

**Village of Lansing
Planning Board Meeting
June 14, 2004**

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 and Carol Klepack; Alernate Member John Piscopo; Trustee Liaison Lynn Leopold; Attorney David Dubow; Engineer Brent Cross, Code Enforcement Officer Ben Curtis; and members of the public.

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Prior to opening the Public Comment, Hickey appointed John Piscopo to serve as a voting member at tonight's meeting in place of Maria Stycos who could not attend.

Public Comment:

Hickey opened the Public Comment period.

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

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Amendment to Shannon Park PDA – continued discussion:

The next item on the agenda was a continued discussion of a proposed amendment of the Shannon Park Planned Development Area by Steve Cardamone pertaining to the parcel referred to in the Shannon Park Planned Development Area as "The Hamlet" (Tax Parcel No. 47.1-6-58.1). The proposal involves the subdivision of the parcel into smaller parcels for sale to individual owners as 16 town houses with a small amount of land attached to each unit and residual land and infrastructure owned in common. The Final Plat is being reviewed by the Planning Board. If approved, it will then be forwarded to the Board of Trustees for their approval.

First the Board considered the pine trees along the north edge of the property. Hickey stated that resident Lou Gentsch was unsure if the columnar pines would provide a good screen for the neighbors. Mr. Finnegan has provided printed information from the University of Florida regarding the Eastern white pine. Hickey had two concerns after reviewing the material. The spacing appears to be about 20 feet between the center of each tree. Hickey stated the material states the distance should be no more than 15 feet to provide the screening. Hickey is hopeful that developer Steve Cardamone will re-space the trees so they are a maximum of 15 feet on center. A Shannon Park resident in the audience stated this has been discussed and Cardamone is willing to place the pines closer together. Hickey also expressed concerns about the soil type. The information indicates that clay soils are not good for these pines and this is the type of soil located in that area of the Village. The Planning Board will check the trees when they are planted to confirm the correct number is planted where they are shown on the plans, and then will follow-up with another inspection after the first year to confirm they are still healthy. Should the trees fail, the developer will need to replant the trees. Hickey stated although the Village will not monitor the trees after that time, but should a resident call and inform the Village of the need for replacing any of the trees because they have died, the Village will see they are replaced because it is the responsibility of the developer or the developer's successors to maintain the landscaping in perpetuity. Once the property has been turned over by the developer, the Homeowner's Association will be the responsible party. Dubow clarified the issue by stating that the Homeowner's Association will have the control and responsibility to maintain the common areas which include this area, as well as the sewer and roads, and if they fail, the Village will have the right to go in and remedy the fault and then charge it back to the Homeowner's Association.

Mrs. Widmann, 55 Beckett Way, expressed concerns about what might occur 5 years down the road after a major flood with water entering their basements because of what may have been done with the stream at this time. Dubow stated this is a different issue and is not a Homeowner's Association issue deriving from their obligation to maintain common areas. It would be a civil matter between a property owner adversely impacted by the actions of a neighboring property owner and that neighboring property owner.

Klepack expressed no objection to the Eastern pine. Susan Lobello, 45 Beckett Way, recommended a Norwegian pine

as it grows well in this soil and is also very deer resistant. Hickey stated the Board is not in the position to tell a developer what tree to plant. Cardamone stated he would be agreeable to researching the Norwegian pine to see if it would be a better solution. Hickey stated the Board would like to accept the Landscape Plan tonight and if changes are made as to the species of trees to be planted, this will be noted on the Landscape Plan.

The next issue to be discussed was the extension of Wedgewood Drive. Board members have received a new plan from engineer Jim Finnegan. Since receiving the plan, Cross has discussed this plan with Finnegan and another plan has been drawn to meet his concerns. Cross felt some of the trees on the original plan might have been in the way when pushing snow off the paved area and that the ability of a truck to turn around might be limited by the proximity of the t-turn to the gate. Both concerns have been addressed by changing the location of a couple of the trees and relocation of the gate. Dubow noted that not all metes and bounds are indicated and are required to be in place on the final plat prior to the dedication of the land to the Village.

Peter Widmann expressed concerns because the snow will be plowed onto the west side of the Wedgewood Extension rather than the east side as originally proposed. Hickey stated when the snow plow comes down the road, all the snow will go off the right side of the plow. Cross feels the retention pond will be capable of handling the melt off from the stored snow. Klepack stated that current problems may not be solved but feels the engineered pond should mitigate any additional problems that might result from the proposed development. Finnegan stated the snow is currently plowed to the end of the Wedgewood Road where it melts and drains into the problem area, but in the future it will be plowed to the proposed location and the melt off will drain into a pond. This should alleviate some of the current runoff problems. Finnegan stated that some of the snow currently pushed to the end of Wedgewood Drive will now be pushed into the pond. Wedgewood Drive will also have gutters and catch basins which will divert the water into the detention ponds as well.

Another issue to be discussed was sedimentation and erosion control plan. Cross stated the developer's plan is a substantial document which appears to have all the required documentation. He will need additional time to review the details, but what has been submitted will be sufficient for conditional approval.

Hickey stated the plat lists the property to the south of Cardamone's property as Commercial High Traffic and it should be shown as Low Density Residential instead. Finnegan will make this correction.

Hickey asked about the street light proposed for the west side of road after the end unit of the existing Hamlet. Finnegan stated this would be a 18-20 ft. shoe-box type fixture. Hickey recommending checking with Superintendent of Public Works Reinhart about the type and style since the Village would be assuming ownership of this light which is on a public roadway. Leopold asked about the lights on the private property and Finnegan responded that these would be the shoe-box type as well which would minimize light trespass. Hickey felt the lowest possible height for the light fixture would be best. Finnegan stated the lights are designed to provide light for paths. Again, Hickey noted Reinhart and the Lighting Commission must review and approve the proposed lights. The lights should be as low wattage as possible while still providing enough light for safety.

Dankert expressed his concern about the gate on these plans which were not on the original plans and he questioned if it met the approval of the Fire Chief, Dale Oplinger. Finnegan stated he has spoken with Oplinger regarding a Knox box which could be installed to permit Fire Department operation of the gate in an emergency. Curtis asked if he had also spoken with Oplinger about the lane width and he stated they have spoken.

Widmann asked about the gate location. Finnegan stated it would be placed on the private road near the connection to the public road. Only the road will be gated and there will not be a fence around the entire development.

Next, the Board reviewed 19 proposed conditions for Final Plat Approval below. Changes added in the course of discussion were: Streets used for construction vehicles to be kept in a well-maintained and clean condition, and all trees in the buffer strip are to be planted no further apart than 15 feet on center.

Dankert moved the following resolution:

**VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR FINAL
APPROVAL ADOPTED ON JUNE 14, 2004**

SUBDIVISION PLAT

WHEREAS:

- A. This matter involves consideration of the following proposed action: A proposed amendment of the Shannon Park Planned Development Area by Steve Cardamone pertaining to the parcel referred to in the Shannon Park Planned Development Area as "The Hamlet" (Tax Parcel # 47.1-6-58.1) (the "Hamlet Stage 2 Subdivision/Shannon Park PDA Amendment") The proposal involves the subdivision of the parcel into smaller parcels for the sale to individual owners of 16 town house units with a small amount of land attached to each unit and residual land and infrastructure owned in common; and
- B. This proposed action is an Unlisted Action for which the Village of Lansing Planning Board is an involved agency, and in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), on November 10, 2003, the Board made a negative determination of environmental significance ("Negative Declaration") in accordance with SEQR for the above referenced proposed action and determined that an Environmental Impact Statement would not be required; and
- C. On November 10, 2003, the Village of Lansing Planning Board held a public hearing on the preliminary plat for the Hamlet Stage 2 Subdivision/Shannon Park PDA Amendment, and thereafter (i) reviewed and analyzed the preliminary plat and all accompanying documents and materials, (ii) reviewed and analyzed the issues raised during the public hearing and otherwise raised in the course of its deliberations, (iii) addressed such issues and appropriate remedial measures related thereto, including possible conditions that might be imposed in conjunction with any preliminary approval to be granted for such plat, and (iv) unanimously granted preliminary plat approval subject to the conditions and requirements enumerated in such preliminary approval;
- D. On May 25, 2004, the matter of the Hamlet Stage 2 Subdivision/Shannon Park PDA Amendment again came before the Village of Lansing Planning Board, at which time the Board held a public hearing on the Hamlet Stage 2 Subdivision/Shannon Park PDA Amendment final plat, and thereafter (i) reviewed and analyzed all new issues raised during the foregoing public hearing on the final plat, (ii) addressed such issues and appropriate remedial measures, if any, related thereto, (iii) reviewed the aforesaid final plat (revised May 13, 2004) and supporting materials submitted with such plat, (iv) determined that certain conditions are to be imposed in conjunction with any final approval to be granted for such plat, and (v) directed that certain additional information be provided and that the final plat be resubmitted reflecting changes and additions as required; and
- E. On June 14, 2004, the matter of the Hamlet Stage 2 Subdivision/Shannon Park PDA Amendment again came before the Village of Lansing Planning Board, at which time the Board (i) further reviewed the final plat (revised June 2, 2004) and supporting plans and documents, (ii) confirmed that all required additional information and materials had been provided, and (iii) confirmed all conditions to be attached to the approval of the final plat;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOW:

- 1. The Village of Lansing Planning Board, based upon all of its foregoing review and action, hereby grants approval of the final plat (revised June 2, 2004) for the Hamlet Stage 2 Subdivision/Shannon Park PDA Amendment, subject to the conditions and requirements set forth on the attached Schedule A.
- 2. The Chairperson of the Village of Lansing Planning Board is hereby authorized and directed to refer the final plat and appropriate supporting materials to the Village Board of Trustees for its approval of the final

plat as a minor amendment to the previously approved Planned Development Plan for the Shannon Park Planned Development Area.

3. The Chairperson of the Village of Lansing Planning Board is hereby authorized and directed to sign such final plat (i) upon compliance with all of the conditions and requirements for which compliance is required prior to such signing of the final plat, and (ii) in accordance with Sections 305.07 and 312.01 of the Village of Lansing Land Subdivision Regulations.

Schedule A

CONDITIONS OF FINAL PLAT APPROVAL FOR THE HAMLET STAGE 2 SUBDIVISION/SHANNON PARK PDA AMENDMENT

1. Final approval by the Village Engineer of the Final Subdivision Plat and supporting design/specification documents, including, but not limited to, plans and specifications for drainage ways, storm water management/retention areas, erosion control, public utilities (water lines to be located within the paved area of the private and public streets), streets (public and/or private), and intersection layouts, emergency access and snow removal.
2. Final approval by the Village Attorney of conveyance and/or dedication documents in favor of the Village, including, but not limited to, documents providing for the conveyance and/or dedication, to the extent required in accordance with the approval of the Final Subdivision Plat, of streets, storm water management/retention areas (and easements or rights-of-way thereto), utilities, recreational areas, parklands, trail areas, open space and easements, together with any restrictive covenants or other conditions related thereto.
3. Final approval by the Village Attorney of (i) any Offering Plan submitted to the State of New York for approval, (ii) any restrictive covenants applicable to the subdivided parcels, (iii) any documents and/or agreements applicable to any homeowners association or similar entity to be formed, (iv) any provisions applicable to such association or entity as to its obligations to properly maintain all commonly owned areas (including, but not limited to streets and storm water management facilities), and in the case of its default with respect to such obligations, the rights of the Village to perform such duties (and gain access for such purpose) and impose the costs thereof upon such association or entity, and (v) any limited access restrictions associated with entry into the subdivision (including, but not limited to, a gated entry system)..
4. Compliance, to the extent applicable, with the general requirements and design standards and other conditions of Article 300 and Article 400 of the Village Land Subdivision Regulations.
5. Compliance with Section 306 of the Village Land Subdivision Regulations as to letter of credit and related financial security requirements.
6. Availability for the proposed residential development of (i) sufficient sewer units/permits and (ii) sufficient capacity by all other utility providers (e.g., Southern Cayuga Lake Intermunicipal Water Commission, NYSEG), and the inclusion of the following note to be set forth on the Final Subdivision Plat:

A building permit for an approved lot on this Final Subdivision Plat shall be issued only if the necessary sewer unit/permit is available for the residential improvements proposed for such lot. The approval by the Planning Board of this Final Subdivision Plat shall not be deemed to constitute or be evidence of the current or future availability of any such required sewer units/permits.

7. Approval by the Village Engineer of infrastructure (e.g., streets, public utilities, etc.) construction plans and schedules, including, but not limited to, ingress and egress of construction vehicles and equipment, signage, scheduling, and the coordination of all work related thereto with the construction of storm water management/retention and erosion controls. Streets used for construction vehicles to be kept in a well-maintained and clean condition.

8. Approval from the Village Board of Trustees as required in conjunction with the proposed subdivision constituting a minor amendment of the Planned Development Plan for the Shannon Park Planned Development Area.
9. Approvals from all other required governmental agencies, including, but not limited to, the Tompkins County Health Department
10. Inclusion on the Final Subdivision Plat of the following note:

The approval by the Village of Lansing Planning Board of this Final Subdivision Plat shall not be deemed to constitute or be evidence of any acceptance by the Village of Lansing of any street, easement or other open space shown on this plat (see Section 313.01 of the Village of Lansing Land Subdivision Regulations).

11. Inclusion on the Final Subdivision Plat of the following note:

The Shannon Park Planned Development Area shall be subject to annual review by the Planning Board, and action by the Board of Trustees, until it is completed in accordance with the Final Development Plan or an approved modification of said Final Development Plan.

12. Submission of the Final Subdivision Plat for review by the Lansing Fire Chief as to emergency access availability and any limited access restrictions associated with entry into the subdivision (including, but not limited to, a gated entry system), and implementation on the Final Subdivision Plat of all modifications required as a result of such review.
13. Approval by Village Planning Board of a Landscape Plan (i) indicating all trees greater than 24" in diameter at breast height to be removed and (ii) new trees and plants to be installed. Screening trees shall be spaced apart not farther than 15' o.c.
14. Filing of a notice with the NYSDEC of a sedimentation, erosion and pollution prevention and control plan, including the name of a specific person designated to perform inspections related thereto and provide weekly reports to the Village.
15. Construction of all infrastructure in compliance with standards and specifications provided for in the Village of Lansing Subdivision Regulations.
16. Compliance with Section 202.045 of the Village of Lansing Zoning Law (as adopted in Local Law 1 of 1999) as to use and dimension regulations for the Shannon Park Planned Development Area.
17. The final plat shall reflect a southerly extension of Wedgewood Drive as a public road (which extension shall be dedicated to the Village and shall be set forth on the Final Subdivision Plat with a full metes and bounds description) for a distance determined by the Village Engineer so as to create a snowplow deposit and turnaround area sufficient for public plowing of that area.
18. The Final Subdivision Plat shall be deemed to have received final approval only upon compliance with Section 312.01 of the Village Land Subdivision Regulations.
19. Recording in the Tompkins County Clerk's Office of a copy of these conditions of final subdivision plat approval, which copy shall be (i) recorded concurrently with the filing of the Final Subdivision Plat, and (ii) indexed to the deed from William H. Edelman and Audrey M. Edelman et al to Stephen J. Cardamone, dated May 2, 1988, and recorded in the Tompkins County Clerks Office in Liber 635 of Deeds at Page 581. In addition thereto, the following note shall be set forth on the Final Subdivision Plat:

See Conditions of Final Plat Approval recorded concurrently with the filing of this Final Subdivision Plat in the Tompkins County Clerk's Office.

Proof of the filing of the Final Subdivision Plat and the recording of a copy of these conditions of final subdivision plat approval shall be delivered to the Village Zoning Officer immediately following such filing and recording.

The vote on the foregoing motion was as follows:

AYES: John Piscopo, Doris Brown, Phil Dankert, Ned Hickey and Carol Klepack

NAYS: none

The motion carried.

Next, Hickey will forward the entire package to the Board of Trustees for their review.

Final Plat Approval of Spitsberg Subdivision - continued:

The next item on the agenda was continued discussion of the Final Plat Approval for the Spitsberg Subdivision, a major subdivision dividing a 7.11 acre lot into seven building lots and two residual parcels with a short cul-de-sac road. The lot to be subdivided fronts on Bush Lane and is located in the Medium Density Residential District, Tax Parcel No. 45.1-1-45.1.

Gary Wood, the Project Engineer, made the presentation and distributed 8 sets of landscaping recommendations, a complete original set of drawings with signatures, as well as three additional copies of the drawings.

First, the Board reviewed Schedule A (set of conditions for Preliminary Plat Approval) which were discussed at the May 25th meeting. 1. Final approval by Village Engineer. No additional information provided. Stormwater documentation remains incomplete. Cross stated the technical information is available but the report has not been written. Wood stated the application to relocate the stream is a joint application with the DEC and the Army Corps of Engineers. Cross stated there is a report for the stream relocation and the stormwater management plan is technically done, but the forms and document have not been produced as yet. 2. No comments. 3. There will be no restrictive covenants. 4. Monies of \$750 x 14 units will be provided to Village in lieu of dedication of parkland prior to signing of plat. 5. No comments. 6. Letter of Credit to be provided at later date. 7. Notation will be placed on plat. 8. To be submitted at a later date. 9. Copy to be forthcoming and filed with Village. 10. Will happen at a later time. 11. Info is indicated on the plat. 12. Notation is on plat. 13. Standard. 14. Hydrant issue has been resolved with hydrant on the right side of the road. 15. Need to review Landscape Plan. 16. Notation on plat regarding soil. 17. OK 18. Stormwater management plan forthcoming. 19. OK

Hickey stated the only outstanding issues are in regards to the landscaping plan and lot 4. On lot 4, there will be a strip on the southeast corner which is 20 feet wide and will become a part of the trail system and will be deeded to the Village. Regarding the Landscaping Plan, Wood distributed copies of a landscaper's proposal which includes what should be done in the drainage areas as well as a general proposal for screening on the tops of banks as well as 3 varieties of street trees. Exact locations and types of street trees are not shown as that will depend in part on the residences to be constructed. Hickey stated that once construction is begun, trees must be removed to install a road. Wood stated the road area would be clear cut and street tree replacements would be planted later. Additional trees will be cut as the houses are built. Erosion controls will be installed. Hickey is concerned that street trees be planted early in the project so that the area looks nice and there is some protection provided for the soils. Shrubbery is also needed for the drainage area. Hickey feels more information is needed for the Landscape Plan. Wood stated the developers would like to replant the street trees as the lots are individually developed. Hickey questioned when the Village would be receiving the final landscaping plan then. Klepack felt the developers could present a landscape plan at the on-set for the street trees which would provide shade rather than be ornamental. Cross stated there is no indication of the density or size of trees on the backside of the channel. Hickey stated the Board feels confident with the replacement of trees on the street but additional information is needed for the drainage areas to address the protection of those areas and concerns of the public. Wood stated that once the DEC information is received, he would have a better feel on what is required. The Board would like to see the number of trees, their sizes, and their types and would like to see a more definitive landscape plan.

Next, the Board reviewed the various maps for accuracy of revision dates. Piscopo then made the following motion:

VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR FINAL APPROVAL ADOPTED ON JUNE 14, 2004 **SUBDIVISION PLAT**

WHEREAS:

- A. This matter involves consideration of the following proposed action: Preliminary plat approval of the Spitsberg Subdivision dividing a 7.11 acre lot into seven building lots and two residual parcels with a short cul-de-sac road; the lot to be divided fronts on Bush Lane and is located in the Medium Density Residential District, Tax Parcel No. 45.1-1-45.1 (the "Spitsberg Subdivision"); and
- B. This proposed action is an Unlisted Action for which the Village of Lansing Planning Board is an involved agency, and in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), on March 30, 2004, the Board made a negative determination of environmental significance ("Negative Declaration") in accordance with SEQR for the above referenced proposed action and determined that an Environmental Impact Statement would not be required; and
- C. On March 30, 2004, the Village of Lansing Planning Board held a public hearing on the preliminary plat for the Spitsberg Subdivision, and thereafter (i) reviewed and analyzed the preliminary plat and all accompanying documents and materials, (ii) reviewed and analyzed the issues raised during the public hearing and otherwise raised in the course of its deliberations, (iii) addressed such issues and appropriate remedial measures related thereto, including possible conditions that might be imposed in conjunction with any preliminary approval to be granted for such plat, and (iv) unanimously granted preliminary plat approval subject to the conditions and requirements enumerated in such preliminary approval;
- D. On May 25, 2004, the matter of the Spitsberg Subdivision again came before the Village of Lansing Planning Board, at which time the Board held a public hearing on the Spitsberg Subdivision final plat, and thereafter (i) reviewed and analyzed all new issues raised during the foregoing public hearing on the final plat, (ii) addressed such issues and appropriate remedial measures, if any, related thereto, (iii) reviewed the aforesaid final plat (revised May 12, 2004) and supporting materials submitted with such plat, (iv) determined that certain conditions are to be imposed in conjunction with any final approval to be granted for such plat, and (v) directed that certain additional information be provided and that the final plat be resubmitted reflecting changes and additions as required; and
- E. On June 14, 2004, the matter of the Spitsberg Subdivision again came before the Village of Lansing Planning Board, at which time the Board (i) further reviewed the final plat (revised June 10, 2004) and supporting plans and documents, (ii) confirmed that all required additional information and materials had been provided, and (iii) confirmed all conditions to be attached to the approval of the final plat;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOW:

- 1. The Village of Lansing Planning Board, based upon all of its foregoing review and action, hereby grants approval of the final plat (revised June 10, 2004) for the Spitsberg Subdivision, subject to the conditions and requirements set forth on the attached Schedule A.
- 2. The Chairperson of the Village of Lansing Planning Board is hereby authorized and directed to sign such final plat (i) upon compliance with all of the foregoing conditions and requirements for which compliance is required prior to such signing of the final plat, and (ii) in accordance with Sections 305.07 and 312.01 of the Village of Lansing Land Subdivision Regulations.

SCHEDULE A

CONDITIONS OF FINAL PLAT APPROVAL FOR SPITSBERG SUBDIVISION

1. Final approval by the Village Engineer of the Final Subdivision Plat and supporting design/specification documents, including, but not limited to, plans and specifications for drainage ways, storm water management/retention areas, erosion control, public utilities, and street and intersection layouts (including the cul-de-sac design), emergency access and snow removal.
2. Final approval by the Village Attorney of conveyance and/or dedication documents in favor of the Village, including, but not limited to, documents providing for the conveyance and/or dedication, to the extent required in accordance with the approval of the Final Subdivision Plat, of streets, storm water management/retention areas (and easements or rights-of-way thereto), utilities, recreational areas, parklands, trail areas, open space and easements, together with any restrictive covenants or other conditions related thereto.
3. Final approval by the Village Attorney of any restrictive covenants applicable to the subdivided parcels.
4. Compliance with the Village Land Subdivision Regulations and New York Statutes as to requirements for monies [i.e., \$750 multiplied by the number (14) of dwelling units permitted to be developed within the subdivision] in lieu of dedication of parkland.
5. Compliance, to the extent applicable, with the general requirements and design standards and other conditions of Article 300 and Article 400 of the Village Land Subdivision Regulations.
6. Compliance with Section 306 of the Village Land Subdivision Regulations as to letter of credit and related financial security requirements.
7. Availability for the proposed residential development of (i) sufficient sewer units/permits and (ii) sufficient capacity by all other utility providers (e.g., Southern Cayuga Lake Intermunicipal Water Commission, NYSEG), and the inclusion of the following note to be set forth on the Final Subdivision Plat:

A building permit for an approved lot on this Final Subdivision Plat shall be issued only if the necessary sewer unit/permit is available for the residential improvements proposed for such lot. The approval by the Planning Board of this Final Subdivision Plat shall not be deemed to constitute or be evidence of the current or future availability of any such required sewer units/permits.
8. Approval by the Village Engineer of infrastructure (e.g., streets, public utilities, etc.) construction plans and schedules, including, but not limited to, ingress and egress of construction vehicles and equipment, signage, scheduling, and the coordination of all work related thereto with the construction of storm water management/retention and erosion controls.
9. Special Permit from the US Army Corps of Engineers and any other required approvals for the proposed relocation of the Unprotected Class C stream on the premises.
10. Approvals from all other required governmental agencies, including, but not limited to, the Tompkins County Health Department.
11. Prominent identification on the Final Subdivision Plat of the demarcation line marking the westerly boundary of the Airport Combining District (as such District is set forth on the Village Zoning Map) and the inclusion on the Final Subdivision Plat of the following note as to (i) those lots and property which are situated within the Airport Combining District and (ii) the restrictions and conditions applicable to such lots and property, including, but not limited to, those set

forth in Sections 202.13, 305.03 and 604 of the Village Zoning Law as currently provided and as such restrictions and conditions may be amended from time to time:

Lots 1, 2, 3 and 4, all of which lots are identified on this Final Subdivision Plat as being situated, in part or in whole, within the Village of Lansing Airport Combining District (as such District is set forth on the Village of Lansing Zoning Map), shall be subject to the Village of Lansing Zoning Law restrictions and conditions applicable thereto, including, but not limited to, those restrictions and conditions expressly set forth in Sections 202.13, 305.03 and 604 of such Village Zoning Law as currently provided and as such restrictions and conditions may be amended from time to time. Building permits for all such lots shall be issued only in accordance with such Village Zoning Law restrictions and conditions, including the current requirement for a special permit approved by the Village Planning Board. A condition of such special permit is the Village Zoning Officer's obligation to inform in writing any applicant therefor of the noise and hazard conditions which are possible in the flight path of the Ithaca Tompkins Regional Airport.

12. Inclusion on the Final Subdivision Plat of the following note:

The approval by the Village of Lansing Planning Board of this Final Subdivision Plat shall not be deemed to constitute or be evidence of any acceptance by the Village of Lansing of any street, easement or other open space shown on this plat (see Section 313.01 of the Village of Lansing Land Subdivision Regulations).

13. The Final Subdivision Plat shall be deemed to have received final approval only upon compliance with Section 312.01 of the Village Land Subdivision Regulations.

14. Submission of the Final Subdivision Plat for review by the Lansing Fire Chief and implementation on the Final Subdivision Plat of all modifications required as a result of such review.

15. Approval by Village Planning Board of Landscape Plan (i) indicating the replacement of all trees greater than 6" in diameter at breast height to be removed and (ii) new trees and plants to be installed.

16. Inclusion on the Final Subdivision Plat of the following note regarding soil, surface and groundwater conditions:

The Tompkins County Soil Survey shows three soil types on this site. They overlay a hardpan, however, which limits vertical drainage. Consequently, it is important that proper grading, landscaping and foundation drainage be provided in respect of each lot.

17. Construction of all infrastructure in compliance with standards and specifications provided for in the Village of Lansing Subdivision Regulations.

18. Filing of a notice with the NYSDEC of a sedimentation, erosion and pollution prevention and control plan, including the name of a specific person designated to perform inspections related thereto and provide weekly reports to the Village.

19. Recording in the Tompkins County Clerk's Office of a copy of all conditions of final subdivision plat approval, which copy shall be (i) recorded concurrently with the filing of the Final Subdivision Plat, and (ii) indexed to the deed to the subdivided property recorded in the Tompkins County Clerks Office in Liber 634 of Deeds at Page 226. In addition thereto, the following note shall be set forth on the Final Subdivision Plat:

See Conditions of Final Plat Approval recorded concurrently with the filing of this Final Subdivision Plat in the Tompkins County Clerk's Office.

Proof of the filing of the Final Subdivision Plat and the recording of a copy of the conditions of final subdivision plat approval shall be delivered to the Village Zoning Officer immediately following such filing and recording.

The vote on the foregoing motion was as follows:

AYES: **John Piscopo, Doris Brown, Phil Dankert, Ned Hickey and Carol Klepack**

NAYS: **none**

The motion carried.

Wood stated he has left drawings and an application to the Health Department on the desk of Cross.

Hickey stated he has met with Jonathan Panzer, 67 Bush Lane, who is agreeable to the new developers lengthening the swale onto the Panzer property to alleviate some drainage issues on Jeannette Gibbs property at 147 Brook Way. Hickey wants to be sure this does not fall through the cracks.

Preliminary Plat Approval of Lansing Trails 2 Subdivision – Initial Review:

The next item on the agenda was an initial review for the Preliminary Plat Approval of the Lansing Trails 2 Subdivision, a major cluster subdivision dividing three lots totaling 32.78 acres into 100 building lots for townhouses and single family homes. The lots to be subdivided are east of the Lansing Trails 1 Subdivision and west of Borg Warner and the Bomax Business Park and are located in the Medium Density Residential District, Tax Parcels Nos. 45.1-1-50, 51.2 and 113.

Hickey made comments first. Tonight the Board would be receiving copies of the Preliminary Plat. The Board will not be taking action tonight but will determine if there is enough information to set a Public Hearing and have a SEQRA review.

Tom LoTurco of Clough, Harbour & Associates, Engineers, made the presentation for Ivar Johnson. The plan layout includes survey, sanitary sewer, roadways and depicts grades. New features include intersections which are raised for traffic calming at Bomax Drive and Road A and in 2 locations near the Craft Road extension. LoTurco stated the raised intersections are proposed to be black asphalt top coat and a color is not proposed although it could be added or they could be striped. There is no raised intersection at Ayla Way because there is a single stop sign in that location. The raised intersections will be offset from the sidewalks. Board members stated they would like to see the sidewalk s connected to the raised intersections on the same level. The Board discussed the number and placement of stop signs. Hickey asked if there is a traffic analysis for stop signs. The Board would like to see a traffic control plan and the analysis could be a part of it. Hickey mentioned the need for a raised intersection or a stop sign at the end of Ayla Way where children would be crossing to access the park. Hickey would also like to see the location of driveways for the clustered buildings as the map does not indicate the number of driveways or their placement. LoTurco responded that the driveways were taken off the sketch plat for ease of reading but there would be one driveway for 2 townhouses which would Y out to each unit for a total of 3 driveways for a 6 unit building . Curtis asked about maintenance of the driveways. LoTurco responded that the Homeowner's Association would handle the shared driveways and Jonson would be dealing with this issue.

Klepack asked about shared backyards. Klepack stated that if each homeowner owned the depth of their lot, there might be great discrepancies on how the area looked as not everyone would mow it the same, for example. Klepack felt common yard area might be something for Jonson to consider. Dubow stated that Village Zoning Law requires that each townhouse or pair of townhouses be on its own lot as this District only permits one and two family dwellings, not multi-unit residential buildings like apartments. There is parkland and open space in the development.

Cross asked about the location of the two stormwater ponds and details indicating the drainage swales and how they would interface. LoTurco stated that prior to the June 29th meeting, there will be a drainage report submitted.

Klepack asked about the continuation of the sidewalk system throughout the development. It appears some of the sidewalks are not continuous and individuals would need to cross from one side of the road to the other in places.

Curtis asked about the Long SEQRA Form. LoTurco responded that it is not yet signed. Hickey stated this needs to be

submitted well before the next meeting.

Cross stated the scale of the drawings makes it difficult to thoroughly review the project since this is a large development and it is all depicted on a single sheet of paper. Cross recommended breaking the maps down for ease of review. Hickey stated that the developer has the Subdivision Law and knows what materials are required for submission. This should also include the Long SEQRA Form, a traffic analysis, and larger drawings or detail sheets. Curtis stated that in addition to a macro-level drainage plan, there must be a micro-level plan to show that the lower lots will not be adversely impacted by runoff from the upper lots. Klepack also noted that the stormwater basin can not also be counted as park land; LoTurco will check into this.

Brown asked about lot dimensions. LoTurco responded that some of them would be as small as 28x120 for a single townhouse unit on a zero lot line parcel.

Klepack stated on the southern part of the plan there is indication of a trail with an easement which may no longer exist.

Cross stated there appears to be a gap in the sewer line from the Bomax Circle to Aylas Way. Cross stated it would be easier to run sewer downhill and across the back of the properties. Cross also does not see an indication of sewer on some other lots.

Curtis stated that the sewer main for the Bomax development east of Lansing Trails may connect to the sanitary line crossing above Bomax Circle. Curtis recommended Reinhart be contacted to be sure the lines have adequate capacity.

Hickey stated a Lighting Plan will also be required for the next meeting. Hickey stated that a preliminary plat should also show the existing vegetation to include hedgerows and trees so the Board can see what is being removed.

Cross recommended the maps be split in half and blown up to 1 in 50' for ease of readability.

Curtis stated the sidewalk would be separated from the road and the map only shows 2.5 feet which is too narrow for the planting of trees. Curtis asked about placing the sidewalk on the other side of the swale or ditch. Hickey stated the Board of Trustees is very clear and wants to see the road, swale, planting strip and then the sidewalk. Cross would also request cut area and fill area maps. Cross informed the Board that the sidewalk configuration being requested will result in the roadway being offset and not in the middle of the ROW. Cross stated this may cause problems in the future. Hickey stated the center of the road not being in the center of the ROW must be noted on the plat. Hickey also stated Curtis and Board members are available for a pre-meeting conference if LoTurco is interested in utilizing this service.

Other Business as Time Permits:

Hickey referenced material provided from Fernando D'Aregon regarding urban municipalities and their similarity of goals. Board members then discussed the real estate market.

Hickey stated the Open Space Plan is available in final form. Leopold will review it. The Board will then discuss it and make a recommendation to the Trustees as to adopting it as part of the Comprehensive Plan the review of which is nearing completion.

Reports:

Trustees: Stycos provided a written report to the Board. Hickey stated that Brown will cover next month's Trustee meeting.

Adjournment:

Piscopo moved to adjourn at 9:35 P.M. Seconded by Dankert. All aye.