

**Village of Lansing  
Planning Board Meeting  
May 14, 2001**

The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by Acting Chairman Ned Hickey. Present at the meeting were Planning Board Members Doris Brown, Steven Halevy, Carol Klepack and Janet Waterman; Alternate Planning Board Member Phil Dankert; Code Enforcement Officer Ben Curtis; Trustee Liaison Lynn Leopold; and Attorney Randall Marcus.

**Public Comment:**

Sy Smidt, 120 Oakcrest Rd. resident, spoke first about the book Rita Smidt had written about the history of the Village. It is now complete and he wants the Planning Board to see it in print. Smidt read Rita Smidt's overview of the book and gave copies of the book to those present. It is available through the Bookery or over the web. Hickey recommended the overview sheet be made available to the public library and the Lansing Library. Marcus stated he would take it to the public library and Cliff Buck, Janivar Dr. resident, stated he would buy the book and donate it to the Lansing Community Library Center. Dankert will also make the overview available to Cornell. Hickey thanked Smidt on behalf of the Planning Board. Curtis asked if copies could be made available for sale at the Village Office. Smidt did not want to get involved with collecting sales tax so his recommendation would be to make arrangements through the Bookery. Smidt will also ask Fresinski for a link on the web page. Smidt stated any profits made from book sales will be given to local charities. Waterman moved to close the Public Comment, seconded by Klepack. All in favor.

**Joint Meeting with Trustees** – Discussion

The joint meeting is scheduled for June 4. Klepack has contacted Katherine Wolf to make a presentation at the joint meeting on the Design Guidelines for the CLT District. Hickey stated that Mayor Hartill also has agenda items he would like to include for that meeting. Halevy also felt the audio/video equipment sub-committee should be activated. Curtis will bring it up at the Trustee's meeting on May 16.

**Proposed Local Law C(2001) – Reduced Parking Spaces Required:**

Hickey stated that previous Planning Board discussions, particularly the recent special permit review for the new Kionix and the recent developer's conference with Rob Colbert had led the Planning Board to consider the option of greater flexibility in allowing for reduced parking spaces for new developments. As a result, the Board had requested that this proposed local law be drafted by Attorney Marcus for recommendation to the Board of Trustees. This law permits the Planning Board to use its discretion to reduce the number of parking spaces required for a new development to the number actually needed by the applicant rather than the set number required in the Zoning Law based on national averages. The requirement that land be set aside for future parking up to the number of spaces required in the Zoning Law would still remain. Waterman moved to recommend the proposed Local Law C (2001), Amendment of Zoning Law Section 203.05 Concerning Reduced Number of Parking Spaces Required, to the Board of Trustees for approval. Seconded by Klepack. All aye. Regarding 203.04 (j), Curtis questioned whether there should be a minimum set-aside for future parking spaces for this category as well, as this category currently only requires that the parking be shown to be adequate. Curtis recommended a catch-all phrase be placed in the law stating in no case should that amount be less than one space per 200 or 300 sf. or whatever the Board decided. Marcus was concerned about someone being able to develop their property at all if they lacked the land necessary for set aside parking. Hickey would like to see the flexibility without the 300 sf requirement for parking spaces. Curtis proposed requiring that land sufficient to provide 50% again the number of parking spaces actually required by the developer be banked for future use. The law will state parking must be adequate for the proposed use and an additional 50% of that number must be reserved for additional parking expansion. Waterman moved to change the previous recommendation of Proposed Local Law C to add to Zoning Law Section 203.04 (j) the additional 50% parking requirement. Seconded by Halevy. All aye.

**CLT Guidelines** – Continued Discussion

Hickey asked Klepack if she had the opportunity to speak with Wolf regarding the 25 ft. build-to line. Klepack stated Wolf feels it is a very important aspect to her plan and she will emphasize the rationale for the build-to line in her

presentation to the Board because she feels people must buy into that concept for the plan to work. Wolf feels a build-to line is needed for a visually cohesive pedestrian friendly Village. Hickey stated that Fresinski spoke about a new building at Cornell which manages street noise by closing windows or using venetian blinds. Hickey did not feel that Rob Colbert's concern with having to build close to the road to permit open windows should sway the Board. Hickey prefers to use discretion on a site-by-site basis rather than changing the CLT Guidelines. It was discussed that the build-to line would be for the foundation wall and the eaves and porches could extend closer. The last pages of the CLT Guidelines include the required changes to the Zoning Law. Marcus stated the existing law must be changed after the Trustees' approval. The Trustees will need to change the Zoning Law as well as approve the CLT Guidelines. Regarding setback requirements, Marcus recommended a Local Law be drafted for Planning Board review and recommendation and it would then go before the Trustees on June 4<sup>th</sup> and a public hearing could be set for June 18<sup>th</sup>. Marcus questioned whether this law would apply to N. Triphammer Road parcels or all properties in the CLT. The Board confirmed that it would apply only in the CLT District to parcels with front lines on North Triphammer Road. Marcus stated measurements should be from the new N. Triphammer Rd. line. Relying the variance process to address concerns such as those expressed by Colbert was discussed. Marcus stated it might be difficult to get a variance from the BZA in many such cases. Hickey mentioned the possibility of requesting a variance to allow the parking to be in the rear of the new Colbert building because of the best interests of the Village. Again, Marcus was not sure whether a variance would be granted by the BZA. There was a lengthy discussion as to where the setbacks should be measured from. The consensus was it would be measured from the new right-of-way line along N. Triphammer Rd.

Page 29, B2 needs to be changed, as it needs to be unambiguous. It should state all new buildings are required to be built 25 ft. from the front property line. It should also state 50% of the building's façade, rather than 50% of the length of the front property line, must be built to the build-to line. It must also be parallel to the street. Marcus will include in the draft of the proposed local law concerning the build-to line in the CLT District that 50% of the façade must be at the build-to line.

Page 15, 2.1 may need to be changed. Klepack will contact Wolf for clarification and will then notify Curtis and Marcus with the answer and get this item revised.

Page 14, B2. Hickey noted that pictures have added much to the document. Open porches and vestibules were discussed as projections from the façade of the building that would be permitted to extend 50% closer to the front property line. Also a definition should be added for vestibule.

Appendix: Hickey felt the appendix will be very useful. Klepack also requested Wolf include the extra appendix on Structural Soil, pertaining to establishing trees in paved urban areas. Klepack also recommended attaching a checklist of deer-resistant shrubs for this area from Fernandez of Cayuga Landscaping. Leopold recommended Wolf check the spelling of the bilboa tree on page 19.

Hickey reiterated that the façade issue needs to be clarified as soon as possible. Klepack will speak with Wolf and get back to Hickey. Hickey questioned whether it would be beneficial for the Trustees to receive copies of this document. Leopold felt it would be beneficial. Curtis will ask Willard to make copies for the Trustees for the Wednesday meeting and Curtis will distribute them then and state it will be on the agenda for June 4<sup>th</sup>. Copies will also be made available for Brent Cross and Dave Putnam. Marcus and Hickey will also be in attendance at the Wednesday meeting to introduce the Trustees to some of these concepts.

### **Planning Goals 2001 – 2002:**

(Waterman excused from meeting.) Hickey provided 4 draft goals for the Board's consideration. If accepted, they will be finalized and typed up for the next meeting. One goal would be to implement the CLT Design Guidelines once they are adopted. The Board must determine how the Guidelines will fit into the Comprehensive Plan and whether there will be an overlay district for the Zoning Ordinance. Another goal, which reflects the mayor's concern, is to make the Lighting Guidelines into an ordinance. Reinhart will get a draft of the technical aspects of the Lighting Plan from the Lighting Commission and will make it available for the Planning Board's May 29<sup>th</sup> meeting. After review, it will be passed on to the Trustees. Another concern of the mayor is the possible development of a connection via the

Kensington roadway between Warren Road and N. Triphammer Road. Hickey told the mayor that the entire system of roads in the northeast, including Janivar, Graham Wakefield, Bomax, Northwood, and Dart need to be researched before any decision is made. Hickey feels the Planning Board should have a role on the committee being formed by the mayor for review of traffic issues in that area. Hickey feels the Village will probably never get another curb cut onto Warren Road so a conceptual plan needs to be formulated now for dispersing the traffic in different directions. His final goal is to pursue discussion with the Lansing Fire Department regarding moving the present fire station to a new location on N. Triphammer Rd. This discussion would also include the Village Center concept. Hickey would like to see Dankert take an active part in this discussion and Dankert agreed to do so. Hickey will discuss this with the mayor. Klepack recommended another goal be hiring a consultant for a signage plan for N. Triphammer Rd. as an extension of the CLT Guidelines. Halevy recommended three goals: (1) Village fill site. Hickey stated he felt this was Superintendent of Public Works Reinhart's responsibility to find a fill site if he needed one and then present his recommendation to the Board of Trustees for approval. (2) N. Triphammer Rd. Reconstruction Project. Hickey stated the committee is presently being formed. (3) Sound/video system for conference room. Halevy said the money has been allocated and this needs to be pursued. Leopold felt it was in the Trustees' hands at this time. Hickey agreed.

Hickey will draft the goals for the Board's next meeting. Hickey recommended assigning a goal to each member.

**Approval of Minutes** – March 8, 12 & 27, April 9 & 24

Board members will review the March 8, 12 and 27 minutes at the next meeting.

The Board reviewed the minutes for April 9<sup>th</sup>. Klepack moved to approve the April 9<sup>th</sup> minutes as revised. Seconded by Brown. All aye.

The Board then reviewed the minutes for April 24<sup>th</sup>. Klepack moved to approve the April 24<sup>th</sup> minutes as revised. Seconded by Dankert. All aye.

### **Reports:**

The Board discussed the request for signage at Triphammer Mall. Hickey stated that for those exiting Route 13 from the south, the additional signage proposed for the pylon could not be seen until one was at the top of the ramp. Hickey also stated that the current red and green signage viewed from Route 13 traveling south was very easy to read.

The Board also discussed the poor road conditions at Pyramid Mall as well as the garbage mess on the fence behind Cayuga Mall. Dankert also stated the stream near the apartments on Graham Road was also in poor condition.

Hickey attended the annual organizational meeting of the Board of Trustees. Hickey stated the Trustees re-appointed Halevy for another 5 year term. Dankert has been appointed to replace Waterman effective June 1<sup>st</sup>. Hickey also stated that two committees have not yet been appointed: the N. Triphammer Rd. Reconstruction Project Committee (chaired by Larry Fresinski) and the new Kensington Park Committee.

Marcus stated the codification is close to completion. Hickey noted the chart with dimension in the back of the Zoning Law is missing. Curtis will speak with Willard.

### **Other Business as Time Permits:**

Halevy referenced the Planning News regarding conferences in NYS. Halevy has corresponded with Ken Reardon and has received materials regarding their conference. It deals with international worker's rights and Halevy does not feel the Board would be interested in such a conference.

Hickey questioned whether the Board would like as a goal to resume the educational meetings for the second meeting each month (in-service training). The Board agreed. The Board also discussed formal recognition or awards. Hickey felt this has been passed on to the Trustees. Brown requested a formal thank you letter be written to Sy Smidt. Brown will draft it for typing and mailing by Clerk Dake.

The new road behind the A & P was named Substation Alley by the Board of Trustees.

Curtis asked the Board if they desired a joint meeting with the Town of Lansing Planning Board. Hickey stated this should also be added to the list of goals. Hickey will contact the new chairman.

Leopold brought information to the meeting that she received from the Unique Natural Area Committee of the Environmental Management Committee. One is Land Protection Strategies for Environmentally Unique Sites which she will give to the Planning Board. Hickey asked Curtis to make copies for Planning Board members of what a municipality can do. The other document was a source by Karen Edelstein, EMC Committee member, of frequently asked questions regarding unique natural areas. Curtis will keep the document with his files.

**Adjournment:**

Brown moved to adjourn the meeting at 9:45 P.M. Seconded by Klepack. All aye.