

**Village of Lansing  
Planning Board Meeting  
June 27, 2000**

The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by Chairman Hickey. Present at the meeting were Planning Board Members Brown, Halevy, Klepack, Waterman, Town of Lansing Planning Board Chairman Brad Griffin, Herman Sieverding, and Clerk Part-Time Willard.

**Public Comment**

Chairman Hickey stated this is a planning meeting without specific agenda items. He also introduced Brad Griffin, Town of Lansing Planning Board Chairman who is sitting in on the meeting and stated their board would like to have a joint meeting with the Village of Lansing Planning Board.

**Environment Design Research**

Chairman Hickey stated that the Village received a report from Environmental Design Research today and he was providing copies to each member. Discussion ensued as to whether to have them back to finalize their work or ignore this report. Waterman stated she was not in favor of their return. Halevy stated that they were told to stop all work, yet they provided this report and they must again be told to halt work on this project. Hickey stated the Planning Board is now on a different tract and the focus group has been notified of the severance with EDR. Waterman stated that the cover letter to the report stated that Bonnie Majestic has been replaced by a new individual and possibly this switch should have occurred prior to their termination when materials were not being forthcoming as promised. In summary, it was decided that Chairman Hickey would write another letter to EDR stating their will be no further interactions with them.

**McDonald's Construction**

Hickey stated that McDonalds has begun their new construction today with footer installation. He stated that a condition of the Special Permit for obtaining a CO would be the installation of a traffic light at Graham Rd. This is the responsibility of Tops Market who are currently running behind schedule. Hickey wondered whether McDonalds could receive a temporary CO to open although the light might not be in place. Waterman stated that the present site is deplorable with traffic into the road and she would like to see them relocated to the other side of North Tripphammer Road as soon as possible. Klepack emphatically stated that a traffic light is necessary. Hickey stated that ultimately it is the Board of Trustees who determines whether a temporary CO is granted based upon the recommendation of the Planning Board. Hickey will see if he can learn as to when the light is to be installed as there might not be a small overlap or no overlap between its installation and McDonalds desire to open. Halevy also stated that as a condition of the Special Permit, Curtis can require that the drive-up window be closed due to traffic problems.

**Joint Meeting with Town of Lansing Planning Board**

Hickey stated he has received a call from Town of Lansing Planning Board Member Viola Miller on their desire to meet with this board and discuss paper roads and other issues. Brad Griffin is interested in their boards meeting to form closer ties with adjoining municipalities. Hickey noted that the Village has previously met with the Town and discussed concentrated versus disbursed road systems. The Village does not want to see any more north-south roads (Warren, N. Trip. And E. Shore Dr.) built though feeders into these roads are acceptable . It was noted that Mayor Hartill and Griffin were both displeased with the recommendations from the County Transportation Group. Hickey and Griffin will meet and set the agenda and date for the joint meeting.

**Commercial Low-Traffic Design**

The bulk of the meeting was spent discussing how to proceed with the commercial low-traffic district with Herman Sieverding as guest. Hickey provided the board with materials from Rebecca Lubin. Waterman liked the "Visions for New American Dream" material and recommended Halevy take pictures throughout the study area. Hickey recommended that the Focus Group could be utilized to say whether they did or did not like the various concepts. The CLT is a small area as many of the sites are already built upon. Sieverding noted that as some building become vacated, more will be added to the list of potential development sites.

Waterman noted that the new Social Services Building in downtown Ithaca was a good example of how development can have a positive impact on the way an area can look. Sieverding stated he was responsible for the design of that project and worked on that overall site with Trowbridge including curb cuts, pavements, on-site parking, etc. and designed the guidelines.

Hickey noted that in "MarbleTown" Appendix A, it is recommended that you take the elements of design, then add the building placement design drawings. After that you can pick and choose building façade materials, roof types, window treatments, building colors, etc. Also to be incorporated are parking lot designs, buffers and landscaping. Again, the consensus was to keep the Focus Group involved. Sieverding stated that a municipality can establish very defined standards and then let the engineers design to them. For example at Wegmans downtown store, for every 14 spaces for cars, two spaces must be left for landscaping. He stated guidelines can be set for open spaces as well as new construction. Halevy recommended picking elements such as windows, roof lines, sizes, etc. rather than a particular style, ie. Greek revival. Hickey stated that Guild Park area was an entire area designed with many trees to soften the transition from commercial to residential uses. The buildings there are all different designs, yet it works. Brown felt it was the open spaces that make it work. Sieverding recommended that first you deal with the streetscape, then the lots behind it, and then go on to the percentage of coverage, lighting, orientation, landscaping, etc. He stated you need an overall theme to create a Village identity and would recommend working with a professional group as they usually have more insights than a lay board.

Hickey recommended drafting various sections, such as parking, and then having the professionals tie it together. Sieverding felt aspects might be missed with this method. Hickey suggested the Planning Board sit down and talk about each aspect and then do an outline before meeting with professionals. Sieverding again recommended working with professionals and suggested Rick Manning, Cathy Wolfe (Trowbridge and Wolfe), Tom Niederkorn or Amy Neddleton. Sieverding will contact these individuals to see who might be available and will also work with Curtis.

Waterman asked whether the zoning regulations would be changed in the CLT District and whether the mixed use idea has been dropped. Hickey suggested a recommendation to allow for mixed use. It was discussed that having residents in a business district often proved beneficial as the residents served as watchdogs for the area.

Regarding retail sales, three districts (A, B and C) which were recommended by EDR. They included District A which is next to areas where high density retail is currently permitted. District C is the Guild Commercial Park which has larger lots. Retail sales can be limited by the size of the building, amount of traffic, or other criteria. Sometimes the first floor is used for retail and then the second or third story is for mixed use which would include offices or residences. Sieverding noted that it is possible to build in incentives for developers to incorporate upper stories. Halevy stated that the initial premise of the focus group was no zoning change. Hickey stated that that was true but the current zoning may be too restrictive and that is why lots have not been developed thus far. Sieverding mentioned the idea of an overlay zone to relax zoning restrictions for very specific applications, along the lines of the vegetable or picnic table sales the Farm and Craft Market Combining District permits along E. Shore Dr. Klepack stated she would like to see design guidelines within the near future. Brown and Waterman both thought mixed use guidelines were a good concept. Waterman noted that mixed uses in the Murray Hill neighborhood of New York City include residences, shops and small restaurants in one area and it works well.

Halevy stated that he compiled a list of what the focus group members deemed to be important. The first group concerns focused on sidewalks, walking paths, Village character, entranceway, pedestrian traffic from CLT to Malls, and traffic calming. The second group discussed the same topics and included pedestrian connections, moving the parking from the front to the side, and having a walking village.

To continue the process, Hickey stated the first step would be to find someone to assist the Planning Board. He suggested the Planning Board sit down and write down what they would like to see in the Village. Goals need to be revisited and reviewed to see if changes are needed (ie. mixed use). Klepack read through her original goals for the CLT. For the next meeting, she will revisit them and make changes if deemed necessary based upon the Focus Group input. Sieverding will check with Rick Manning prior to the next meeting. He will be asked to work on design guidelines to include signage to properties both on and off the street, landscaping, parking, circulation, buildings, etc.

Prior to the next meeting, Halevy will take pictures of existing buildings to look at current features. Hickey will also write another letter to EDR prior to the meeting.

**Greenspace Advisory Council**

Halevy requested information on the Greenspace Advisory Committee. Hickey responded that the GAC Chairman, Walt Wietgreffe, has chosen not to serve another term and Hickey is unsure of how Mayor Hartill will proceed.

**Future Planning Federation Meetings**

Halevy stated that no one has gone to the Planning Federation Meetings lately and he would like to encourage the Board to go to the Nevelle Hotel this October. It will be discussed at a future meeting.

**Adjournment**

Waterman moved to adjourn the meeting at 9:04 p.M. Seconded by Halevy. All in favor.

Carol J. Willard