

**Village of Lansing
Planning Board Meeting
February 25, 2003**

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; Trustee Liaison Frank Moore; Attorney Bill Troy; Engineer Brent Cross; Code Enforcement Officer Ben Curtis; and members of the public.

Mayor Don Hartill, present in the audience, stated that the Village is continuing to struggle to obtain additional sewer units from Cayuga Heights. Fair progress has been made and the plan now is to have two separate systems. The Town and Village of Lansing will be going into the Cayuga Heights sewer treatment plant. The entire Town of Ithaca sewage will be going directly into the Ithaca Wastewater Treatment Plant which will free up capacity at the Cayuga Heights Plant for the Village of Lansing hopefully by the end of this construction season.

Mayor Hartill also stated that Fisher Associates, the design consultants for the N. Triphammer Road project, held a presentation and open house. The initial cost estimate by this firm agrees with the original estimates and 80% of the cost of the project will be paid through federal funding.

Public Comment:

Hickey opened the Public Comment.

As there was no one who wished to speak, Dankert moved to close the Public Comment period. Seconded by Klepack. All aye.

Miller Subdivision – Classify:

The next item on the agenda was a sketch plan review and classification for the Miller subdivision, known as the Millcroft Subdivision, off Bush Lane. Hickey explained that the Board must review the sketch plan and make suggestions to the developers and his agent in case modifications are needed before the preliminary plat is presented. The second job tonight is to classify this subdivision. Village regulations state that any subdivision of land into more than 2 parcels requires a major subdivision classification. The plat shows 51 building lots with Phase I showing 10 – 12 parcels.

Klepack moved to classify the Millcroft Subdivision as a major subdivision due to the fact that there are a total of 10 – 12 parcels in phase I being considered and ultimately 51 lots for the entire subdivision. Seconded by Brown. All aye.

Robert Miller, 105 Bush Lane, spoke next. He and his mother, Viola Miller, and his brother who was not present represent the principals of Millcroft Trust. The Trust is the owner of the land and was originally bought by his parents 40 years ago to block the building of a large warehouse on the property. They would now like to develop the property in a manner which would be compatible with their interests in controlling the disposition of the parcel. Phase I will be for 10-12 lots which they would like to build now although they have included a sketch of the entire parcel for the Board's review. Hunt Engineers have been retained to see their objectives are met and Hunt's CEO, Dan Bower will make the presentation tonight.

Bower introduced Landscape Architect Dean Hackett who assisted with the project. Bower also stated that Engineer Jim Finnegan did the utilities for the project. Bower stated the map was drawn of the basic subdivision which also indicates neighboring parcels. The original map was incorrect and the Board has received a revised map which also shows the utilities in the front. Open space and signage are also depicted. Bower presented the second map which was a blow-up of the area and utilized it for a site analysis piece based on a 1998 aerial photography. The property to be developed is a 49 acre piece of the total 50+ acre parcel south of Bush Lane. It is bounded by Bush Lane on the north and Craft Road on the south and BorgWarner on the far east side. The Millers will be retaining a heavily wooded strip of land south of Bush Lane which will border the original homestead site which is within the Town of Lansing. The

line for the subdivision has been moved 300 ft. from the boundary line to allow for this wooded strip as well as possible future access points to Lansing Trails (Jonson property). The remainder of the subdivision parcel is comprised of about 9.3 acres of mature woods; 16 acres of other treed land near the drainage stream; and 23 plus acres of pasture and fields. A drainage way comes from the pond and trails through the parcel and connects to an existing drainage way. There is another retention pond in Horizons Subdivision south of Rosina Drive and it connects with the existing drainage way and heads to the west.

Bower stated some basic decisions were made. The developers would like to turn the site inward and access would be from the internal streets. There is some natural screening along Bush Lane and other screening would be created. This proposal would place the backyards of affected houses in the subdivision along Bush Lane.

Hickey asked if trees have been identified for saving. Miller responded that it is their intention to place restrictions of each lot which identifies which trees cannot be removed without approval.

Hickey asked about full development and what the impact would be on Bush Lane. Bower stated a traffic analysis will be presented along with the submission of the preliminary plat.

Stycos asked about the 2.28 acres of recreation space. Hickey stated this represents the 6% set aside. The inner connect road would connect Craft to Bush Lane with smaller internal roads and cul-de-sacs within the subdivision. Larger lots in the subdivision are the more treed lots to preserve more of the trees. Hickey stated the Board and Fire Dept. would need to review the cul-de-sac as it may need to be redesigned to accommodate emergency vehicles and snow plows.

Bower stated the plan has phases. The initial phase will be near Craft Road. The sewer would be brought up the slope of the land. Water zones are different on both sides of the parcel and the higher pressure zone such as that in the Horizons Development would be preferred by the developers. Phase IV would have a 840 foot roadway to a t-turnaround. There is currently no construction timeline for the project. The Phase 1 proposal will have 10-12 lots. Curtis noted that lot 12 would need the required frontage on a road unless a variance is obtained. Bower's feeling is that the lot would not be developed in Phase I if a variance is required.

Klepack asked about the park. Bower stated it would be included in Phase I.

Cross stated that the utilities sketch plan shows a storm retention area in the middle of the parcel and he is uncertain how it would service the project as 1/3 of the project is below the pond and the entire Phase I is below it. Bower responded that they are playing with the concept of an off-line ponding area but it will depend on what is required to keep the areas sequestered. Cross is in favor of off-line ponding but wants to know if subdivision regulations allow the retention area to be on several parcels. Bower stated that Planning Boards often have easements which are filed with the plat. If the easement is not conveyed to owner of the easement and is simply referenced in the deeds, it is useless. Bower would strongly recommend the municipality be involved. Hickey stated the problem of having the retention pond on private property would need to be resolved. Bower would like to see the pond on private property but have the pond be covered by easement in favor of the Village of Lansing. Troy would recommend the Village obtain a dedicated piece of property so the cost of the cleaning would lie with the Village. Miller does not see this area as having a silting issue. The Board will wait till later to resolve this issue depending on how the pond is designed to see whether the surface water will work itself out naturally or a larger retention pond is required. Bower would advocate for ownership of the parcels with an easement for the Village so it would have better maintenance by the individual homeowners. However, if the Village had the right to go in and clean it this would be the best because the homeowners would provide regular maintenance yet the Village would have the right for access to provide maintenance if the homeowner maintenance was inadequate.

Klepack asked about permits for houses close to a stream. Hickey responded that the residence must be 200 ft. from the center of a stream or a special permit is required to place the residence closer to the stream.

Cross asked about the road ROW and Bower responded that it is 50 ft. Cross felt 60 ft. might be required so this should be reviewed. The developers are trying to keep the roadways tight and are proposing a 20 ft. driving surface

with 2.5 feet on either side for concrete gutters. This will allow for the removal of fewer trees if drainage was within the roadway. Property lines and roadways will be relocated to allow for less removal of trees. Curtis stated the ROW for a cul-de-sac could be 50 ft. but if the road is a secondary road such as the one that connects from Bush Lane to Craft Road it must be 60 ft. wide. Bower felt the subdivision could work with 50 ft. ROWs for the roads. Hickey stated the Planning Board may have the option of waiving the requirement based on the engineer's recommendation. Curtis stated there is a waiver provision incorporated into the Subdivision Regulations.

Bower stated some utilities may be placed close to the roadway due to the drip line of the larger trees. Brown asked about sidewalks or bikeways. Bower responded that there would be a trail in the parcel going north - south. This is part of the Greenway Plan. Paved lanes and the gutters are planned within the 25 ft. road width. There would be no sidewalks and the 25 ft. width would not be marked for pedestrians. Viola Miller stated she would like to see it marked. Klepack would like to see sidewalks within the subdivision to be used for such activities as using baby buggies, walking dogs, or helping children learn to use training wheels. Bower stated that less sidewalks means less maintenance. Moore referenced Dart Drive and the fact that there is no place to walk safely. Hickey summed this up that sidewalks are an issue to be resolved in the future.

Next, Hickey went on to the street lighting issue. Bower stated their approach is to implement a more controllable lighting system with more frequent poles. There would be low level lights at intersections and each homeowner would have a shorter light pole at the end of their driveway which they would be required to maintain. This requirement would be in the deed restrictions. This may prove difficult to enforce. Hickey stated the Village cannot create a lighting district and the Village currently pays the lighting bill for the other developments like the Janivar Drive area. Hickey stated the Board worked with NYSEG to determine the number and placement of poles though often fewer lights are installed than NYSEG might recommend. Bower will work with the electric company on this. Hickey stated it is important to maintain the safety of the area and he would prefer lower lights with box shields. Hickey stated a lighting plan would be required. Curtis stated the Village would also look at the entry signage lighting for light trespass.

Cross spoke about the cul-de-sacs in Phase IV at 840 feet, Phase I at 800 feet, and Phase 2 at 1200 ft. Cross feels this is pushing the limits of acceptable design and the developers would need approval of the fire department and snow removal crews. Bower stated that Phase 2 may loop some of the roads and this would alleviate some of the cul-de-sacs. Hickey stated that both this and Jonson's subdivisions are required to build to the property line but a hammerhead might need to be built at the end of the road if the connector from Janivar Dr. is not yet built. The plan also allows for on-street parking to allow for parking near the park site and this can be addressed later.

Cross noted that in Phase 1 there is a stop sign near the park entrance at a 90 degree turn in the road and he does not think a traffic control device in the middle of a through street is either wise or legal. Hickey would recommend the use of the standard state signs showing people walking and also a color change to the pavement indicating a walkway. Cross was also concerned about the trail which dead ends near the gazebo where a sidewalk might be required.

Bower would like at two locations to reduce the road curve radius from 300 ft. to 150 ft. Hickey recommended this be discussed with Cross.

Bower spoke about the fact that Borg Warner has a 6 inch pipe leaving their detention pond and this creates a large wet area and he would like to know if this is an approved pipe as he feels it is not. Curtis will review the plans. They appreciate the Village's help in correcting this drainage problem one way or the other.

Regarding the trail, Bower wanted to know who he could deal with to coordinate efforts on the trail. Hickey responded that Superintendent of Public Works Dennis Reinhart is the contact person. The trail is a temporary easement which will eventually become permanent. Cross stated it will become a Village ROW. Hickey recommended that any proposed changes be forwarded to the Village Attorney for review.

John O'Neil, Janivar Drive, cautioned about diverting water to the south as it might affect the Lansing Trails subdivision. Also, the sign near Craft Road and Janivar Drive should not be lit or that the lights go off at a specified time so as not to bother the neighbors.

Hickey noted there is also a reserve strip of land along the north edge of the Lansing Trails Subdivision and that needs to be resolved; the attorney will be working on this.

-
Other Business as Time Permits:

Hickey distributed the list Carol Willard compiled of Planning Board resources located in the closets in Curtis' office.

When codification is completed, Board members will receive updated Planning Board notebooks which include Zoning Law, Subdivision Law, Sign Law, etc.

Landscaping Guidelines for CHT Parking Lots – Klepack:

Klepack has reviewed the CLT Guidelines for "Parking and Service Areas" and has proposed changes for CHT Districts. Section 3.5 indicates curbs along N. Triphammer Road shall be either granite or concrete. Hickey feels the ring roads should have granite curbing but parking aisles shall be concrete and definitely not rail road ties. Troy recommended the language state that curbing shall be either granite or concrete as directed by the Planning Board.

Hickey stated the Guidelines for CLT and CHT Districts are guidelines and can be utilized at the Board's discretion. This document will become a part of the CLT Guidelines after it is retyped by Carol.

Section 4.13 will have the wording that all plantings required by special permit must be maintained and replaced as necessary, as detailed on the approved site plan.

Klepack will check the CLT Guidelines to see if there is something in their about requiring earth tones or muted tones. This will be then incorporated into the CHT Guidelines.

Open Space/Clustering & Open Space Proposal - Hickey:

Hickey provided Section 127.17 of the Village Subdivision Law regarding clustering. Hickey has provided a draft with additional details which he feels are needed for clustering. Hickey also provided information on a homeowner's association from the Honeoye Falls document. Brown asked if the Village approves a homeowner's association rules. Hickey stated for clustering this would need to meet the approval of the Village Attorney. Other options besides a homeowner's associations are the Village may own the property or it may be placed in a Trust. Mayor Hartill stated a Trust has advantages for tax purposes as the open land cannot be assessed for its full value as each deed holder has an interest in the parcel. Stycos said homeowner's associations promotes neighborly unity. Hickey stated that the Board should encourage the preservation of land where there is a particular reason for doing so. Point No. 6 on Hickey's draft lists requirements for clustering such as the subdivision is adjacent to previously preserved open space; the subdivision contains or is adjacent to significant historical or environmental features; open space is needed as a buffer zone; or a linear strip is needed to add to an existing or future trail system as part of the Greenway Plan.

Board members will review the materials presented and will continue discussion at a later date. Hickey would like to see clustering and tried to encourage the Millers to consider it but they were adamant they did not want clustering on their property. It is important to have specific laws and equitable treatment for all property owners.

Hickey has contacted Kathryn Wolf for a proposal to assist the village with open space.

Cooperstown GEIS Goals – Stycos:

Stycos has spent considerable time on this topic and much deals with open space. Much of her information had come from Cooperstown NY. A Generic Environmental Study could be done for the Village but it would be costly. The scoping process done by Cooperstown identified viewsheds but the document she reviewed did not give her the information she desired. Stycos noted that viewsheds often require maintenance to preserve their value whereas open space may be more simply managed and can be preserved through clustering.

-
Adjournment:

Klepack moved to adjourn at 9:48 P.M. Seconded by Brown. All aye.

