Business as Time Permits:**

*Board of Trustees:* Leopold stated that the Board of Trustees has approved Wood Thrush Hollow Road as the name of the road from Coventry Walk to Northwood Apartments. Also water rates have increased from \$2.04 to \$2.21 per thousand gallons to pay for the new building and to build the capital reserve for the future. The Board of Trustees voted to proceed with the acceptance of Ayla Way and now a Public Hearing will be held. Leopold stated the Kline Road Bypass will proceed in the spring. Dubow stated the contractor has agreed to extend the contract to the spring without additional costs.

**Village Walkway and Sidewalk Maintenance:**

Hickey stated he is concerned about the significant amount of walkways and sidewalks which will be added in the Village in the next year and the additional maintenance that will be required. Sidewalks will be added to both sides of N. Triphammer Road, as well as new trails for Northwoods, the Janivar expansion, and the Miller Subdivision, along with additional detention ponds and drainage facilities. Hickey is concerned about the maintenance of the existing infrastructure and how these additions will impact the Public Works Department. Hickey would like to develop an inventory which will include the length of trails, sidewalks, drainage areas, etc. which the Highway Department is responsible for. This can be given to the Mayor to assist with the budgeting process.

Hickey would also like to propose the idea of Greenway Caretakers who are individuals who use the trails and would be interested in helping to maintain them. Signage could also be placed to encourage participation. Leopold recommended a notice be placed in either the Newsletter or on the website or both.

Dubow stated the trails are insured and new properties acquired would be included under the insurance policy, but the increased exposure could possibly affect the premiums. Hickey stated those using the trails should advise the Village Clerk of deficiencies as noticed.

**Adjournment:**

Klepack moved to adjourn at 8:30 P.M. Seconded by Stycos. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Motion carried.