

**Village of Lansing
Planning Board Meeting
September 28, 2004**

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; Alternate Planning Board Member John Piscopo; Attorney David Dubow; Engineer Brent Cross; and members of the public.

- **Public Comment:**

Hickey opened the Public Comment period.

Bruce Tracey, 3 Leifs Way, asked about the possibility of a traffic light at the intersection of Bomax Drive and Warren Road. Hickey stated the intersection would be discussed during the meeting tonight but there would be no discussion about a traffic light.

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

- **Triphammer Mall Planned Sign Area Amendment:**

Hickey stated the next item on the agenda was a request for an amendment to the Triphammer Mall Planned Sign Area. Richard Thaler, owner of Triphammer Mall, made the presentation. The Triphammer Mall signs on the pylon will be replaced with ones the same size, but with the name Triphammer Marketplace which has had a positive response from shoppers as well as tenants. The large pylon sign is 3-sided in order to resist the gusty winds. Thaler stated the pylon was installed in 1965 and the time and temperature will remain as it is well-known in the area. Thaler stated the front facades for each individual business would be block red and black letters on a light yellow background. The faded red canopies will also be replaced with new canopies as the canopies will become a part of the logo for the Marketplace. Thaler would like to have the merchant signs phased in according to when individual merchants can afford them, but the change over of the signage would all be completed in 4 years. The signs are owned by Thaler and the faces are owned by the individual businesses. In the interim, there would be a mixture of signs. Hickey stated the request is not a large change and is cosmetic in nature and would be an improvement as the existing signs have become worn over the years. Signage will not be increased so this is a minor amendment. Dubow stated that for a Planned Sign Area amendment, the Planning Board will be forwarding a recommendation to the Board of Trustees for their approval. Thaler stated the interior walkway will also be redone. Hickey stated the ring road creates a dangerous situation as the parking spaces are too close to the ring road. Pyramid Mall has installed curbing and this has improved traffic safety there. Thaler stated his engineer would review this. Hickey asked that Thaler provide Hickey with a letter of his exact intentions with regard to the signage change and Thaler stated he would give it to him tomorrow. Hickey will attach this letter to the recommendation to the Board of Trustees. Klepack moved to recommend approval of the minor amendment to the Planned Sign Area for Triphammer Marketplace as a face-lifting measure. Seconded by Dankert. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Motion carried.

Lansing Trails 2 – Traffic Report

Hickey stated the next item on the agenda was a continuation of the Board's review of the Traffic Report for Lansing Trails 2. First, the newly revised traffic report was discussed. The SEQRA full EAF was changed in June and now the corrected copy needs to be reviewed and completed.

Hickey stated the Board needs to review the memo from Engineer Brent Cross. Cross stated Clough Harbour & Associates have taken the traffic analysis of the intersection of Warren Road and Bomax Drive and broken it down into smaller time frames of 15 minutes each for the time period of 4:30 – 5:30 PM on June 2, 2004. The report states that the only approach to the intersection that is in failure (level of service F) is the private driveway for the Post Office across from Bomax Drive. It is also at LOS F only for one 15 minute interval. The additional traffic exiting from Lansing Trails II would be 3 additional cars to the Bomax Drive approach to the intersection and will not affect the level of service for the intersection. Cross stated Warren Road as well as Bomax Drive will not be affected. The

only failure is at the driveway for the Post Office.

Next, the Board looked at the letter from Clough Harbour (Thomas LoTurco) stating the same information as Cross just presented which concludes that the additional traffic from Bomax Drive will not cause the intersection to operate any worse than it currently does.

Then, the Board looked at the memo from Fisher Associates (Keith Mortimor) dated 9/27/04 stating they concur with the Clough Harbour report. Their recommendation is for the Bomax Drive approach to Warren Road be widened slightly to allow right turning traffic to maneuver around the occasional left turning vehicle thereby reducing the potential delay experienced by the right turn movement.

Next, the Board looked at the language on Page 3 of the Executive Summary in the Clough Harbour Report distributed by Tom LoTurco. Hickey, Cross and LoTurco then discussed warrants and the requirements for installation of a traffic device. Dubow stated that warrants must be met for a traffic device to be installed but this does not require that it be installed. Cross stated the warrant would only apply for the one fifteen minute period when there is a failure at the intersection. LoTurco stated he is not compiling and analyzing the data; that is being done by the traffic engineer. Hickey would like to have the Clough Harbour traffic engineer present to answer questions.

The Board then proceeded with Part I of the SEQRA Full Environmental Assessment Form. On Page 1, in the description of action the term "condominiums" was changed to "zero-lot line townhouses". In Section A, Item 2, the amount of land presently in forest (7.3 acres) will be reduced to 3.0 acres after completion in forest and this change should be reflected in the figures submitted with a later plat to Hickey. Dubow noted for Item 1 on present land use, his notes indicated the residential (suburban) box should be checked rather than the rural (non-farm) box. The Board agreed with this change. For Item 3, the predominate soil type was determined from 6 test pits on the site. Item 4 was changed to 1-10 feet for depth of bedrock based on the test holes that were dug. On Page 2, Item 8 the depth of the water table was determined to be greater than 7 feet. Item 11 regarding threatened or endangered species a note was added to indicate that this is negative according to the US Dept. of Interior and NYSDEC. Item 16 includes the stormwater management basin in Lansing Trails I. Section B, Item 1b, was changed from 34.4 acres ultimately to 29.45 acres to reflect open space. After discussion, it was determined that both figures in Item 1b should be 29.45 acres. Item 1e should be changed to 100% expansion because there is a doubling in the expansion of number of units although not in acreage. Dubow recommended reviewing Item 1g to see the trip generation number is consistent with the traffic report study because he thought it was 12 per hour rather than 65 which may have been an estimate. LoTurco will check to see if the number is based on the entire Lansing Trails development or upon the Lansing Trails 2 development. Hickey stated the number should be based on the entire development. Item 1h indicates there will ultimately be 100 one-family units and there should be a 0 for initial one-family units.

Item 3 was changed to a "yes" because of cut and fill. Item 4 indicates 4.30 acres of vegetation to be removed from the site. Klepack is concerned that the amount be in agreement with Item 2 on page 2. Dubow stated an explanation might be needed as the applicant took the 7.3 acres of currently forested land and subtracted the 3.0 remaining after completion to derive the number. Dubow stated there needs to be a number or understanding of the net amount of ground cover removed. LoTurco will refigure this number. Item 6 refers to a single-phase project, which this is not, so NA was placed for anticipated period of construction. For Item 7, anticipated date of commencement and completion date will be changed and updated. In Item 11 there is an added reference to the park land in Lansing Trails 1 being alienated and moved to a new location in Lansing Trails 2. Item 23 was changed to reflect 20,000 gallons per day anticipated usage for water. In Item 25, the dates will be changed. There will also be an x placed in the "no" box for City, Town, Zoning Board.

Section C: Item 1 should indicate subdivision action rather than site plan. Item 3 should indicate there could be 119 units as this relates to clustering authorization from the Board of Trustees. Item 4 was changed to MDR cluster development. Item 7 was changed from residential and commercial use to residential, business and technology land use. Item 12 includes the reference, "see details in Traffic Impact Study submitted 9/28/04".

Dubow suggested the applicant return with a complete finalized SEQRA form, a finalized Traffic Study, a traffic

engineer present, and then the Board can proceed with the second half of the SEQRA and a final SEQRA determination can be made. The next scheduled meeting is October 11th. Hickey stated clarification of the Traffic Study is needed so it is consistent throughout. LoTurco was provided with a copy of Cross' report and the Fisher memo. LoTurco agreed to return on October 11th.

Millcroft Subdivision:

Board members looked at an ad regarding the Millcroft Subdivision which was in the Real Estate section of the newspaper. There is no indication that there will be a second through road connecting to Lansing Trails. Hickey will contact Viola Miller regarding this apparent discrepancy.

Urban Forestry Regulations:

Hickey stated the next item on the agenda was something he and Curtis came up with after meeting with Kraig Adler of lot 13 on Cayuga Hills Road for which a Special Permit was previously approved by the Board. Adler would like to clear some trees on his lot for various reasons, but mostly to improve his view. The Board has spent time on many occasions discussing tree removal on private property as the Board currently has no basis to take action. The Board has some control during the special permit review but this only applies when some sort of construction is proposed. Hickey would like the Board to work on this after the Comprehensive Plan review is completed. Brown felt it was difficult to get information on the internet specifically for a municipality. Klepack recommended contacting other planning boards. Hickey also stated the EMC could be a resource. The Planning Federation might also be helpful. Brown will contact the EMC for information. Hickey stated the Village has Conservation Combining District regulations so the Board has some limited authority over the area where that applies. Hickey stated that he, Curtis, Cross and Stycos met with the Adlers at their property and the Adlers agreed to reduce their request from clearing for two views to one. Some good size trees will be removed from the steep slope but the brush will remain as it does not block the viewshed. Some of the trees had dead tops or were dangerous and are being removed for that reason. Stycos stated the original request was to remove approximately 15 trees and 15 trees still could be removed. The backyard will be terraced but no landscaping plan has been received yet. A landscaping plan must be approved prior to a Certificate of Occupancy being issued. Klepack feels the Board does not have the expertise to determine which or how many trees should be removed on a steep slope. Cross wondered if some of the trees to be removed could be replaced with shorter trees. Stycos will draft a letter to the Adlers for review by Hickey regarding drainage and the steep slopes and the ideas discussed by the Planning Board. Hickey stated the letter should discuss selective cutting where absolutely necessary on steep slopes as well as the planting of replacement trees. Dubow recommended there be coordinated review between what is to be removed and the Landscape Plan as a whole to be approved by the Board. Klepack stated the approval of a Landscape Plan could require the homeowner to maintain the trees on the property. Hickey stated this is a steep slope vegetated area and every tree will not show on a Landscape Plan. Dubow would recommend the file be pulled and reviewed for restrictive conditions which may have been imposed upon this site dating from the early Beck approvals. Hickey stated the letter to Adler should address selective cutting and request submittal of his Landscape Plan. If the Board feels Adler has cut too many trees, the Landscape Plan could require additional planting of trees before the Certificate of Occupancy is given. Hickey will inspect the site once the trees have been cut. Klepack stated the letter could also address topping the trees to provide the viewshed rather than cutting the entire tree. Hickey stated the preservation of steep slopes should be addressed in this letter.

Approval of Minutes – August 31st and Sept. 13th:

Dankert moved to approve the minutes of August 31st as revised. Seconded by Stycos. Ayes by Brown, Dankert, Hickey, Klepack, and Stycos. Minutes approved.

Klepack moved to approve the minutes of September 13th as revised. Seconded by Stycos. Ayes by Brown, Dankert, Hickey, Piscopo, and Stycos. Minutes approved.

Reports:

Board of Trustees: Hickey stated he attended the short meeting and Dave Putnam talked about the Kline Road by-pass which is lacking a 48 inch culvert. Cross stated the culvert pipe is now in Ithaca and should only delay the project by a week or two. Cross stated the connection would allow sewage to go to the Ithaca City plant and will create additional capacity at the Cayuga Heights plant for Village of Lansing hook-ups. Cross stated this new line

would be the opening by June 1 . Currently, the Village has about 38 sewer units remaining.

Hickey stated he will meet with Bob Dean regarding traffic issues. Hickey will also discuss with him his sewer requirements. Cross stated he would need to contact the Village of Cayuga Heights and then John Anderson at the Health Department. Hickey will inform Dean of this. Hickey stated Dean has the property on Bomax Drive and the TransAct building is on septic. Dean would like to connect to sewer, possibly connecting to the main on the Edelman property.

Other Business as Time Permits:

The Board discussed the name of the road from Northwood Apartments to Coventry Walk. The name previously approved by the Planning Board was Wood Thrush Hollow. Klepack will write a letter to Hickey to move the process along so that a sign can be erected.

Adjournment:

Stycos moved to adjourn at 9:27 P.M. Seconded by Klepack. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Motion carried.