

**Village of Lansing
Planning Board Meeting
October 30, 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, Carol Klepack and Maria Stycos; Trustee Liaison Lynn Leopold; and Code Enforcement Officer Ben Curtis.

Public Comment:

Hickey noted there was no one present to speak at the Public Comment period. Brown moved to close the Public Comment period. Seconded by Klepack. All aye.

Amendment to the Parkview Health Care Campus Planned Sign Area:

The next item on the agenda was a request from Integrated Acquisition & Development who are the owners and operators of Park View Health Care Campus. They are requesting an amendment to their Planned Sign Area to allow for the placement of a sign at the 20 Arrowwood Drive driveway to serve as a directory to assist with the location of doctors in the complex. The applicants provided the Board with a diagram of the proposed sign and its proposed location. Hickey stated he has spoken with Integrated and they are proposing a sand-blasted sign like the others in that area. It will not be lit and will be placed at the west entrance to the four building complex of medical offices. The sign would be a good distance from Warren Road. Hickey also noted that he will speak with David Putnam and Dennis Reinhart about approaching the Town of Ithaca as there is a need for additional signage south of Convenient Care for those traveling north indicating that there is a medical complex at the next right.

Leopold felt there was a lot of wasted space on the sign. Curtis stated the sign is 24 s.f. It was felt that the "you are here" needed to be made larger and the addresses should not be as prominent as the individual listings of the doctors.

Klepack asked about the status of the walkway for the Health Care Campus from Warren Road eastward. Hickey stated that he has been told by Majeroni that this will be completed upon the development of the parcels to the east of the Parkview Medical Center.

Hickey has noted the comments of the board and will speak with Jan McCracken of Integrated about the Board's recommendations.

Klepack moved to table this until the Nov. 12 meeting. Seconded by Brown. All aye.

New Planning Board Member:

Hickey welcomed Stycos to the Board and thanked her for accepting this responsibility and expressed the Board's pleasure on having her as a member.

Vital Communities, a Presentation by the Tompkins County Planning Dept.:

Hickey contacted the County Planning Department to schedule their presentation on Vital Communities. Fernando de Aragon, Ithaca Tompkins County Transportation Council Director, and Tom Mank, Tompkins County Planning Department Analyst, were present and gave a slide presentation. De Aragon stated that the Council is working in cooperation with the Planning Department to develop the Vital Communities project. This was a participatory project and there were workshops held and information gathered. The principles are: to build strong and cohesive neighborhoods; to encourage normal development patterns utilizing infrastructure and population centers; to assure the choice in affordable housing; to protect natural resources; to preserve open space and agricultural areas; to enhance the development of the local economy; and to promote transportation choices.

Hickey noted a copy of the 2000-2001 Workshop Report is available in the Village Office for members who care to review it.

- Hickey also informed the Board of the Nov. 1 meeting where students in City and Regional Planning classes would be making presentations of their scenarios.

Hickey stated he supports the principles but he says the plan can only be implemented if the municipalities involved accept the plan because the county does not control land use either at the county level or in individual municipalities. De Aragon stated he was hopeful this has not been a futile exercise and would like to see municipalities accept the principals and the county could provide assistance and support to individual municipalities with sample ordinances, data information, maps, etc. to make it easier to implement the principles.

Board members reacted to the program and felt it was good to have a plan although it would not be enforceable throughout the County and not all municipalities would be receptive to it. Klepack felt the Village is already aware of the principles and is following them. Brown stated this plan, although more sophisticated, it not that different than the plan proposed in the 1960's by the County Regional Planning Board.

Hickey thanked the presenters for their presentation and creative approach in developing this project.

Triphammer Road Sign Plan - Update:

Hickey was unable to reach Dave Putnam, TG Engineers, so he has nothing to report. Hickey stated traffic engineer Napolean may possibly have information available for the November meeting.

- **Landscape Policy:**

Hickey stated the draft policy has been distributed for Board review. Leopold recommended a few minor revisions. Hickey noted that the review for compliance with the policy would be up to the Planning Board with enforcement or other action by Curtis. Hickey stated once the Board began requiring a landscaping plan, the Board has been given better landscaping plans by professional landscapers as opposed to the builder. Curtis stated the developers will find this a very useful tool. Stycos asked for clarification of the policy and some modifications were made. Hickey asked the Board for guidance as to where the policy statement should go. Klepack felt it should go in the same place as the lighting plan and walkway policy. Hickey will check with Clerk Dake to see if the Village has a policy file. Curtis stated the Greenway Plan is incorporated into the Comprehensive Plan. Hickey stated the CLT Design Guidelines were also incorporated into the Comprehensive Plan. Hickey will recommend it be incorporated into the Comprehensive Plan.

Klepack moved that the Landscape Policy, as amended, be recommended to the Board of Trustees to be adopted and incorporated into the Comprehensive Plan. Seconded by Brown. All aye. Klepack will attend the meeting of the Board of Trustees to answer any questions if need be.

Lansing Trails Reserve Strip:

Hickey noted this is the 8 in. strip of land between the northern boundary of Lansing Trails Subdivision and the property belonging to Viola Miller. Hickey stated he has spoken with Attorney Marcus and he would like to get this resolved so the trail between Lansing Trails and Bush Lane can be completed. Attorney Marcus has spoken with Ivar Johnson's attorney and there will be an easement forthcoming from Ivar Johnson so that the trail can be completed.

Approval of Minutes – Sept. 25 & Oct. 8:

The Board reviewed the minutes for September 25th. Klepack moved to approve the September 25th minutes as revised. Seconded by Brown. Ayes by Brown, Klepack and Hickey. Abstain by Stycos.

The Board reviewed the minutes for October 8th. Klepack moved to approve the October 8th minutes as revised. Seconded by Brown. Ayes by Brown, Klepack and Hickey. Abstain by Stycos.

- **Reports:**

Hickey stated that the Planning Commissioners Journal issue on Zoning Basics has been provided to all Board members for their review. Hickey and Curtis will set up a system so the Planning Commissioners Journal can be circulated among the Board.

- Hickey also distributed another article from the Zoning News. The Board has just completed the CLT Design Guidelines and Hickey will provide a copy to show that Planning Boards are dealing with contextual codes in commercial districts.

- Brown stated she has researched viewsheds and learned that Pataki has not approved viewshed legislation except where a water source is involved.

Next, the Board discussed how reviews should be done for major properties like Sun Downs Farm. It was proposed that once plans were submitted, the Board could consider hiring an outside planner to review the plans. Prior to the submission of plans though, the Board could sit down with the owner and review the site and discuss what they would like to see happen with the property. In the case of Sun Downs, Stycos recommended that Curtis and Hickey discuss with Horowitz what his ideas are for the property. Hickey and Curtis will send Horowitz a letter stating the Planning Board is available and would like to sit down for an informal discussion regarding possible uses of the land.

- Hickey reported on the Board of Trustees meeting and noted that the airport tank will be taken down in the spring for a savings of \$4000 as the company will have the crews and equipment in the area at that time. Hickey also noted that the Village of Cayuga Heights is still awaiting the Inflow and Infiltration report from the recent work done on leaking sewer mains to determine if and how many additional sewer permits would be available for the Village. Hickey reported the concern that only \$786,000 had been released of the \$7 million previously approved for the intermunicipal sewer project and the drastic impact any cut back in the funding might have for the Town of Lansing.

Stycos mentioned the letter she received from Hickey. Hickey stated the letter indicated an idea of his and Curtis' of the possibility of the Village Community Party raising the money to purchase the fire department land behind Smidt's house. This land could then possibly be turned into open space or a nature center. Then that money that the Fire Department received from the sale could be used to purchase the land on the corner of N. Triphammer Rd. and Oakcrest Rd. That property could then be developed as the Village center with the fire department, public safety building, community room, etc. Klepack noted that the CLT Design Guidelines also envision this parcel as having picnic tables, nature area, playing fields, etc. Hickey also felt the land behind the Smidt's might be appropriate for a memorial park. Hickey feels the Fire Department would be approachable and negotiable at this time. Hickey stated they are committed within the next two years to spend \$500,000 to either upgrade the present fire station or put the money into a new station which would be more economical. Hickey feels it is important to have a knowledgeable individual walk the area behind the Smidts to see whether or not to proceed with this idea. Hickey may contact someone from the Ornithology Lab for their assistance.

Adjournment:

Klepack moved to adjourn the meeting at 9:40 P.M. Seconded by Brown. All aye.