

Village of Lansing
Planning Board Meeting

March 8, 1999

The meeting of the Village of Lansing Planning Board was called to order at 8:00 p.m. by Acting Chairman Halevy. Present at the meeting were Planning Board Members Brown and Klepack, Village Attorney Marcus, and Code Enforcement Officer Curtis.

Public Comment

Brown moved to close the Public Comment portion of the meeting as there was no one present who wished to speak. Seconded by Klepack. All in favor.

Planning Consultant Proposal - Continued Discussion

The Board continued their discussion regarding hiring a planning consultant. For discussion purposes, Klepack provided a copy of the Town of Victor's Comprehensive Plan. Klepack suggested that the Board consider using the format of an overlay district for the targeted area. Halevy prepared a list of items to consider, which the Board discussed and edited:

1. *What areas should Planning Consultant concentrate on?*

- Design of internal circulation: keep traffic off N. Triphammer;
- Design buffer/screening: protect neighboring residential areas;
- Design of parking: shared or other innovative arrangements to minimize pavement;
- Design of pedestrian circulation within CLT area and to and from neighboring residential areas: sidewalks, walkways;
- Design of Architectural Style of Buildings: a consistent architectural style to unify the area; buildings should complement the style of buildings such as the Village Office Campus and the old Gallery of Homes building.
- Design consistent landscaping plan to help unify the area and soften the commercial appearance.
- Road design should encourage access by mass transit and include bus shelters.
- Signage: consistent attractive signage for safe traffic circulation and business identification; perhaps a planned sign area.

2. *What qualifications should consultant have?*

Klepack felt this should be a planning and design firm. Curtis pointed out that it would be desirable to have someone with skill in getting community input and involvement. Planning and design firms have different attitudes and strengths, and the Board can make their choice accordingly.

3. *Consultant must take into consideration:*

- Should not conflict with the intent of the Zoning Law; the Zoning Law is working successfully to accomplish the goals of the Village.
- Should not conflict with the planned N. Triphammer development;
- Should not conflict with the Comprehensive Plan.

4. *Do we have any local staff that can do some of the necessary work?*

A Planning Consultant will need a list of resource people who can help and that list would include the Village staff.

5. *What is our deadline?*

There really is no deadline. There won't be a lot of pressure to develop this area until sewer permits become available. Marcus said that it looks as though the City of Ithaca is now more receptive to the sewer proposal, and it is conceivable that some action will be taken this calendar year.

6. *What type of final report do we wish to have? Do we want to pass on any of the cost to developers?*

Curtis suggested an increase in the building permit fee from \$2/thousand feet to \$3/per thousand feet. The planning consultant is in a sense a service for the people that will be developing the area.

7. *Should we ask the Tompkins County Planning Department to help in any way?*

Halevy suggested that there may be funds available and the proposal should at least be brought to the attention of the Tompkins County Planning Department.

8. *What is the public input?*

The public should be involved from the beginning

Klepack suggested that Thys Van Cort of the Ithaca Planning Department be invited to talk to the Board about why this process would benefit the Village. He will be invited for a future In-Service Training meeting after Hickey returns.

Reports

Trustee Report: Halevy reported that the Trustees approved the three Green Space Advisory Council candidates. They approved the final corrections for the Comprehensive Plan and now they will decide how to reproduce it. The Trustees asked Halevy to put together pictures of the Village to use for the cover. They also approved the Moveable Buildings amendment (but changed the maximum size from 100 s.f. to 120 s.f.) and the Additional Residential Building amendment. They also discussed the preliminary budget.

Greenspace Advisory Council

There has been no program development as two of the newly appointed members are out of town.

Local Law, Mobile Homes - Discussion

Marcus reviewed the discussion to date. He had prepared a proposed amendment to the Zoning Law that gave a definition of mobile home so that it would make it more clear cut when people came in to ask if mobile homes were allowed on a particular site in a particular district. The point was made that some mobile homes look as though they were stick built. The proposed amendment specified some criteria such as size, thickness of the walls, etc. Marcus then asked the Board if they wanted to consider adding some further design criteria to regulate the look of the mobile home such pitch of roofs, details on windows and porches, building materials, etc.

Brown felt the additional criteria were unnecessary and Curtis agreed that it would be difficult to justify regulating features on mobile homes which are not regulated on stick built homes. This will be put on the agenda for further discussion at the next meeting.

Village SEQRA Law - Discussion

The Board reviewed Curtis' list of 6 items that would be appropriate to remove from the list of actions that require a SEQRA review. The 6 items are: 1) minor subdivisions; 2) minor amendments to approved subdivisions; 3) home occupations; 4) planned sign areas; 5) sign law variances; 6) actions to implement the Greenway Plan as adopted by the Village.

Marcus suggested adding to the list the Board of Zoning Appeal's interpretation of the Zoning Law. Halevy suggested adding the actions of naming or changing the name of a street or a property's address

This will not be an amendment to the Zoning Law but a separate stand-alone piece of legislation. These exemptions would not contradict the State Law. All the things on this list are "unlisted actions" - meaning you're allowed to propose them for the exempt list.

Adjourn

Klepack moved to adjourn the meeting at 9:40 p.m. Seconded by Brown. All in favor