

**Village of Lansing  
Planning Board Meeting  
July 31, 2001**

The meeting of the Village of Lansing Planning Board was called to order at 7:35 P.M. by Chairman Ned Hickey. Present at the meeting were Planning Board Members Doris Brown and Phil Dankert; Village Attorney Randy Marcus; Trustee Liaison Lynn Leopold; and Code Enforcement Officer Ben Curtis.

**Public Comment:**

As there was no one present who wished to speak, Dankert moved to close the Public Comment period. Seconded by Brown. All aye.

**Pyramid Mall Planned Sign Area – Proposed Amendment:**

Jim Tull, Pyramid Mall General Manager, reviewed the document given to Board members. Pyramid Mall has amended the proposed Plan to reflect the changes discussed at the last meeting. The first change on Page 1, Roman Numeral 3, is changed regarding the pylon signs. Pylon signs with store names and logos will be located at the bases of Graham Rd. West and Pyramid Dr. at the ring road and will be directional. The existing Pyramid Mall sign at the corner of N. Triphammer Rd. and Graham Rd. will be refurbished and will remain the same size. Tull indicated that Pyramid Mall has a new logo which will depict purple grapes at the top and a newer style font of different colors. The next change is Roman Numeral 4, reducing total signage to 3200 sq.ft. which will leave approx. 300 sq.ft. in reserve for future use. For the JC Penney remix, signage has been changed so each of the store signs fronting the east will be 50 sq.ft. which should be sufficient since there are directional signs at the ring roads. The Best Buy south sign has been changed to 391 sq.ft. as it was measured incorrectly the first time. The drawings were incorrect because it showed a façade which was over the 35 ft. height limit and it must now be downsized, and Tull does not know the corrected dimensions. When the actual sign is made, Tull will notify the Planning Board so the correct information can be inserted. Although Pyramid does not have final commitments from all the proposed stores, the proposed signage is based on the size of signs in other Pyramid locations. Tull stated that both the store frontage signs, as well as the directional signs, would be trademark logo signs and would be in their colors rather than a uniform color. On Page 2, Tull stated the pylon sign of 132 sq.ft. was added in again and individual panels will be 1ft. x 6ft. There will be a maximum of 12 stores on the individual panels, although there may be less, and the stores would probably be the larger stores and those with outside doors. On Page 3, the Home Depot north sign has been removed. The total request for proposed signage is 2917.95 sq.ft. and a maximum allowable sign area of 3200.00 sq.ft., leaving a signage reserve of 283 sq.ft.

Hickey requested a Number 5 be added to Page 3 indicating that as signs deteriorate, they be replaced or maintained in as new condition, at Pyramid Mall's expense.

Curtis asked for clarification on Item No. 4 on Page 3. Hickey noted that although the total sq.ft. for signage is 3200 and there is 283 sq.ft. in reserve, the Zoning Officer be allowed to write a permit for a sign not to exceed 50 sq.ft. without Planning Board approval even though it is not on the current list as long as total signage does not exceed the 3200 sq.ft..

Brown moved to recommend approval of the amendment to Pyramid Mall's Planned Sign Area. Seconded by Dankert. All aye. This recommendation will now be given to the Board of Trustees.

Pyramid Mall personnel requested clarification on the pylon signs. The Planning Board desires to have the sign looking nice, and whether it mean replacement or refurbishing, either is fine as long as the resulting sign is in as new condition.

**Small Mall Planned Sign Area – Clarification or Amendment for Cooke:**

The next item on the agenda was the Small Mall Planned Sign Area (PSA). William Cooke, owner of Bill Cooke Chevrolet/Oldmobile/Cadillac has sent a letter to Curtis requesting permission to erect a free standing identification

sign at his business at 35 Cinema Dr. Curtis stated the proposed replacement sign will be a free-standing sign which is larger and shorter than the removed Toyota sign. Curtis stated when Cooke was added to the Small Mall PSA, signs of specific sizes were approved and there was no guidance for different configurations of freestanding signs and building mounted signs. It was very clear that the total amount of signage should be limited to 243 sq.ft. Cooke has elected to put up a 92 sq.ft. sign, having removed the 65 sq.ft. Toyota sign, and reduce the size of the building mounted sign.

Dankert moved to authorize Curtis to issue the permit for the requested change to signage as falling within the scope of the approved PSA granted in 1999(not requiring an amendment to the PSA). Any freestanding sign also can not exceed 100 sq.ft. Seconded by Brown. All aye. Curtis is now authorized to write the permit for Cooke.

Hickey noted that upon reviewing the Jan. 26, 1999 minutes regarding the PSA for Bill Cooke Imports, it was requested that landscaping be improved. Curtis and Hickey drove to the site recently and landscaping was completed but it appears that it is not in good health, especially on the south side where maintenance is required. Cooke agreed to look it over.

#### **New Planning Board Member Selection Process:**

Hickey stated that he had contacted Carol Willard, Clerk part-time, and has learned that the next Village Newsletter will be mailed in October. Brown feels this is a long time to wait for a new member. Hickey stated it is possible to place an ad in the Ithaca Journal. Brown also mentioned the Village web page. Planning Board members will also contact Village residents to ascertain interest. Curtis and Mary Sirois, Acting Chair of the BZA, also stated that the BZA is in need of a member. Brown also recommended a press release be sent to the Ithaca Journal and Lansing Ledger. Hickey also noted that Maria Stycos would like to become the alternate member for the Planning Board. Hickey recommended first advertising on the web for board members, then going to the Ithaca Journal and Lansing Ledger and finally to the Newsletter. Curtis will contact Fresinski to place it on the web page and, pending approval by the Mayor, in the Ithaca Journal as a press release. Once names are received, a selection process will be implemented.

#### **Urban Forestry Policy:**

Hickey stated this was placed on the agenda so it would not be forgotten. Brown stated she has spoken to David Pimentel and the situation at Cayuga Heights is different than the Village. Cayuga Heights only concerns itself with the trees planted on the Village property. Cayuga Heights does not deal with property owners cutting trees on their own property and was surprised the Village is considering addressing it in their laws. Brown also went on the internet and found lots of information but did not find information specifically about the Village's concerns. Brown may request information on a chat line. Marcus stated it is within the Village's power to establish regulations regarding tree cutting by homeowners on their own property, but this legislation should be crafted so as not to place too great a burden on Curtis. Hickey would like to see the Planning Board provide guidance rather than legislation. Information on urban forestry could be made available in the Village Office and residents could read about this availability in the Newsletter. Leopold likes the idea of providing guidance. Hickey would like to see a statement in the overlay district for the Unique Natural Areas in the County stating the importance of retaining trees for soil retention, shade, energy conservation, etc. Dankert prefers to see the importance listed rather than restrictions being placed on homeowners. Hickey asked Brown to gather information and consider placing an article in the Village Newsletter stating the value of tree preservation, possibly including a map of important tree locations, alerting homeowners, and then moving on to mild restrictions. Leopold asked if a recent aerial fly-over of the Village showing the forest canopy in the Village was available. Curtis stated he has received many calls regarding the tree removal which occurred on Pembroke Lane because of the large number and size of trees removed. After discussion, as to what could/could not be legislated and the rights of the homeowner on his/her property regarding rutting, fall damage on neighboring properties, and run-off damage, it was decided that Brown would also research urban logging. Leopold will provide assistance to Brown.

#### **Lansing Trails Subdivision Reserve Strip:**

Marcus stated he has spoken with Ivar Jonson's attorney regarding the reserve strip on property and the attorney understands the issue and will speak to Jonson about it. Marcus is also in the process of writing a letter to Jonson's attorney to be mailed later this week. Marcus has also spoken to Viola Miller regarding her trail concerns and Marcus stated the changes she would like could be easily made. Hickey stated he has received a telephone call from Cliff

Buck, Janivar Dr. resident, regarding the reserve strip as Buck was unaware of it.

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**Landscape Policy:**

Hickey stated he requested Planning Board member Carol Klepack review the materials provided by David Fernandez, Cayuga Landscaping. She has drafted a landscape policy as well as a draft checklist for evaluation of landscape plans for commercial development. Eventually there will also be a recommended plant list of trees and perennials available to commercial developers recommended for this area. Other information to be provided would include the CLT Guildelines Listings, as well as Structural Soils Information provided to the Planning Board by Walt Weitgreffe, and Ithaca's City List of Recommended Street Trees. Brown wants to see that additional inspections one year after installation SHALL be made. Marcus also recommended inspections be made yearly thereafter for a specified number of years. Hickey stated plantings would be inspected randomly thereafter by Planning Board members.

Curtis questioned the last sentence of paragraph 1 on page 1 regarding a minimum of 12% of the total square footage should be left undisturbed by the development. After much discussion regarding CLT, BTB and CHT districts and %'s, this was tabled and will be analyzed and discussed further when Klepack is in attendance.

Leopold questioned why purple or variegated flowers were undesirable. Hickey also noted that his flower beds are of many colors and this standard may be subjective. Leopold would like to see deer resistant plants be encouraged and feels this should be so stated in this document.

**Reports:**

Curtis reported that the Ornithology Lab broke ground today.

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**Adjournment:**

Dankert moved to adjourn at 8:45 P.M. Seconded by Brown. All aye.