

**Village of Lansing  
Planning Board Meeting  
April 11, 2005**

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

**Public Comment:**

Hickey opened the Public Comment period.

P.C.T. De Boer, 818 Cayuga Heights Road, stated he was an observer present to keep abreast of the meeting for the Community Party.

As there was no one else who wished to speak, Stycos moved to close the Public Comment period. Seconded by Brown. Ayes by Brown, Dankert, Hickey and Stycos. Motion carried.

**Zajac Subdivision** – Classification:

Hickey stated this is a parcel of land on the corner of Cherry Road and North Triphammer Road. The owner would like to divide it into two parcels. The Board reviewed both the tax map and the hand-drawn map of the proposed subdivision. The parcel will be divided into two parcels and would be a minor subdivision. There was discussion as to where the boundary of the Town of Lansing is located and whether the parcel included land in the Town. Hickey stated the boundaries are based on the water district lines. Curtis stated that even if there were additional land in the Town, the land within the boundaries of the Village of Lansing is considered a separate lot under the Village of Lansing Subdivision Regulations.

Klepack moved to classify the Zajac Subdivision as a minor subdivision. Seconded by Dankert. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Motion carried.

**Taughannock Aviation Landscape Plan:**

Hickey stated Board members have a landscape plan but need to know the size and variety of trees to be planted. John Plume from Taughannock Aviation stated the map was drawn about 6 months ago and now that the building is in use, they would like to make some changes to the plan and requested time to redo the map and submit a proposal at a later date. Hickey stated a list of tree species and sizes will be required for the Landscape Plan. Plume will notify Curtis when he is ready. Hickey stated a Lighting Plan is also required for the parking areas.

**Public Hearing: Special Permit No. 2009, Integrated Acquisition & Dev. Addition:**

The next item on the agenda was a Public Hearing on Special Permit No. 2009, Integrated Acquisition & Development to construct a 7,100 sf addition to the existing medical office building at 22 Arrowwood Drive in the Park View Health Care Campus in the Human Health Services District, Tax Parcel No. 45.1-1-57.52.

Herman Sieverding, Integrated Acquisition & Development, gave a brief presentation. Sieverding stated the request is for a 7,100 sf addition to the building at 22 Arrowwood Drive. The addition would be L-shaped and extend about 70 feet to the south and create a courtyard on the west side. The detailing for the addition would be the same as the existing buildings.

Stycos asked what offices were currently in the building. Sieverding responded that it is a dentist and a plastic surgeon. The addition would be for a tenant not yet identified.

Hickey opened the Public Hearing. As there was no one present who wished to speak, Klepack moved to close the Public Hearing. Seconded by Stycos. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Motion carried.

Hickey stated the Engineer's Report has been given to the applicant. Item 3 states that the existing site is primarily impervious surface and therefore there should not be any significant increase in storm water run-off. Item 4 assumes that the project does not trigger the requirement for a SPDES permit, but this should be verified by the applicant. Sieverding stated he has met with Engineer David Herrick of TG Millers who will be working on the storm water management plan. Hickey noted that approval by the Village Engineer will be a condition of a Special Permit. Sieverding was agreeable to this.

Klepack noted that Item 4 of the Engineer's Report states that if this site meets the threshold for NYSDEC SPDES permit, any approval should include a condition that the proper application be submitted to the DEC. Sieverding and Hickey stated Herrick will take care of this and Cross will confirm it. On the Short Environmental Assessment form, Hickey noted that Part 1, Item 10 should list the SPDES permit. Sieverding will add it to Item 10.

The Board proceeded with Part 2 of the SEQRA Environmental Assessment Short Form. A – No B – No C1 – No as the Village Engineer will confirm no adverse impact. C2 – None C3 – None C4 – None C5 – None C6 – None C7 – None D – No.

Hickey moved the following resolution, seconded by Klepack;

**VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR REVIEW OF SPECIAL PERMIT NO.  
2009 ADOPTED ON APRIL 11, 2005**

**WHEREAS:**

- A. This matter involves consideration of the following proposed action: Special Permit 2009, Integrated Acquisition & Development to construct a 7,100 sf addition to the existing medical office building at 22 Arrowwood Drive in the Park View Health Care Campus in the Human Health Services District, Tax Parcel No. 45.1-1-57.52; and
- B. This proposed action is an Unlisted Action for which the Village of Lansing Planning Board is an involved agency for the purposes of environmental review; and
- C. On April 11, 2005, the Village of Lansing Planning Board, 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"), (i) thoroughly reviewed the Short Environmental Assessment Form (the "Short EAF"), Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) thoroughly analyzed the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) completed the Short EAF, Part II;

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOW:**

- 1. The Village of Lansing Planning Board, based upon (i) its thorough review of the Short EAF, Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its completion of the Short EAF, Part II, including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance ("**NEGATIVE DECLARATION**") in accordance with SEQR for the above referenced proposed action, and determines that neither a Full Environmental Assessment Form, nor an Environmental Impact Statement will be required; and
- 2. The Responsible Officer of the Village of Lansing Planning Board is hereby authorized and directed to complete and sign as required the Short EAF, Part III, confirming the foregoing **NEGATIVE DECLARATION**, which fully completed and signed Short EAF shall be attached to and made a part of this Resolution.

The vote on the foregoing motion was as follows:

**AYES: Ned Hickey, Carol Klepack, Doris Brown, Phil Dankert, and Maria Stycos**

**NAYS: none**

The motion was declared to be carried.

The Board then reviewed the General Conditions for all Special Permits in Zoning Law Section 304.05 to confirm that General Conditions a-j have been met by the applicant. For Item d, Hickey noted that the Board would be discussing increase in parking tonight and that would address this issue. For Item e, Hickey stated a condition would be approval by the Village Engineer. Klepack also noted there would be a requirement for a Landscape Plan. Hickey stated this would be a condition for approval. Motion by Stycos. Second by Klepack. Ayes by Brown, Dankert, Klepack, Hickey and Stycos. Motion carried.

Klepack moved the following resolution, seconded by Dankert:

**VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT NO. 2009 ADOPTED ON  
APRIL 11, 2005**

**WHEREAS:**

- A. This matter involves consideration of the following proposed action: Special Permit 2009, Integrated Acquisition & Development to construct a 7,100 sf addition to the existing medical office building at 22 Arrowwood Drive in the Park View Health Care Campus in the Human Health Services District, Tax Parcel No. 45.1-1-57.52; and
- B. On April 11, 2005, the Village of Lansing Planning Board determined that the proposed action is an Unlisted Action for which the 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"), the Board (i) thoroughly reviewed the Short Environmental Assessment Form (the "Short EAF"), Part 1, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) thoroughly analyzed the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), (iii) completed the Short EAF, Part 2; and (iv) 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 April 11, 2005, the Village of Lansing Planning Board held a public hearing regarding this proposed action, and thereafter thoroughly reviewed and analyzed (i) the materials and information presented by and on behalf of the applicant in support of this proposed action, including information and materials related to the environmental issues, if any, which the Board deemed necessary or appropriate for its review, (ii) all other information and materials rightfully before the Board, and (iii) all issues raised during the public hearing and/or otherwise raised in the course of the Board's deliberations; and
- D. On April 11, 2005, in accordance with Section 725-b of the Village Law of the State of New York and Sections 304, 305 and 306 of the Village of Lansing Zoning Law, the Village of Lansing Planning Board, in the course of its further deliberations, reviewed and took into consideration (i) the general conditions required for all special permits (Village of Lansing Zoning Law Section 304.05), (ii) any applicable conditions required for certain special permit uses (Village of Lansing Zoning Law Section 304.06), and (iii) any applicable conditions required for uses within a Combining District (Village of Lansing Zoning Law Section 305);

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOW:**

1. The Village of Lansing Planning Board hereby finds that the proposed action meets (i) all general conditions required for all special permits (Village of Lansing Zoning Law Section 304.05), (ii) all applicable conditions required for certain special permit uses (Village of Lansing Zoning Law Section 304.06), and (iii) all applicable conditions required for uses within a Combining District (Village of Lansing Zoning Law Section 305); and
2. It is hereby determined by the Village of Lansing Planning Board that Special Permit No. 2009 is **GRANTED AND APPROVED**, subject to the following conditions and requirements:
  1. **Approval of a Landscape Plan by the Planning Board.**
  2. **Approval of a drainage and storm water management plan by the Village Engineer.**
  3. **Filing of a Notice of Intent with NYSDEC if required.**
  4. **Approval of Special Permit 2010 for increased parking.**

The vote on the foregoing motion was as follows:

**AYES: Ned Hickey, Carol Klepack, Doris Brown, Phil Dankert, and Maria Stycos**

**NAYS: none**

The motion was declared to be carried.

**Public Hearing: Special Permit No. 2010, Integrated Acq. & Dev. Parking Lots:**

The next item on the agenda was a Public hearing on Special Permit No. 2010, Integrated Acquisition & Development to reconfigure the existing parking lots in the Park View Health Care Campus and expand the existing parking lot at 10 Brentwood Drive and thereby increase the total number of parking spaces from 239 to 320. The properties are in the Park View Health Care Campus in the Human Health Services District, Tax Parcel Nos. 45.1-1-57.51, 57.52, 57.4 and 57.6.

Sieverding stated the buildings were built over a three year period and parking was provided as required by the Zoning Law. The total requirement for parking at that time was about 240 spaces and the physician/employee count was about 115 and there were about 124 spaces for patients. As the businesses hired more employees and patients have increased in number, there has become a shortage of parking spaces. A survey was taken in June 2004 and numbers generated for the parking spaces indicated that approximately 80% of non-handicapped parking was utilized. Doctors see varying amount of patients, and there has been a lack of parking spaces near Building 3. Sieverding has been working with Engineer David Herrick to redesign the parking area. The proposal will narrow the parking spaces to 9 feet and to lower the number of handicapped parking spaces from 22 to 17 whereas only 7 are required. Dumpsters will also be consolidated so one dumpster will serve two buildings. Sieverding stated additional parking spaces are proposed on the northern portion of the site which is within the Business & Technology Park. Land for these additional spaces would include land in and south of the NYSEG utility line easement. This would add another 36 parking spaces. In total there will be 81 new parking spaces created by these revisions. Sieverding feels this plan will correct the imbalance of parking spaces for employees and patients. This new proposal will also allow about 35 parking spaces for the addition to the building at 22 Arrowwood Drive previously approved.

Hickey opened the Public Hearing.

As there was no one present who wished to speak, Dankert moved to close the Public Hearing. Seconded by Stycos. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Motion carried.

Curtis stated the Village has received a letter from Joseph Fitzgerald, Vice President of Business Development, Cayuga Medical Center at Ithaca, in support of the proposal. Hickey also stated the Engineer's Report had the comment that the storm water management facilities for the building will now be on-site.

Hickey asked how the 320 was figured. Sieverding stated if the Zoning Law calculations were applied it would lead to this number if square footage were used to estimate additional parking for the addition since it is unclear how many health care professionals would be employed by the tenant occupying the addition. Based on the current buildings (without the addition to the building at 22 Arrowwood Drive), there would be a need for 281 parking spaces.

Hickey asked about landscaping around the parking area, noting that a Landscaping Plan would need to be submitted. Also, since some of the lighting heads would be changed, there will also be a requirement for submission of a Lighting Plan.

Klepack asked about the parking demand analysis. Sieverding stated it is difficult to project for turn-over of vehicles and the analysis tries to project based on current existing conditions. Sieverding stated this should alleviate the shortage of parking spaces near certain practices.

Leopold asked what will happen in another five years. Sieverding stated on this site they are getting maxed out. Sieverding stated the only place for additional parking would be on the remaining vacant land. Hickey asked if airport parking is fully utilized and if there might come a time when it would be used with a shuttle service.

Next, the Board proceeded with Part 2 of the SEQRA Environmental Assessment Short Form. A – No B – No C1 – The Village Engineer will review this. C2 – None C3 – None C4 – None C5 – None C6 – None C7 – None D – No.

Klepack moved the following resolution, seconded by Dankert:

**VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR REVIEW OF SPECIAL PERMIT NO.  
2010 ADOPTED ON APRIL 11, 2005**

**WHEREAS:**

- A. This matter involves consideration of the following proposed action: Special Permit 2010, Integrated Acquisition & Development to reconfigure the existing parking lots in the Park View Health Care Campus and expand the existing parking lot at 10 Brentwood Drive and thereby increase the total number of parking spaces from 239 to 320. The properties are in the Park View Health Care Campus in the Human Health Services District, Tax Parcel Nos. 45.1-1-57.51, 57.52, 57.4 & 57.6; and
- B. This proposed action is an Unlisted Action for which the Village of Lansing Planning Board is an involved agency for the purposes of environmental review; and
- C. On April 11, 2005, the Village of Lansing Planning Board, 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"), (i) thoroughly reviewed the Short Environmental Assessment Form (the "Short EAF"), Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) thoroughly analyzed the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) completed the Short EAF, Part II;

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOW:**

- 1. The Village of Lansing Planning Board, based upon (i) its thorough review of the Short EAF, Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its completion of the Short EAF, Part II, including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance ("**NEGATIVE DECLARATION**") in accordance with SEQRA for the above referenced proposed action, and determines that neither a Full Environmental Assessment Form, nor an Environmental Impact Statement will be required; and:
- 2. The Responsible Officer of the Village of Lansing Planning Board is hereby authorized and directed to complete and sign as required the Short EAF, Part III, confirming the foregoing **NEGATIVE DECLARATION**, which fully completed and signed Short EAF

shall be attached to and made a part of this Resolution.

The vote on the foregoing motion was as follows:

**AYES: Ned Hickey, Carol Klepack, Doris Brown, Phil Dankert, and Maria Stycos**

**NAYS: none**

The motion was declared to be carried.

The Board then reviewed the General Conditions for all Special Permits in Zoning Law Section 304.05 to confirm that General Conditions a-j have been met by the applicant. Motion by Stycos. Second by Klepack. Ayes by Brown, Dankert, Klepack, Hickey and Stycos. Motion carried.

Dankert moved the following resolution, seconded by Brown:

**VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT NO. 2010 ADOPTED ON  
APRIL 11, 2005**

**WHEREAS:**

- A. This matter involves consideration of the following proposed action: Special Permit 2010, Integrated Acquisition & Development to reconfigure the existing parking lots in the Park View Health Care Campus and expand the existing parking lot at 10 Brentwood Drive and thereby increase the total number of parking spaces from 239 to 320. The properties are in the Park View Health Care Campus in the Human Health Services District, Tax Parcel Nos. 45.1-1-57.51, 57.52, 57.4 & 57.6; and
- B. On April 11, 2005, the Village of Lansing Planning Board determined that the proposed action is an Unlisted Action for which the 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"), the Board (i) thoroughly reviewed the Short Environmental Assessment Form (the "Short EAF"), Part 1, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) thoroughly analyzed the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), (iii) completed the Short EAF, Part 2; and (iv) 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 April 11, 2005, the Village of Lansing Planning Board held a public hearing regarding this proposed action, and thereafter thoroughly reviewed and analyzed (i) the materials and information presented by and on behalf of the applicant in support of this proposed action, including information and materials related to the environmental issues, if any, which the Board deemed necessary or appropriate for its review, (ii) all other information and materials rightfully before the Board, and (iii) all issues raised during the public hearing and/or otherwise raised in the course of the Board's deliberations; and
- D. On April 11, 2005, in accordance with Section 725-b of the Village Law of the State of New York and Sections 304, 305 and 306 of the Village of Lansing Zoning Law, the Village of Lansing Planning Board, in the course of its further deliberations, reviewed and took into consideration (i) the general conditions required for all special permits (Village of Lansing Zoning Law Section 304.05), (ii) any applicable conditions required for certain special permit uses (Village of Lansing Zoning Law Section 304.06), and (iii) any applicable conditions required for uses within a Combining District (Village of Lansing Zoning Law Section 305);

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOW:**

1. The Village of Lansing Planning Board hereby finds that the proposed action meets (i) all general conditions required for all special permits (Village of Lansing Zoning Law Section 304.05), (ii) all applicable conditions required for certain special permit uses (Village of Lansing Zoning Law Section 304.06), and (iii) all applicable conditions required for uses within a Combining District (Village of Lansing Zoning Law Section 305); and
3. It is hereby determined by the Village of Lansing Planning Board that Special Permit No. 2010 is **GRANTED AND APPROVED**, subject to the following conditions and requirements:
  1. **Approval of a Landscape Plan by the Planning Board.**
  2. **Approval of a drainage, storm water management and internal traffic circulation by the Village Engineer.**
  3. **Approval of a Lighting Plan by the Lighting Commission.**
  4. **Adoption of Proposed Local Law C-2005.**

The vote on the foregoing motion was as follows:

**AYES: Ned Hickey, Carol Klepack, Doris Brown, Phil Dankert, and Maria Stycos**

**NAYS: none**

The motion was declared to be carried.

**Public Hearing: Final Plat Approval of Lansing Trails 2 Subdivision:**

The next item on the agenda was Final Plat Approval of the Lansing Trails 2 Subdivision, a major cluster subdivision dividing three lots totaling 32.78 acres into 97 building lots for townhouses and single family homes and residual land owned in common. 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 Parcel Nos. 45.1-1-50, 51.2 and 113.

Tom LoTurco of Clough Harbour & Associates, the project engineers, passed out a phasing plan for Board review. Hickey stated the Board would like to first go through the proposed conditions for final plat approval, to see what needs to be completed. Hickey stated Cross was unable to attend tonight but the Board would address as many of the items as they were comfortable with in the absence of the Village Engineer. Item 1 requires approval by the Village Engineer and will need to be addressed by him. Item 2 requires approval by the Village Attorney for conveyance and /or dedication documents and these are yet to be provided to him.

At that point it was suggested that the Board stop and hold the Public Hearing. Hickey felt the members of the audience might be interested in the phasing plan as well as the proposed conditions, and it might be worthwhile for them to hear about those issues prior to being offered the opportunity to comment. It was agreed to continue the review. Curtis noted that he had passed out a revised list of proposed conditions for final plat approval as the one distributed in the packet was incorrect.

Hickey then continued with a review of the proposed conditions of approval. Item 3 requires approval by the Village Attorney for Offering Plans, covenants, etc. and Dubow stated he received a packet of information last Friday. Item 4 requires compliance for dedication of parklands and recreational areas. Hickey stated the site plan depicts these areas and the plat lists what is required so this condition has been met. Klepack felt the northern part is confusing as to what is parkland and what is storm water management. LoTurco stated there are two separate parcels in that area and the parkland is in the L-shaped area. The trail goes through the parkland and not the drainage area. LoTurco will clarify this on the mylar. Dubow stated metes and bounds descriptions are needed for each of the residential lot parcels as well as for parklands and storm water management areas. Dubow stated only the zero lot line for townhouse properties would not need metes and bounds descriptions until after the buildings are constructed. Application of the zero lot line metes and bounds descriptions should be the subject of a separate condition. LoTurco stated the Village will receive a final plat with all the metes and bounds descriptions except the zero lot lines as noted. Dubow stated this will be the document which gets signed by the Planning Board Chairperson after all applicable conditions have

been met. Item 6 regarding the Letter of Credit will be turned over to the Village Attorney at the appropriate time. Dubow stated this will be worked out with Engineer Cross for the amount of financial security required. Item 7 requires confirmation of sufficient utility capacity. Hickey stated the Village would need to have a copy of the letter from Bolton Point assuring there would be enough water capacity for the development. There is a letter from NYSEG on file. LoTurco stated Cross has also provided a letter of availability of sewer; Hickey stated the Village has a copy of this letter. Hickey also noted the Final Plat would have notation regarding the availability of future sewer units. Item 8 requires approval by the Village Engineer of infrastructure. Item 9 requires the approval of the Planning Board of a staging plan and Hickey stated this will be addressed tonight. Item 10 requires approval from all other required governmental agencies and this item is not yet completed (Health Department and SPDES permit. LoTurco stated the Notice of Intent has already been submitted for the SPDES permit.) Item 11 requires the demarcation line marking the Airport Combining District and Hickey noted this has been done. Leopold asked about the proposed law eliminating the Airport Combining District and Hickey stated that until proposed Local Law B is passed it remains in effect and once the law is passed the notation can be removed from the plat. Dubow stated a Public Hearing is on the agenda for April 18<sup>th</sup> about this proposed local law. Item 12 is another notation to go on the final plat regarding acceptance by the Village of streets, easements or open space. Item 13 is a catchall regarding compliance with Section 312.01 of the Subdivision Law. Item 14 requires submission of the final plat for review by the Lansing Fire Chief. Curtis stated this has been completed. Item 15 requires approval by the Planning Board of a Landscape Plan and is incomplete as trees over 8 inches must be shown along with the street trees. LoTurco stated this will be shown on the mylar. Item 16 is approval of a Lighting Plan which needs to be done. Item 17 requires the establishment of construction work schedules. Curtis stated typically this is Monday through Saturday from 7AM to 7PM. Item 18 requires construction of all roads and infrastructure in compliance with the Village Subdivision Regulations. Item 19 requires filing NYSDEC notice of storm water management plan and weekly reports. Item 20 requires written documentation acceptable to the Village Engineer and Attorney regarding the neighboring properties and the Bomax Drive extension. LoTurco stated this has not been completed. Item 21 deals with the alienation of the park lands and will take time. Dubow stated that if the State does not approve the alienation, then it is his understanding that the Board will approve this project without the parkland alienation and only the Ayla Way and Janivar Drive connections with Lansing Trails 1. The Condition will include language to that effect. Item 22 requires the names of all proposed streets be approved by the Planning Board. Hickey noted that Craft Road will not be the name of the one road as Craft Road ends with the intersection of Janivar Drive. There was discussion of having Leif's Way revert to Craft Road and this will be discussed further. Hickey stated the north/south road needs to be named as well as the circle at the end of Bomax Drive. Hickey stated there needs to be an alternative name for Nor Way as well as a name for Road D and the road names should be easier to read on the plat. Jonson stated he will name the roads which need to be named and LoTurco will change the font to be readable. Item 23 requires recording in the Tompkins County Clerk's Office of conditions for final plat approval and this will be done later.

Next, the Board reviewed the construction phasing plan. LoTurco stated the general scheme is for Phase 1 to include the two single family houses as well as the 9 townhouses at the southern end of Nor Way. The road and utilities will be extended from the end of Janivar Drive and there will be a hammerhead past the 9 townhouses. It will also include any walking trails in that area. Phase 2 will move the hammerhead up toward Bomax and include additional townhouses. Phase 3 will bring the road to Bomax Drive and will include Bomax Circle. Phase 4 starts just north of Bomax Drive and will include additional townhouses. Phase 5 will construct Road D from Janivar to Ayla Way and connect to Craft Road which will be extended through the alienated parkland. Phase 6 will then connect Nor Way at its northern end to Road D. LoTurco feels this proposed construction plan works for both the Village and Jonson and allows for gradual construction. LoTurco states this allows for 10-20 units being built per year. Hickey stated all construction vehicles must come in through Bomax Drive. LoTurco stated construction vehicles will all come from Bomax Drive and construction will work back from the intersection of NorWay, Road D and Janivar Drive. Hickey stated with a cul-de-sac there can be a maximum of 20 units. Hickey stated Phase 1 is not 20 units but after 20 units if there is only one public road outlet that would not work. LoTurco stated Phase 1 is 11 units and Phase 2 is 25 units. Klepack asked about construction vehicles coming in from Warren Road. LoTurco stated the roads would be dirt. Klepack and Hickey stated it would not be possible to have an additional 25 houses added to Lansing Trails 1 which has a single access road to North Triphammer. Dubow stated all of Lansing Trails 1 is essentially a cul-de-sac with 75 residences and with this proposal there would be an additional 25 houses added to that cul-de-sac. Planning Board members stated the subdivision should connect to Bomax Drive at the start of the project. LoTurco felt this was a



large up front capital expense. Hickey recommended there be a connection to Bomax Drive and 9 units built at its intersection with Norway. Curtis asked about the construction road not being the final road. Jonson stated the facilities are costly and it will cost \$150,000 up-front to put electric into the area and it would not be economically feasible to incur the cost of a temporary road in addition. There would be additional costs for sewer and water lines. Jonson would suggest building just the road base and consolidate Phases 2 and 3. He would also like to go ahead and develop the last two lots on Ayla Way. Hickey asked if there was a manhole on Ayla Way to connect sewer to and Jonson responded that there is. Klepack stated the financing of this project is not the concern of the Planning Board and she does not want to see an extension of a subdivision with only one access. LoTurco responded that to make the building of a road feasible would require some compromise by the Village. Klepack stated there are numerous reasons why phasing might not occur as anticipated. Jonson stated there can be a bond or a Letter of Credit given so the road gets built even if construction stalls. Hickey stated Jonson seems locked into one scheme and should consider coming in from Bomax Drive, making the sewer connection to Ayla Way and developing the project another way. Hickey stated this would provide two entrances and the cul-de-sac problem would be resolved. Hickey recommended a temporary road be built through Bomax Circle which would be closed out later. This road would be for construction and emergency vehicle access. Hickey stated the applicant must come up with other alternatives as Board members are very reluctant to approve a phasing plan that will add more units to the road system of Lansing Trails 1 without providing another access road. Hickey stated the temporary road could allow for 10 units at the intersection of Bomax and Nor Way with a sewer connection made to Ayla Way. This would make another cul-de-sac which could have up to 20 units. Hickey again stated it is important to have two means of access and from a practical perspective the only way the second one can go is through Bomax Drive.

Brown asked if Bomax Circle were removed and Bomax Drive extended straight through to Ayla Way would there still be the same number of lots. Hickey stated this road plan was chosen because it diffuses the traffic, slows it down and does not run it through one neighborhood.

Engineer Cross arrived at the meeting.

LoTurco reviewed the phasing for Cross. LoTurco stated the Board does not want to extend the cul-de-sac of Lansing Trails 1 and prefers there be a temporary road extended from Bomax Drive to make a second means of egress. Cross asked if a commitment has been obtained from Bob Dean to complete Bomax Drive and the response was that this has not yet occurred. Cross was under the understanding that construction traffic would come in through there and it would be a public road. Cross stated Village specifications for roads in a subdivision are no where near as substantial as main roads designed for heavy traffic which use 6 inches of binder rather than the 2 inches in a subdivision. Jonson stated he is agreeable to starting at Bomax and doing that section first. This would make phases 3 and 4 become phase 1. Hickey and Curtis have spoken with Dean and Dean has indicated a willingness to build the road but there would need to be a written agreement prior to any development in Lansing Trails 2. Cross stated Dean will share in the cost of building the road and an offer of dedication of that road must occur. Hickey stated the Board now needs to see a revised construction plan but no approvals will be given until the agreement with Dean is in place. Hickey will propose this as a condition of the final plat. Cross noted that the construction of the storm water management system must be included in the phasing plan.

Speaking generally about the plans, Curtis reminded LoTurco that it was agreed that there would be a revision block with dates of changes and those changes were to be clouded on the drawings to make them easier for himself, Cross, the Board and others to review them. LoTurco felt it would be cleaner to put changes in a letter. Curtis stated for himself it is easier to have the information all in one place. Cross would like to have changes noted all in one place.

Hickey recapped by saying there is a letter from Cross indicating all the issues he would like resolved. Another issue is the Bob Dean contract. Thirdly, the Board would like a revision of the staging plan as discussed or another plan if so desired.

Jonson stated the two lots on Ayla Way already have sewer and water. Jonson stated they could be accessed through Bomax. Hickey stated the Board had to move on to other agenda items and will place this topic on the agenda for April 26<sup>th</sup>.

Hickey opened the Public Hearing.

John Wisor, 9 Leifs Way, spoke first and pointed out that when he moved there in 1998 two properties had been sold on Leifs Way and the slab for a third had been formed. There were two houses completed at that time and there are now about 26 or 28 additional houses on Leifs Way and Janivar Drive. All construction vehicles at that time came in through Craft Road past houses such as his and he feels it is not unreasonable to expect that all construction vehicles for Lansing Trails 2 will come in through Bomax Drive even if that means they drive by some newly constructed houses in that part of the Subdivision.

De Boer asked about the traffic concerns of Lansing Trails 1 residents. Hickey stated Lansing Trails 1 residents would prefer not to have through traffic but the Board must look at the entire development and is seeking connectivity between Lansing Trails 1 and 2 as well as access for both to Warren Road and North Triphammer Road. DeBoer then asked about construction vehicles on roads and the difference of opinion between people as to whether it is okay or not. Hickey stated Cross is concerned about the stress of heavy vehicles on roads intended for the lighter traffic typical in residential neighborhoods. Such heavy traffic is unavoidable on occasional basis, but the Village specifications do not require such roads to be constructed to withstand such traffic on a constant day in and day out basis.

There being no one else who wished to speak, Klepack moved to close the Public Hearing. Seconded by Brown. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Motion carried.

LoTurco asked if the Board could infer a conditional approval and Hickey stated no because there are too many unresolved issues. LoTurco stated the final plat would not show phasing. Hickey stated the Board needs to see the phasing plan as well as assurances from Bob Dean. Hickey again stated he will place this on the agenda for April 26.

**Other Business as Time Permits:**

Hickey stated he has called TCAT regarding Cayuga Heights Road bus service. Hickey stated they are in the process of figuring out how to service roads which are presently not serviced. The solution may involve a system like Gadabout where a resident must call and a vehicle will be dispatched.

**Approval of Minutes** – March 29

Dankert moved to approve the minutes of March 29<sup>th</sup> as revised. Seconded by Stycos. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Minutes approved.

**Reports:**

*Board of Trustees:* Leopold stated two Public Hearings were set for the proposed local laws for the Airport Combining District and the Human Health Service District rezoning. Dubow stated the Budget as well as the Comprehensive Plan were also approved.

**Executive Session:**

Brown made a motion to go into Executive Session to discuss personnel. Seconded by Stycos. Ayes by Brown, Dankert, Hickey, Klepack and Stycos.

Leopold and members of the public exited the meeting.

The Board returned from Executive Session.

**Other Business - continued**

There was some discussion of the pressure of reviewing so much material prior to a Planning Board meeting when it is only distributed on Friday afternoon. Some thought it might be useful to get the material on Wednesday or Thursday. Curtis noted that the Board rarely has this much material to review and it is often the case that applicant submissions go back and forth, correcting errors and getting additional information prior to being ready for the packets. It is often the case that this does not come together until Friday. Curtis does caution applicants that if their information is incomplete or more than the Planning Board can review at one time, then they may have to come back for more than

one meeting. Hearings are scheduled ahead of time, however, and it is awkward to cancel agenda items once they have been advertised and notices sent. Curtis and Hickey will discuss this further.

Klepack noted that some sidewalks in the B&T Park slope rather steeply to one side, making them uncomfortable to walk on. Curtis noted this is also a real problem for people in wheel chairs. There may need to be some standards for sidewalks and oversight to be sure they are installed correctly.

Dubow alerted the Board that the Trustees may ask them to review the noise regulations in the Zoning Law. In discussing the proposed amendment eliminating the Airport Combining District, there was concern that the currently prescribed noise levels may not be appropriate.

**Adjournment:**

Klepack moved to adjourn the meeting at 9:53PM, seconded by Stycos; all in favor

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