

**Village of Lansing
Planning Board Meeting
September 25, 2001**

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

Public Comment:

Hickey noted there was no one present to speak although someone he had spoken with may appear and he would like to reserve the option to reopen the Public Comment period if that person appeared. Brown so moved; seconded by Dankert. All aye.

Public Hearing – Final Plat Approval, Cima Minor Subdivision:

The next item on the agenda was a Public Hearing to consider the Final Plat approval of a minor subdivision by Alex Cima to divide one 5.78 acre lot into a 1.68 acre lot and a 4.10 acre lot at the northeast corner of N. Triphammer Road and Bush Lane in the Medium Density Residential District, Tax Parcel No. 44.1-1-38.2 Klepack moved to open the Public Hearing. Seconded by Dankert. All aye.

Hickey asked if anyone from the public wished to speak. There being no one, Klepack moved to close the Public Hearing. Seconded by Dankert. All aye.

Marcus asked for clarification on the map. Curtis, Bill Stanbro and Marcus reviewed the map. Marcus stated Parcel A indicated the larger portion is in the Town of Lansing but the larger portion is actually in the Village of Lansing, so the error is in the labeling of the two portions.

Dankert moved to classify the subdivision as a Type II exempt action under the Village's list of exempt SEQRA actions. Seconded by Brown. All aye.

Brown moved that the Board approve the minor subdivision by Alex Cima subject to the correction of the labeling of the parcels in the Village and Town and authorizing Hickey to sign the final plat with the correction. Seconded by Klepack. All aye.

Young Subdivision – Classification:

Hickey stated the Board has a map for property on the north-western corner of N. Triphammer Road and Burdick Hill Road depicting the total parcel as well as a sketch map indicating the two proposed parcels of 2 acres (Lot B) and a larger parcel (Lot A).

Klepack moved to classify the Young Subdivision (land formerly owned by Wilkinson as indicated on map) as a minor subdivision. Seconded by Brown. All aye. Hickey stated the final plat could be signed at the next meeting when the Public Hearing is held if all requirements were met.

Public Comment:

Hickey reopened the Public Comment period upon the arrival of resident Piotr Parasiewicz, 49 Janivar Drive who has a problem with drainage on his property. Due to the extension of Janivar Drive and additional lots being developed, there is more water flowing in his back yard. He has lost use of some of his garden area and feels it will only get worse. He feels the development was poorly planned as it sited the detention area in his backyard with little space remaining for what a back yard is usually used for. Hickey stated he has called Brent Cross and he has also viewed the site. The drainage at 49 Janivar Drive was part of the detention plan and was approved by the Village. Hickey stated Parasiewicz's situation is not unique as there are two other residences which have a retention pond in the back, but their lots are longer and allow for garden space. Hickey stated that a thin strip of land belonging to Votapka remains behind these residences but it is probably too narrow for a drainage way. Hickey stated there is little the Village can do because the detention area is clearly shown on the plat giving advance notice of this potential problem, but his

coming to the Board will allow the Board to know of resident's concerns and possibly avoid such problems in the future. Cross may have suggestions to slow the flow of the water or allow it to collect prior to entering Parasiewicz's property. Klepack recommended asking Jonson to alleviate this situation as a condition for getting additional approvals. Marcus stated it may be in the interests of Parasiewicz to try to speak to his neighbor to the east to see if he would agree to having work done by Jonson which might improve conditions on both of their properties. Marcus is also unsure whether the drainage is working as it should be and it might be appropriate to have the engineer review it. Parasiewicz felt another suggestion would be to send the water into the stream. Hickey stated that the law states there can be no increase in runoff onto any adjacent property after development. Hickey will request the Village engineer look into this and see if the water can be cut off above, or another detention pond placed up above on undeveloped property.

Klepack moved to close the Public Comment period. Seconded by Brown. All aye.

New Planning Board Member:

Hickey stated that the Board is seeking members and interested candidates were invited tonight to meet the Board. Hickey first introduced John Piscopo, Janivar Dr. resident who gave background as to how he came to live in the Village, as well as his involvement in Newfield when he resided there. Hickey stated there are two openings on the Planning Board, a full member as well as an alternate, as well as an opening on the BZA. Piscopo stated he is interested in learning more about the various positions available. Brown recommended Piscopo attend meetings to ascertain his interests and comfort level. Hickey, Dankert, Klepack, Leopold and Marcus all expressed their thoughts on this Board. The second candidate in attendance was Maria Stycos, Twin Glens Road resident, who indicated a familiarity with the functioning of the Board.

-
-
-
-
-
Change of Meeting Date, October – December:

The Board discussed the dates for future meetings. The next meeting scheduled for October 8th will remain on that date. The November meeting scheduled for November 12th will remain. The December meeting for December 25th will be cancelled.

Stycos mentioned that her calendar showed a planning and zoning conference on October 8th and 9th. Some Planning Board members had hoped to attend but have since realized they would be unable to do so. Hickey will provide registration material to Stycos.

Landscape Policy:

Klepack stated she has made a few wording changes as well as adding an evaluation checklist. Hickey stated a policy statement is the first page and in addition there is a draft checklist for evaluation and comments. Klepack stated she has many lists of plants and does not feel they should be included with each checklist. Hickey stated Curtis is planning a shelf for reference materials regarding the Planning Board and this would be an appropriate place for this type of material. Curtis also noted that eventually this type of material could be available on the Village webpage. The document will reference the availability of lists in the Village Office. Klepack also has materials regarding structural soils and Hickey stated this material would only be needed by those landscaping next to parking areas and this could also be listed in the appendix and provided with the reference materials. Curtis stated if there were less than 20 pages, it might be easier to provide as a packet for all. Hickey stated he felt the document should be placed in the Zoning Law or given to developers so it is not forgotten. Marcus suggested the Planning Board send the draft document with their recommendation to the Board of Trustees for adoption as the official Landscape Policy rather than as a law. Hickey recommended this be given to all new commercial developers at time of permit application or at the developer's conference. Klepack will finalize this for Board review and ultimately for presentation to the Board of Trustees.

-
Brown stated she is putting together materials for the Northeast Study group and finds many documents are not dated

and she would like to see documents have a date incorporated. Hickey agreed.

Klepack asked if developers are given a packet when applying for a permit. Curtis stated there is not a packet but there is a list of materials with guidelines and this, as well as sign law and lighting policy, could be given as needed. Hickey recommended a developer's packet be given to new commercial developers. Dankert will assist Curtis with this project.

-
Triphammer Road Sign Plan - Update:

Hickey stated he has called Eric Lindstrom, who was out of town, but he spoke with Lori Lynn and informed her that the Village would be delaying the hiring of a consultant until the Village has gathered more information regarding the required signage on N. Triphammer Rd. Hickey also contacted Dave Putnam, TG Millers, who contacted Jim Napolean, Syracuse traffic consultant, regarding required signage for N. Triphammer Rd. The Village should be able to get back to the sign consultant around the beginning of next year.

Vital Communities:

Hickey spoke that at the last meeting the Board was interested in hearing from someone on the County Planning Department to speak on the Vital Communities program. This has been placed on the agenda for the October 30th meeting. Hickey extended an invitation to John Piscopo and Maria Stycos to attend that meeting.

Reports:

Hickey reported that following the last meeting and the concerns expressed about the Greenberg development and impact on viewsheds, he reviewed the Conservation Combining District guidelines. He stated it is very broadly worded and states a Special Permit process and SEQRA review must be done for projects within the District. There is nothing specifically regarding viewsheds. Hickey feels this would be complicated to incorporate into the Zoning Law as it is very subjective. Leopold stated the Town of Ithaca has developed an open space plan that deals with viewsheds. Brown stated she is willing to look for information on viewsheds.

Brown reported on the last Board of Trustees' meeting. The engineer spoke about the elevated tank at the airport costing \$29,000 for dismantling next year. NYSEG's Price Protection Plan was discussed and a letter will be sent to NYSEG expressing support for the concept but a resolution will not be passed. The Board decided that the CAC will be eliminated as part of Codification. Marcus stated the Codification was nearing completion but that he has not worked on it for some time now.

Hickey asked about the sliver of land belonging to Ivar Jonson. Marcus responded that he has contacted Jonson's attorney who has been unable to contact Jonson. Marcus will pursue this. Hickey stated the Planning Board would be reluctant to grant any further approvals to Jonson until this is resolved as it is holding up the trail's progress.

Approval of Minutes – Sept. 10:

The Board reviewed the minutes for September 10th. Dankert moved to approve the September 10th minutes as revised. Seconded by Klepack. All aye.

Other Business:

Marcus stated the Ornithology Lab was present at the September 24th meeting of the BZA to request a height variance for 5 mechanical stacks, as well as the chimney for the gas-fired fireplaces. The BZA granted the request for the 5 stacks but were not convinced the chimney was necessary as presented. Cornell may still return to the BZA.

Marcus stated Mayor Hartill felt there is some progress being made with the joint sewer project.

-
Adjournment:

Brown moved to adjourn the meeting at 9:10 P.M. Seconded by Dankert. All aye.