

**Village of Lansing  
Planning Board Meeting  
October 14, 2002**

The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by Ned Hickey. Present at the meeting were Planning Board Members Doris Brown, Phil Dankert, Carol Klepack and Maria Stycos; Attorney Bill Troy; and Code Enforcement Officer Ben Curtis.

**Public Comment:**

Hickey opened the Public Comment.

Piotr Parasiewicz, resident of 49 Janivar Dr., had two concerns. He complained of the quality of contractors in this area. He would like the Village to maintain a directory of contractors with comments from homeowners regarding the quality of their work. This would provide a service to the homeowners. His second concern was noise from Rt. 13 for which he suggested the Village consider a sound wall on the north side of Route 13 from Warren Road to N. Triphammer Road.

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

Hickey stated he would mention these items to Mayor Hartill.

**Pyramid Mall Planned Sign Area – A.C. Moore Sign:**

Hickey referenced the two documents before the Board – one tabulating the sizes, signs and total square footage of sign area being used under the Pyramid Mall Planned Sign Area, and the other showing the actual sign and store facade for the A.C. Moore store on the east side of the mall near the Target store. The proposed sign is for 147 sf. Hickey stated the proposed sign fits within the allotment for the Mall. Pyramid Mall manager Jim Tull stated the store is approx. 22,000 sf. and the sign would be adequate for this size business and is easily readable from the ring road and entrances. Tull also stated the Kleins and Ames signs are being removed and the pylon signs originally proposed for the ring road will not be required. Counting the A.C. Moore sign, this still leaves a reserve of over 700 sf. Stycos expressed concern about the color of the sign. Tull stated it would be red. Stycos asked if the red would match that of Target. She felt it is important to keep the outer appearance of the mall attractive and that harmony of colors is an important consideration. Tull stated he would do his best on this, as the business has been very cooperative, and he will then notify Hickey.

Klepack moved to accept the application for A.C. Moore for the 147 sf. sign as submitted by Pyramid Mall. Seconded by Brown. All aye.

Hickey asked Tull about the sidewalk on the north side beyond Target. Tull stated that it had always been the plan for walk to be concrete from Triphammer to the crosswalk to Target and then gravel after that point to the access road and on to Oakcrest for a walking trail. Hickey also asked about the trees at the top of the riprapped slope near the YMCA. Tull stated the trees belong to Pyramid Mall. Hickey was concerned about the ability of the trees to survive because there was nothing covering their roots in places but fabric. He thought half-metal casings on the south side anchored into the bank and filled with topsoil might support the trees and protect the roots. Hickey recommended checking this out with David Fernandez at Cayuga Landscaping. Hickey also noted there was no rip-rap near the sidewalk in places near the YMCA and bare soil was exposed. Tull said that he would check into this.

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Hickey was also concerned about the traffic now that Target is open. Tull stated that in the past, the Mall has contracted with the Sheriff's Department when needed. Hickey also expressed concern about traffic going into Pyramid Drive. Parasiewicz also stated he knew of a wood alternative to rip-rap that he would recommend. Hickey recommended Parasiewicz provide information for the Board for future use.

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**Subdivision Boundaries:**

Hickey stated a letter from Mark Sawyer, Tompkins County Dept. of Planning, was sent to members proposing a simplified procedure when a boundary is being adjusted for lots involving a transfer of a portion of one property to an adjacent property. The Dept. of Planning is recommending this action be exempt from SEQR and subdivision review. To implement this proposal, Hickey suggested a stepped process – 1) the person requesting the boundary change would submit an application to the Code Enforcement Officer; 2) the Code Enforcement Officer would refer it to the lawyer for review and recommendation; and 3) if the lawyer approved it, the Planning Board would approve it. Hickey stated maps, plats, deeds, etc. would be part of the application. Troy noted that the strength of the current procedure was that it included a public hearing. The Board decided they would continue to handle these applications as they presently do within the subdivision process.

**Planning Board Goals – Continued Discussion:**

The Board has reviewed these previously although they did not formally adopt them. 1) Complete Review of Comprehensive Plan [copies of a worksheet breaking out tasks for each member to select a section to review were distributed] 2) Develop a Process for Assessing Impacts on Visual Environment 3) Review Zoning Law Section 603 for CLT District Permitted Uses [has begun, Trip Generation Info forthcoming for next mtg. from Hickey] 4) Investigate Feasibility of Enhancing Architectural Standards for CLT Design Guidelines 5) Prepare Conceptual Plans for Redesigning Cayuga Heights Road/Burdick Hill Road/Route 34 intersection(s) [conceptual plan has been reviewed, engineer needs to determine feasibility, mayor needs to provide input] 6) Evaluate Need for Traffic Calming Measures for Dart Drive and Future Extension of Janivar Drive [Hickey provided a summary of traffic calming measures from Fisher Assoc. Residents need to get together and pursue this if interested. Dankert will follow up.] 7) Parking Lots for High Traffic Commercial [Dankert is working on this.]

Dankert moved to adopt the goals as submitted by Chairman Hickey. Seconded by Brown. All aye.

**Sewer Agreement DEIS – Review and Comment:**

Hickey copied Chapter 6 of the draft DEIS for the Joint Sewer Agreement from Chazen Companies for the Board members to review. Hickey noted, even with moderate growth for the Village of Lansing, the report shows the Village will be totally built out in twenty years. Hickey is concerned about remaining open space. The map shows the Village has approx. 712 acres of buildable land for either commercial or residential. Klepack felt the Board has reviewed this and it very conscious of this. Hickey feels it must be pulled together and an open space plan formalized. Klepack and Stycos will work on this project regarding open space, clustering, ownership of land, transfer of development rights, etc.

Hickey stated the Mayor is also placing money in a fund for purchase of undeveloped land. The Board needs to be pro-active to determine where the Village would like to see open space. Brown stated she has material from the internet regarding farmlands which she will share with the Board. Brown would also like to see clustering to allow for open space in the Commercial Low Traffic District. Hickey stated this can be accomplished by limiting the lot coverage. Curtis stated this may not be feasible as there is currently no lot coverage limitation for Commercial Low Traffic or Commercial High Traffic, and clustering legislation applies to subdivisions only, not special permits.

Parasiewicz discussed stormwater management planning which the state is pursuing. He stated the technology and engineering goals are changing with more emphasis on water going back into the ground. He feels this might change the planning of the future.

Klepack is uncertain as to how Hickey figured there would be total build-out in 20 years. After discussion, Hickey agreed that 15.60 percent would remain as buildable vacant land rather than 100% build-out as he originally figured.

The Board will continue the open space discussion when the Comprehensive Plan is reviewed. Hickey noted Chapter 1 is being reviewed by the Tompkins County Planning Dept. and Hickey. Chapters 2-6 need to be reviewed and he would like Board members to let him know which Chapters they would like to review. Hickey will then assign Chapters. Following Hickey's tentative schedule, the review should be completed by January 2004. Hickey noted this is an update utilizing info from the 2000 Census.

**Traffic Calming:**

Hickey gave the Board a handout from Fisher Associated Transportation Bulletin regarding Traffic Calming measures. Board members found this handout to be very useful. Hickey has also requested a CD from NY Planning Federation on pedestrian friendly communities for review by the Board and possibly the Trustees.

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**Planning Conference – Debriefing:**

Hickey felt the conference was beneficial. He learned much from one session on how to mitigate visual impacts of development. DEC has a policy statement on visual impacts which outline the procedures. Hickey asked Mark Sawyer, Tompkins County Planner, of the possibility of having a visual impact discussion on the SEQR Workshops on Oct. 23 and 24. Hickey was also impressed with the session on communities, like the City of Rochester, working hard to make their cities pedestrian friendly.

Klepack got a lot out of the conference and stated there are many communities facing the same issues and there is a wealth of information available. She now sees the NY Planning Federation as a resource. Klepack also received business cards from other participants which may be useful in the future. Klepack also learned about the generic form of an EIS and its usefulness. Hickey felt this approach might be useful for the entire Low Density Residential District and not one specific property. Curtis stated the owner of Sun Downs Farm might be interested in assisting with this rather than absorbing the costs of a full DEIS at a later time.

Stycos learned some general principles and specific procedures for site planning and how critical the initial pre-planning meeting is. She was also very interested in a presentation about how a GEIS was utilized in a land use study for Cooperstown. Currently, Hickey and Curtis often meet with the developer prior to the Planning Board meeting.

This was Dankert's first conference and he was impressed. He will be receiving information on bicycle, pedestrian and traffic safety.

Curtis reported on a pre-empted uses workshop by former NYCOM Attorney Andy Brick. Curtis stated a balancing act must be performed by a municipality if it desired to develop an area which was not in accordance with existing zoning, such as the Village Highway Barn. Other workshops he attended were on case law updates pertaining to Planning Boards and Zoning Boards. The Comprehensive Plan acts as a mantle of protection against charges of spot zoning. Regarding open meeting laws, Curtis learned that the Board could go on a field trip as a group if the purpose was information gathering and issues were not discussed.

Hickey announced that the next two years of NYS Planning Federation conferences would be in Lake Placid.

**Approval of Minutes – August 27 & Sept. 9:**

Brown moved to approve the August 27<sup>th</sup> minutes as submitted. Seconded by Dankert. All aye.

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Klepack moved to approve the September 9<sup>th</sup> minutes as revised. Seconded by Brown. All aye.

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**Reports:**

*Trustees:* Klepack reported that Mike Ward, 107 Oakcrest Rd., spoke during the public comment period and is concerned about the filling on the Butler property and his concerns about traffic on Oakcrest Road. There was also a lengthy discussion on the Kate's Hole situation. Troy stated the concern of some residents is that if the culvert fills up, the railroad bed could give way and catastrophically flood downstream residents. Troy recollected Brent Cross doing the math and stating that this would never occur. Hickey stated this issue resurfaced because Hickey contacted Mayor Hartill regarding the fallen trees and brush above Kate's Hole after a tour of the area. Hickey thought it was settled as Mayor Hartill stated he would get his dozer and remove the debris. Troy stated the Mayor has agreed to have an engineer to look at the site and will clean close to the culvert but he is concerned about clearing above the hole as the material there acts to slow the water before it enters the culvert.

Klepack stated there was a letter submitted requesting permission for a deer hunt on Murray Estates. This was approved for this year subject to conditions and the Mayor will send a letter to the property owner.

Klepack also noted that Board worked on cleaning up some items in the Policies and Procedures manual.

Klepack stated the Mayor's comments at the meeting regarding sewer were not optimistic.

**Other Business as Time Permits:**

Hickey stated that Frank Moore, Dennis Reinhart and he met regarding the Greenway. Before beginning new projects, the existing trails will be completed or maintained. Dennis will send out three bids this year: 1) complete the trail to Northwood Apts. and the bridge across the stream 2) finish the trail from Janivar Dr. with stone and 3) complete the trail from Leifs Way to Bush Lane. Although some may not get completed until next year, the formal process will have begun and money will have been allotted.

Hickey reported he is on the N. Triphammer Rd. Reconstruction Project Committee and has met with Fisher Associates. Hickey feels they are on top of things and have met the deadlines so far. Communication with the public was an important topic at the meeting. Fisher Associates are receptive to the thought that the media, web and residents be kept up to date on what is happening. The minutes of the meeting will be forthcoming. Hickey also noted that Kathryn Wolf is a subcontractor for Fisher.

**Adjournment:**

Stycos moved to adjourn the meeting at 9:30 P.M. Seconded by Dankert. All aye.