

**Village of Lansing
Planning Board Meeting
February 11, 2002**

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, Carol Klepack and Maria Stycos; Trustee Liaison Lynn Leopold; and Code Enforcement Officer Ben Curtis.

Public Comment:

Jim Savage, (business address - 333 East Onondaga St., Syracuse) asked to discuss the Target/Home Depot for Pyramid Mall. Hickey stated the agenda listed "Pyramid Mall Expansion" as an item for discussion because the location of the Target store in Pyramid Mall was not public information when the agenda was written, and Hickey wanted to share the information with the Planning Board. Subsequently there was an article in the Ithaca Journal on Saturday making public this information. Hickey stated there was little to add to what has already been published. Pyramid has submitted an application for Target to fill the site originally planned for Home Depot as part of the 150,000 sf expansion previously approved. Hickey feels Home Depot is a dead issue unless and until Pyramid brings it up again.

Mary Sirois, 3 Highgate NE, would like to request that the Village tighten up its requirements on lighting. The Pyramid Mall lighting hits drivers on Route 13 in their eyes and comes into the residential area across Route 13. Sirois thought there was something at the State level regarding lighting pollution and she would like to encourage strict adherence to requirements that businesses keep their lighting on their own property. Hickey responded that the Village has a Lighting Commission which reviews lighting plans and makes recommendations to the Planning Board. He will pass Sirois' request on to Dennis Reinhart, Commission member. Sirois is particularly concerned about the parking lot lights on the SE corner of Pyramid property. Hickey stated that there is still work to be done and there might be a possibility of placing shields on the fixtures to eliminate the lighting pollution.

There being no one else who wished to speak, Klepack moved to close the Public Comment period. Seconded by Dankert. All aye.

Tops Planned Sign Area Amendment – Recommendation:

Hickey stated Board members just received the information about the requested amendment tonight so he was requesting the applicant explain the request.

Jim Reilly, Vice President of Store Development for Hollywood Entertainment, led everyone through the information in the packets. Reilly is requesting permission to place one 25 sqft. sign on each of the two sides of their store front which face parking lots. Hollywood Video is taking the equivalent of 2.5 tenant spaces. One sign would face the parking area for the outparcel and the other would be on the side facing Tops. The Board reviewed the elevation diagrams depicting the signs on the north and west sides and the corner entrance. A drop box slot will also be located on the corner of the store and there will be a freestanding drop off box for vehicles in the corner of the parking lot which will be accessible from both directions. Reilly stated the Hollywood signs for this location would have letters approx. 14 inches tall. The sign will not be a rectangle but the drawing depicts it with a rectangle drawn around it to determine the size as stipulated in the Village Sign Law. The Board also asked about the awnings which were a purple color, but will not be internally lit as the one depicted in the photographs in their packets. The gooseneck lights on the building will be utilized instead. Reilly stated there will be no neon beam type lights like those at the downtown Hollywood Video store. Curtis stated the Sign Law currently allows for one twenty-five foot sign per business as well as a six foot sign on the pylon and Hollywood Video is requesting an amendment to allow for two twenty-five foot signs as well as the pylon sign.

Dankert stated he did not see the need for the additional signage on the western side as once people became familiar with the fact that Hollywood Video is there, the sign would not be needed. Reilly stated that those coming from Tops or Pyramid Mall area might not know if it was there as not everyone will be coming from North Triphammer Rd.

Hickey stated that when Tops was built, they requested signage for the south side of their building and they were turned down and he thought if Tops were refused, why should this one be considered. Hickey felt all applicants should be treated consistently. Reilly stated he has the support of Tops for the additional signage he is requesting. Hickey felt that signage which is visible from Route 13 is discouraged as drivers should be watching the road instead and once the local shoppers realize Hollywood Video is in the Tops plaza, they will not have difficulty finding it. Leopold stated that Applebees also requested larger signage and was denied. Hickey restated that anyone shopping at Tops would see either the large pylon sign or the store mounted signage after turning off N. Triphammer Road.

Brown was in agreement that the public would soon learn it was near Tops and would be easy to locate. Dankert was interested in consistency. Klepack felt there was not a need for two signs but she was concerned about the bright purple awnings with the green and red building. Reilly stated Hollywood Video is leasing space from Tops and Tops does not have any problems with the color. Reilly also noted this store was toned down considerably from the one downtown in Ithaca.

Hickey took a straw poll and stated the Planning Board is not supportive of the second sign but is appreciative of the fact that Hollywood Video has toned down the lights. Hickey stated the Planning Board is not supportive of signage which faces Route 13 although the tenant might have a large retail space. Hickey stated the Village holds down on signage but supports commercial development with parameters which are consistent for all.

Regarding the drop box, Reilly stated it would be at the end of the parking area where there is not flow-thru traffic so the driver would just drive by and place the video in the drop box. Curtis stated that as a condition for issuance of the building permit, the drop box would be subject to the approval of the Village Engineer.

Mold Flow Lighting Plan:

Hickey stated that the Board has received a memo from Dennis Reinhart stating the Lighting Commission has reviewed the lighting plan as submitted for the Mold Flow development and finds it within the guidelines for outdoor lighting for commercial properties. Reinhart noted that shielding will need to be added to the security lights to prevent light trespass of adjacent properties and the builder and his lighting engineer have been notified of this. Dankert stated the second plan submitted by Mold Flow depicts the shielded lighting. Leopold stated the light poles are 12 ft. high. Lights will also be on timers depending on their hours of operation.

Klepack moved to approve the Mold Flow Lighting Plan with the condition that shielding be placed on the security lights to prevent light trespass off the property to the adjacent properties. Seconded by Brown. All aye.

Pyramid Mall Expansion – Update:

Hickey had already spoken on this. For history, in Dec. 1999, Pyramid was granted a Special Permit for a 150,000 sf addition and parking as necessary but not to exceed a total of 3500 spaces. Initially, Pyramid proposed a stand alone building for Home Depot. In the course of negotiations involving other Pyramid tenants, however, a Home Depot connected to the north end of the Mall was proposed. Next, to accomplish a connection to the Mall and to make parking safety changes, the building had to be moved 27 feet forward to the east. This was also approved. A proposal to rezone the Butler property to allow more flexibility in development was tabled. When Target abandoned its attempt to locate in Southwest Park in the City in late October and Pyramid asked the Village if there was anything in the expansion approval which would prevent Target from using the space originally planned for Home Depot and they were told the Village does not regulate which tenant can use a space so long as the use proposed is a permitted use. Curtis and Hickey met with Pyramid in November and December. Recently, an article came out in the Ithaca Journal indicating a contract had been signed between Target and Pyramid Mall.

Cliff Buck, 39 Janivar Dr., asked if there would still be room for Home Depot in Pyramid Mall after Target is built. Hickey responded that when the 150,000 sf addition was approved in 1999, Wards was empty and Pennys was still in operation. Since that time, Pennys has gone out of business and others have built there. Klepack stated the 150,000 sf approval was based on our traffic study which confirmed that high traffic commercial trip generation figures show that this area can not support any more traffic than that which 150,000 sf would generate. Hickey stated it is also the limit the bridge can hold. Hickey stated that Pyramid then had 600,000 sf of gross leasable area and with the addition of 150,000, Pyramid would have approx. 750,000 sf of retail space. Hickey stated depending on what comes in (Target,

Best Buy, Dicks, and Borders), they may or may not have additional space with which to accommodate a Home Depot. Hickey feels it might be feasible but is unsure whether it would meet the requirements for Home Depot. Hickey stated Pyramid Mall must remain within the limitation of the 750,000 sf. Buck suggested if Ames were to fall, there would be a possibility of Home Depot coming in. Klepack noted that they would probably have to be attached to the mall. Hickey stated if Home Depot wished to come to Pyramid Mall, and could fit within the 750,000 limitation for the Mall, they would be allowed to come here although he feels they might be better accommodated in Southwest Park.

Sorel Gottfried, 1016 Cayuga Heights Rd., asked for clarification from the Board as to what Pyramid Mall Manager Tull had to say about Home Depot. Klepack responded that Pyramid Mall has been trying to accommodate Home Depot but apparently were unable to close the deal.

Mary Sirois, 3 Highgate NE, asked to have Best Buy large signs placed on a timer so when the store is closed they be off. Curtis will request this. Curtis has also asked them to put a glass lens on the bottom of the parking lot lights.

The question was raised whether the rezoning of the Butler property which had been tabled might be revisited by Pyramid Mall to try to accommodate Home Depot. Hickey responded that he had no idea whether Pyramid Mall would be pursuing this or not. Klepack felt the maximum allowable footage will have been built with the completion of Target. Curtis stated that some of the proposed areas (A & C on the 2-24-02 site plan) have not been built. Hickey stated that no additional square footage beyond the 750,000sf could be approved although an amendment could be done to the site plan. Hickey felt Home Depot would have to build a smaller store if they located here and would likely prefer Southwest Park which could accommodate a larger store.

Planning Board Budget:

Hickey tried to reduce the Planning Board expenditures as per Mayor's request and either kept line items the same or reduced them. Hickey stated he has cut the engineer line as the Engineer is not required to attend all meetings. Hickey has also not placed any money in the traffic line as it has not been used in years. Hickey stated the contractual line has \$2000 for books, conferences, etc. Hickey has spoken with Bud Shattuck and they are extremely busy now with their Zoning and Comprehensive Plans. At some point, Hickey would like to discuss with the Town Planning Board how to better coordinate planning decisions for parcels at or near shared boundaries so he has requested \$500 for intermunicipal planning. Curtis stated Barbara Caldwell of the Town of Dryden Planning Board would also like to sit in on a Planning Board meeting and Hickey stated she is welcome at any time. Leopold stated there is about \$13,000 which has been encumbered from the previous year which will pay for the audio-visual system for the conference room. Hickey has placed \$1000 in the consultant line but he has no one in mind. Hickey stated a consultant might be needed for landscaping the N. Triphammer Rd. project when the road is being built. Communique would also be a consultant for later use but not in 2002. Hickey also noted that gas light posts were part of the Communique proposal if the Village decides to use that concept. Klepack would like to see a consultant for commercial high traffic parking lots. Dankert will be gathering information on parking lot design for Commercial High Traffic prior to the next meeting but Klepack still feels a consultant might be necessary. Klepack also felt it might be useful to have a consultant to explore possible development scenarios for important parcels such as Sun Downs Farm. Hickey stated he has a map and possibly the county could provide a blown up map for Board review as part of such a discussion. Hickey will request an aerial photograph from the County. Board members discussed developers' conferences, viewsheds, and the 6% recreation land given by the developers to the Village as part of any major subdivision. Curtis will request info from the Ornithology Lab regarding comments they have made about bird habitat on Sun Downs Farm. When a subdivision plat is to be considered on a large parcel like Sun Downs Farm, a Village resident, Piotr Parasiewicz, who specializes in stream ecology has offered to assist the Board by reviewing the stream conditions. Hickey feels it will also be important at some point for the Board of Trustees to develop a park policy regarding such sites within the Village.

Hickey will turn in the Planning Board budget as presented.

Approval of Minutes – Jan. 29:

The Board reviewed the minutes for January 29th. Dankert moved to approve the January 29th minutes as revised.

Seconded by Klepack. All aye.

Reports:

Board of Trustees: Hickey reported on the Board of Trustees' meeting. He stated representatives of the Sprint Company came in and talked about the plan for locating an antenna in Dankert Park which the Planning Board recommended to the Board of Trustees. Mayor Hartill has requested Sprint submit an alternate plan which would move the boxes off the parkland and onto the apartment complex grounds with underground lines running to the antenna on the electric pole in the park. Sprint is unsure if they can get the land from the apartment complex and also do not know how much cable can be run to provide the service to the antenna. Sprint will see if they can design an alternate plan that will work then to return to the Board of Trustees. If the Board approves a contract, then Sprint must return to the Planning Board for a Special Permit.

The Board of Trustees are continuing to work on the codification.

Hickey also reported that there is a sewer leak on Graham Rd. of 60,000 gallons which could result in 60 additional sewer units for the Village when it is remedied. It has been located but a sleeve must be inserted when the weather is better. Also the intermunicipal sewer agreement is moving along and the funding approved for the intermunicipal sewer project are still committed .

Hickey stated that Trustee Moore wants to review the Greenway Plan. He will work with a small committee whose members will consist of Hickey and Leopold. Hickey would also like Klepack to attend and give her insights as to what she could and could not accomplish when she was chair of the original committee. Hickey feels Trustee Moore is interested in purchasing land. Stycos would also like to be notified as to the meeting dates.

Communique: Hickey stated he has taken the plans from Traffic Engineer James Napoleon to Eric Lindstrom. Hickey stated the Village will probably not need their services until 2003 when actual construction is currently planned to commence. There is confusion as to whether the signs will be single or double faced. Hickey would like to be prepared when ground is broken as that may be the time to install some of the signs.

Adjournment:

Klepack moved to adjourn the meeting at 9:15 P.M. Seconded by Dankert. All aye.