

**Village of Lansing
Planning Board Meeting
September 26, 2006**

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; Alternate Member Mario Tomei; Board of Trustees Liaison Lynn Leopold, Attorney David Dubow; Code Enforcement Officer Ben Curtis and members of the public.

Public Comment:

Hickey opened the Public Comment period.

John O'Neill, 53 Janivar Drive, acting as reporter for the Community Party, but in his capacity as a resident asked the Board to consider a 25 MPH rather than 30 MPH speed limit for residential streets. Hickey stated traffic calming measures might be needed on some roads such as those between Warren Road and North Triphammer, and the Board could make a recommendation to the Board of Trustees. O'Neill is also concerned about the Greenway Plan and more specifically about residences on properties that adjoin trails. These residents need to have some guidance as to what can be put in these areas as some seem to be piling yard waste there. Hickey felt the Lansing Trails Homeowners Association might be able to better address this in their neighborhood. O'Neill is having difficulty enforcing basic standards in these areas and guidelines from the Village would be helpful. Hickey stated something can be written into the Greenway Guidelines and then O'Neill and the neighborhood associations can better address enforcement.

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

Triphammer Mall Planned Sign Area – Proposed Amendment:

The next item on the agenda was a proposed amendment to the Planned Sign Area for Triphammer Mall. Present were Mall owner Richard Thaler and Perrywinkles owner Perry Sporn. Thaler stated the time and temperature sign has been more difficult to repair as the parts are often no longer available. Sporn stated he would be willing to incur the costs of a new sign if his store could incorporate its name into the sign. Thaler stated that at some point they may not be able to continue the sign. Thaler stated Sporn has approached him to have the sign remain but with the name of his store on it. Thaler has no problem with this and stated he has spoken to the other tenants and they have no objections either. Hickey told Thaler that the Planning Board is an advisory board and has no authority to grant this amendment but can make a recommendation to the Board of Trustees who must approve any amendment to the Planned Sign Area.

Sporn provided materials about the sign. The size of the sign will remain the same but the time and temperature would change to "Perrywinkles presents..." and then the time and temperature. These 2 signs will alternate. Perrywinkle will also have the standard signage on the mall façade. Sporn stated he is a small business and needs to draw more than local customers and this will provide additional exposure for his business. Hickey asked about the size of the letters in the words "Perrywinkles presents...". Sporn stated that would depend on whether "Perrywinkles presents..." stands alone or if it appears with the time and temperature. Hickey stated the Village does not permit flashing signs in the Village. Since Triphammer Mall is in a Planned Sign Area it follows other rules independently approved by the Village. Hickey was concerned about the excessive flashing of "Perrywinkles", then "presents", then the time and temperature. Sporn stated in the old technology it might appear to "flash". The newer signs would allow for a smoother transition from one message or image moving to the next. Hickey also noted that moving signs are not permitted. Hickey stated although this is in a Planned Sign Area, there are no other flashing lights in the Village and other businesses, not located in a Planned Sign Area, might propose they also be allowed flashing lights. This could become problematic. Sporn stated his goal is to improve the existing sign and thereby enhance the site.

Klepack asked about the dimensions of the sign. Thaler stated the pylon would remain the same. The screens are

about 2 ½ or 3 feet tall and would be the same as those presently there. Hickey stated it is important that Board members be given the actual size of the sign. Klepack stated that individual signage for Perrywinkles would be much greater than any other signage allowed on a freestanding sign for any other business in the Village. Klepack feels this is unprecedented for a business in the Village and she would not like to see such a precedent set. Brown stated the “Perrywinkles...” would be additional signage for them. Hickey stated it would be signage for one business in the Mall. Klepack stated there is not an adjustment in the allocation of signage for the Mall, but rather simply additional signage. Hickey stated that all businesses in the Mall are granted the same amount of signage and this would allow additional signage for a particular business. Thaler stated that is why they are here tonight. Leopold raised an equity issue that if Perrywinkles were allowed this signage what would stop other stores from also requesting the same. Again, this could result in everyone’s name being on the sign the same as existed before. Leopold stated this is an equity issue and would set a precedent. Dankert feels this is an equity issue and others might like the same treatment.

Hickey asked Board members if they would like additional information. No one responded and Hickey stated that it appears this Board is not in favor of the request due to the equity issue, precedent issues, and maintenance of the integrity of the existing Planned Sign Area of the Mall. Thaler stated he felt this was a unique situation and that is why he approached this Board.

Dubow asked about the status of changing the sign to Triphammer Marketplace which was previously approved. Thaler stated the price they have received to date is \$78,000 and the project is still in the planning stages.

Hickey stated the Board was not in favor of the proposed amendment and thanked the applicants for attending the meeting.

Viewsheds

Hickey provided Board members with information regarding Tompkins County Planning Department schedules for “Your Favorite View” workshops. Hickey sent the Planning Department the Village Open Space Plan and visual areas the Village feels are important. Stycos also attended a planning workshop at Cornell and referred the participants the Village view shed list of areas the Village has compiled of views the Village feels are important.

Ross Subdivision & Recreation Land– Continued Discussion:

Curtis stated there has not been any proposal for drainage and recreation land for this subdivision and he is continuing to receive materials. Curtis stated there should be a determination made as to what area is to be used to calculate the 6% maximum exaction for recreation land as parcels have been and are being subdivided off of the original parcel. Hickey stated the first application to be received by the Village will be for property on the south side of Dart Drive. There are also vacant parcels on the other side of Dart Drive, as well as on Graham Rd. These will probably be lots for single family residences. Hickey stated money can be taken in lieu of parkland from those lots or up to 6% can be taken from the larger parcel. Dubow stated if the applicants come in for a subdivision, the Board can consider the larger parcel also. Dubow stated the amount of recreation land exacted must have some basis in the actual need for recreation land in this area and in the Village as a whole. Dubow stated the proposal is for 8-10 lots at this time and the Board must determine whether to take recreation for these parcels and whether to take it for the larger remaining parcels. Dubow suggested to Curtis that a generic environmental impact statement (GEIS) could be done with an analysis for the entire Dart estate. Dubow stated the Board could proceed with such a GEIS with approval of the Board of Trustees. Brown asked about the guidelines for taking money in lieu of parklands. Dubow responded that the money is to be used for development and creation of parks rather than maintenance of existing parks. Dubow stated that the Board must also look at the entire picture for the Dart parcels as well as the nearby property donated to the Village by the Edelms. Hickey stated the money could go for recreation lands as well as trails. Dubow stated that the more the Village acquires, the more responsibility that the Village also incurs. Hickey stated that he has spoken with Superintendent of Public Works John Courtney and there is much grass to mow as well as sidewalks to clear in the Village and this may eventually necessitate the hiring of a third employee. This would create an expense to the taxpayers and Board members must determine whether the Village taxpayers would be willing to take on these extra costs. Stycos stated the costs of maintaining open land versus parks might sway Board members on their decisions.

Dubow stated the current proposal is just for lots along an existing street and frontage requirements are being met.

Hickey stated the abandoned road which is an extension of Graham Road has a lot abutting on it with a grove of large evergreens. Hickey stated this might be an area the Village would like to maintain as open space so as to provide for a buffer between the mall and residents. Stycos asked about the existing pond and whether it could be made more aesthetically pleasing and more valuable to the neighborhood. Hickey stated the Board needs to await the DEC response to see if the pond can be filled in. If it can, it will probably be used for building, but if it can not, then it may become Village property.

Leopold asked about the sequencing of Lansing Trails I, II and Millcroft subdivisions and wondered if there could be a generic way to phase the Dart parcel. Dubow stated that theoretically, the Village could take recreation land for a park in one portion of the property that would then abut the neighboring parcel of the Dart Estate and could eventually allow for a larger park. Hickey stated he will make copies of the Dart property dividing it into three parcels and the Board will then use a grease pencil on an acetate overlay to sketch proposed scenarios for discussion purposes. Curtis stated he has spoken with the owners of the parcels and encouraged them to work together with regard to recreation land and stormwater management. Hickey stated the Board should make a proposal for recreation lands and then present it to the Rosses for their review.

With the new proposed subdivision, Curtis stated the Village only has 3.6 acres available for recreation land from the Dart Estate rather than 4.2 acres as the Ross land has already been subdivided and 10 acres were sold to another party. Curtis stated Ross will come in with a preliminary plat in early October and he would like to be prepared.

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North Triphammer Road Corridor Way-Finding Plan:

Hickey stated that in 2001 the Village invited Communique Design & Marketing to provide information regarding way-finding signage. Communique provided photos and sample signs. Hickey showed them to Board members. Hickey questioned if these proposed signs were too "busy" and who would pay for the signage. Hickey asked if the individual signs are even needed for individual businesses within the malls, Village Office Campus, and Lansing Village Place. There was discussion as to whether the YMCA would get a sign. Curtis stated individuals often come to the Village Office who cannot find a location. Also there was a request from those on Craft Road and Ascot Place for way-finding signs. Hickey stated that if the Board wants to develop a proposal for way-finding, it needs to take action on this topic to secure a commitment for funds from the Board of Trustees. Hickey stated the Board should consider signs for the malls and places of general interest like the YMCA rather than individual businesses. Klepack recommended the signage include the mall or large business as well as the street location, such as Village Office Campus, 2333 N. Triphammer Road.

Approval of Minutes – September 11th:

Dankert moved to approve the minutes of September 11th as revised. Seconded by Stycos. Ayes by Brown, Dankert, Hickey, and Stycos. Abstain by Klepack. Motion carried.

Next Meeting:

Hickey stated that at the next meeting the Board would be discussing the Dart property with regard to recreation land and it might be helpful to visit the area prior to the meeting.

At the next meeting, way-finding will also be further discussed. Hickey would like to see a draft plan by the end of October for budget purposes. Curtis stated the Village would like to encourage cars to use other than the first entrance to Pyramid Mall for businesses such as Target which are easily accessed from the Catherwood and Graham Road entrances.

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Adjournment:

Stycos moved to adjourn at 9:00 P.M. Seconded by Klepack. Ayes by Brown, Dankert, Hickey, Klepack and Stycos. Motion carried.