

**Village of Lansing  
Planning Board Meeting  
June 10, 2002**

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

**Public Comment:**

Klepack opened Public Comment. John O'Neil, 33 Janivar Drive spoke first. He stated that Chairman Hickey gave him the mission of speaking with individuals in the City of Ithaca regarding traffic calming measures. He received initial information. Calming measures are not heavily regulated. These include speed humps, chicanes and center islands. Speed humps are the least expensive and easiest to install. O'Neil stated the City of Ithaca is considering traffic calming measures in the areas of Plain Street and Six Mile Creek. Klepack recommended O'Neil write a report to Hickey stating what he learned and where he feels it might be beneficial as this would go into Village files. Leopold recommended making traffic calming and O'Neil's report an agenda item. There were concerns as to whether this would apply to new roads or upgraded roads or both. Brown has additional materials which she will add to the existing binder to be located on the Planning Board shelf.

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

**Proposed 911 Center**

The first item on the agenda was a presentation by Steve Whicher, Tompkins County Administrator on the proposed 911 Center.

Troy stated that Whicher would be presenting an outline of the proposal for the 911 Center. Troy stated the County's position is that its projects are not subject to the jurisdiction of the Village Board. Whicher stated that in his view the County is not legally subject to Village jurisdiction but that the County, as a matter of policy, desired to cooperate with the Village and get as much feedback on this project as possible. The County hopes that any concerns that the Village may have can be resolved so that aside from the issuance of an actual permit, the project would conform with all the requirements the Village would have for any project subject to its jurisdiction. Troy stated this is an informal presentation and no votes would be taken. The Board may make suggestions and the County may incorporate those suggestions, but the County takes the position that it is not legally bound to comply with those suggestions. Also, Troy stated the Village is not waiving its rights to assert jurisdiction over the project, nor is the County conceding the Village's right to do so. Hopefully, there will be a meeting of minds.

Whicher is hopeful the Board will agree that the center is needed by the County and its citizens. This is only part of a system. This center was originally proposed for a South Hill location but that did not work out. This is the second proposed site. The Board had been given preliminary plans for review, but Whicher felt the building might be smaller than proposed due to budget constraints. Whicher stated the director's office is 400 sf, yet the conference room is small, so adjustments need to be made. The building will be a one-story brick veneer building of wood construction with 6-10 employees on each shift and can handle 6 stations, such as the sheriffs, state police, highways, etc all in one building. There will be little additional paved surfaces although some pavement will be added for the driveways. They are sensitive to parking concerns. The proposed location of the building will be on the site where the t-hangers are now located. It will be built on 4 ft. of fill because of the site conditions and drainage from the airport. This water will be used for their a moat type feature to enhance security. A 120 ft. tower is also being proposed adjacent to the building. This one tower will also be tall enough so that hopefully it will attract private sector vendors and the sheriff's department tower will be removed. This is not definite yet. The proposed tower will have heavy dishes that can not be placed on a lattice type tower such as the one at the sheriff's department. The county is attempting to consolidate services onto fewer towers. Troy asked if there were any problems associated with requesting private companies to relocate their existing antennae on the towers and Whicher responded that the agreements provide an escape clause which allow 6 months time for them to move. He does not feel there will be a problem as they are being

asked to move such a short distance. Klepack remembered the Verizon discussions that there is a clause regarding removal. Troy stated Verizon has been approved to co-locate on the sheriff's department tower and Curtis stated he has issued the permit. There was also discussion about a third vendor interested in locating an antenna in the Lansing area. Whicher again stated that the County would like to have one tower at the 911 Center, take down the sheriff department tower, and place all vendors on the 911 tower but so far it is not definite this can or will be done.

Whicher stated application has been made to the FAA for this use of the land but he has not heard back. The project has received a sewer permit from the Village. A small piece of land (about 1 acre) owned by Cornell will be swapped for land owned by the County and both are in agreement. No trees will be removed for the project and the wetland on the Cornell property will remain intact. The project will meet all FCC requirements. Klepack asked how the driveways would align with those across the road. Whicher is unsure how the driveways would lineup and Klepack recommended this be reviewed.

Curtis stated that the rate of storm water runoff after development must not be greater than prior to development. Whicher stated he would confirm that the rate of storm water runoff would remain unchanged after the project is built. Leopold felt that a priority should be in slowing the water exiting the property.

Regarding the building layout, Leopold was struck by the small conference room and large training room and felt maybe the two could be combined to save costs. Leopold was also concerned about the unisex bunk room although separate bathrooms are provided. Whicher felt this was an area that might need to be trimmed or removed. Whicher felt there would be many challenges along the way regarding the layout of the building. He stated the cost for wiring alone is \$500,000, ventilation is \$280,000 and plumbing is \$210,000. Whicher stated the RFP is out for the electronic radio system as there are huge variations in price and what is available.

Klepack stated Hickey should be brought up to date on this project and included in the discussion. Troy stated the Village must decide if it will assert jurisdiction and require the Special Permit process. Troy stated there could be a written agreement in which both sides do not to concede anything. The Village could also review the project using the Special Permit process to address their concerns without actually requiring an application or issuing a permit. Whicher stated the County would like to abide by Village regulations and he will be passing along the concern about impervious land and storm water runoff. Curtis stated it is important to apply this uniformly throughout the Village even though this is a small building because of the cumulative affect on those downstream. Whicher stated that landscaping might alleviate this.

The County would like to break ground as soon as possible and have the new center in operation by March of next year.

Klepack stated many concerns could be addressed through the Special Permit process. Curtis also noted that there would be a Public Hearing which Board members felt was important. Whicher was in agreement. Curtis will advertise this for the next meeting.

Curtis asked if a draft environmental assessment was completed. Whicher stated it was and will be provided to Board members for their packets. Curtis also requested schematics depicting the driveways across from the proposed building.

- **Approval of Minutes – May 28:**

The Board reviewed the minutes for May 28<sup>th</sup>. Dankert moved to approve the May 28<sup>th</sup> minutes as revised. Seconded by Brown. All aye.

- **Reports:**

*Trustees:* Dankert reported that Bob Dean was granted a temporary certificate of occupancy for TransAct. Dankert stated that David Putnam of TG Millers reported that the bids were back for Cayuga Heights Road and the work will be done this summer. Troy stated the future location the East Shore Drive sewer main is unresolved and some of Cayuga Heights Road might need to be dug up for the line. Dankert also noted that Codification was

discussed in length at the meeting and fees and fines which were pulled from the appendix and will be reinserted into the text of the document.

**Other Business as Time Permits:**

Brown wrote an addition for the Comprehensive Plan regarding the tree inventory. Brown read it to the Board. Curtis stated that to insert something into the Comprehensive Plan, the Planning Board must make a recommendation to the Board of Trustees who would in turn need to hold a public hearing. Board members felt it important to make all proposed changes at one time. Curtis will pass this on to Hickey and will place it on the next meeting agenda.

Curtis reported back from Barry Stevens (NYS DOT) and the Sheriff's Department regarding the Cayuga Heights Road intersection with Route 34. Curtis learned that the Sheriff's Department and State Police do not keep statistics for that location. Stevens informed Curtis there were 44 accidents (32 reportable) at that location in the last 10 years with only 1 fatality with 2 deaths. Stevens said that this accident record would not justify the State including this intersection as a priority for reconstruction. Stevens did tell Curtis, however, that the State people would be supportive of a Village project to improve the intersection and the Cortland office could partner with the Village when in the area helping out with extra asphalt, for example, but could not actually budget money for the project. The State would be receptive to the Village doing something at that location. Curtis felt this would be a good time to consider making changes because Cayuga Heights Road will be upgraded this year. The Board discussed problems which might result from changing this road. Dankert felt there was not enough time to design and implement a change before the Cayuga Heights Road improvements this summer. Klepack felt a plan should be in place before any Sun Downs development. The possibility of moving Cayuga Heights Road farther east would also run into problems with Esty Glen. Curtis will summarize the options for Dave Putnam, TG Millers. An audience member, Audrey Kahin questioned the possibility of speed limit signs on East Shore Drive.

**Executive Session**

Brown moved to go into Executive Session. Seconded by Dankert. All aye.

Dankert moved to come out of Executive Session. Seconded by Brown. All aye.

**Adjournment:**

Brown moved to adjourn the meeting at 9:00 P.M. Seconded by Dankert. All aye.