

**Village of Lansing  
Planning Board Meeting  
March 27, 2007**

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 Phil Dankert, Carol Klepack, Maria Stycos and Mario Tomei; Attorney David Dubow; Trustee Liaison Lynn Leopold; and Code Enforcement Officer Ben Curtis.

First, Hickey introduced Richard Durst, 1040 Cayuga Heights Road resident, who has expressed interested in serving as the Alternate Member to the Planning Board.

**Public Comment:**

Hickey opened the Public Comment period.

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

**In-Service Training** – Porous Parking Lot Surfaces:

Hickey stated there is an article in the Health Visions bulletin about the new additions at Cayuga Medical Center and the porous surface parking lots which were part of that project. Hickey stated this type of parking lot has been increasing given the growing concern about stormwater management and the new EPA Phase 2 Regulations for runoff, roof drains, parking lots, etc.

Hickey contacted Trowbridge and Wolf, Landscape Architects for the project, who have been promoting porous parking lots. Kim Michaels from the firm agreed to provide in-service training to the Planning Board. Deb Caraco who specializes in environmental engineering at TG Miller Engineers and Surveyors, PC volunteered to assist. Hickey reminded the members that Planning Board members are now required by State law to complete 4 hours of training each year.

Kim Michaels made a short power-point presentation. The first part showed an impervious asphalt parking lot and contrasted it with a porous asphalt parking lot. The porous parking lots allow surface water and melting snow to filter down into a filtration base of #3 aggregate under the asphalt. This system reduces problems with potholes by allowing water to drain rather than being captured between the asphalt and relatively impermeable base and then freezing. This method also allows the water to remain on the same site and recharge the ground rather than being piped to another location. Hickey asked about the depth of the stone basin under the porous surface. Michaels responded it is a minimum of 12 inches but varies in depth based upon calculations by the engineers. Hickey asked about water freezing in the aggregate base since the frost line is much deeper than 12 inches in this area. Caraco responded that the base is designed as a rock space which does not have the same heave issues as the more densely packed bases which fill voids with fine aggregates. The number 3 crushed stone which is utilized provides space for the freezing water without heaving the pavement. Pipes are also installed for overflow purposes so that water closer to the surface will be drained away before it can result in damage. Leopold asked about salt buildup. Michaels responded that salt is a challenge. There is no really effective way to treat the salt because of its solubility. Stycos asked about the cost comparisons of the two types of surfaces. Michaels responded there are additional costs associated with excavation since a greater depth is required for the porous asphalt base but less needs to be spent on drainage costs so there is a tradeoff. The asphalt plants are also charging twice as much for the porous asphalt but not as much is required. Michaels stated if there is more of a demand for the porous asphalt it should become less expensive.

Porous pavement has been used for such applications as parking lots, play areas, and campuses. It was utilized for new parking lots at the Cayuga Medical Center where it can be viewed. Tomei stated he drove over last week and could not distinguish the porous lot from the other lots. Michaels stated you can see the little holes in the surface if you look closely, but cannot distinguish the difference by just driving around.

Michaels walked the members through the construction of a porous parking lot. First, there is a grading plan for the surface, as well as the underneath, as grade under the aggregate base should be fairly flat and level. On slopes the site is terraced and there are earthen berms at each change in terrace levels. It is important that the site is not driven over to compact the soil underneath the top layer. Geo-textile fabric is laid over the graded soil to prevent fines from migrating up to fill the voids in the coarse aggregate. The 12" of #3 crushed stone is placed on the filter fabric between the berms. Then an additional layer is added over the entire surface. There are water stops installed between the non-porous and porous area. Each site must be specifically evaluated for variables. Hickey asked about resurfacing the blacktop. Michaels stated another layer of porous asphalt would be added.

Locally, sites which have the new porous surface include Cayuga Medical Center and Gateway Plaza. Porous pavement will also be installed at the new Ithaca College Administration Building.

Leopold asked about the chunks of salt and sand on the undersides of vehicles which melt off cars in the winter and may clog the pores in the asphalt. Caraco stated there should be a standard maintenance procedure which might include vacuuming the lot every 5 to 10 years.

Hickey asked about the trade-offs for an asphalt parking area versus a porous parking area in terms of avoided cost for fore-bays, retention areas and such. Caraco stated it depends on what the soils are, and will also depend on the amount of area. With a limited space, it is sometimes advantageous to use the porous surface method as less area is needed for treatment and retention areas.

Hickey noted there are 3 large malls in the Village with a lot of paved area that significantly affects storm water runoff. Leopold stated if they are interested in being greener they may be interested in the porous parking areas. Caraco stated the State may have regulations in re-development but she is not aware of any incentives being offered. Curtis asked if DEC will accept porous pavement in lieu of fore-bay and retention areas. Caraco responded that DEC does not recognize porous pavement as an accepted practice for new construction, but it will assess individual proposals on a case by case basis. This process may take up to 90 days and DEC may attach conditions.

Dankert asked if the porous asphalt could be used for private driveways. Michaels stated that there is only one plant which produces porous asphalt and it is therefore considerably more expensive. Without offsetting savings such as those for required storm water management, it would probably not be feasible for private driveways. Leopold responded that there are other options to asphalt for the private homeowner.

Michaels provided Board members with materials. Hickey thanked her for her presentation.

### **Goals 2007** – Update:

Hickey stated one of the goals was to review Special Permit and Subdivision Regulations. Hickey thanked Curtis for providing the article on definition of family in the packets, and Tomei agreed to apply the information to the current Village Zoning Law provisions in the Code to see if the Village should consider updating its definitions. Curtis recommended Tomei google the Oyster Bay decision on family, an important court decision regarding the definition of family, for additional information.

Hickey stated the second goal is the Stormwater Management Plan and he met with Curtis and Leopold who are working on it with him and will have a proposal before the end of 2007. This will then go to the attorney for review, preparation of a law, Public Hearing, etc.. The draft should be ready by August or September.

Hickey stated the third goal is reviewing and updating the existing lighting plan.

Dankert stated he has been reviewing the large folder compiled by former Planning Board member Steve Halevy on lighting regulations. Leopold agreed to assist as she has materials she has accumulated. Dankert noted that the draft document was never adopted by the Board of Trustees. Curtis stated a Lighting Commission was approved and appointed. Curtis stated a case would be coming to the Lighting Commission soon for a bank which wants to install a couple of outdoor lights; it would be helpful if the Commission adopted some clear guidelines for applicants such as this bank.

**Approval of Minutes** – Feb. 12 and 27:

Tomei moved to accept the minutes of February 12<sup>th</sup> as revised. Seconded by Klepack. Ayes by Dankert, Hickey, Klepack, Stycos and Tomei. Motion carried.

Dankert moved to accept the minutes of February 27<sup>th</sup> as revised. Seconded by Tomei. Ayes by Dankert, Hickey, Klepack, Stycos and Tomei. Motion carried.

**Reports:**

*Board of Trustees:* Hickey reported that the N. Triphammer Road project was completely paid for without the need for bonding. Regarding the 2007-08 budget, Hickey also reported that the tax rate is going down from \$1.59 per thousand to \$1.40 per thousand. Hickey stated the sewer surcharge is going down from 50% to 30%. Hickey noted that the Board of Trustees has authorized up to \$4000 for an appraisal of the Crossmore Subdivision. Hickey also noted that Crossmore is awaiting additional information in order to complete the application to the Village to continue with the pending SEQRA review.

Dubow stated the Homewood Suites property is subject to a 60 ft. ROW from Cinema Drive to Triphammer Mall and this ROW must be maintained at all times. This ROW has been effectively reduced to 35 ft. by the island and entrance construction for the hotel. The Village suggested there be an encroachment agreement which retains the 60 ft. ROW, but permits an encroachment for the improvements related to the hotel, but only for the life of those improvements. The parties agreed to this and the Homewood Suites will maintain the ROW. Dubow stated that the Board of Trustees approved this ROW Encroachment Agreement. Hickey stated that the traffic flow in the Triphammer Mall parking area can be dangerous and improvements should be required if there is ever an opportunity to do so.

**Other Business as Time Permits:**

Dubow provided two proposed local laws for review by the Planning Board. Proposed Local Law B redefines steep slopes based on the Zoning Map produced by the County and the definition of steep slopes they used in producing the map. The law cleans up the Zoning Law with language regarding steep slopes which makes it easy and clear cut to determine when the regulations are applicable on a particular lot. Dubow stated that proposed Local Law C is to clean up references to the requirement for SEQRA reviews. Stycos moved to recommend approval of proposed Local Law B (Amendment to Steep Slope, Conservation Combining District provisions) and proposed Local Law C (Amendment to SEQRA review provisions) to the Board of Trustees. Seconded by Klepack. Ayes by Dankert, Hickey, Klepack, Stycos and Tomei. Motion carried.

Leopold stated she received material from Curtis regarding a teleconference on Managing Decentralized Wastewater Systems. Leopold went to the website and responded to it. Leopold stated there are also concerns being expressed about docks on lakes.

Hickey stated that in the latest issue of the Planning Federation magazine there was a model resolution to establish a process for the meeting the requirement that Planning Board members complete 4 hours training each year. Essentially it empowers the Planning Board Chair to approve specific presentations as meeting the rather general guidelines for the required training. Clerk Dake has volunteered to maintain the training records for the individual members as certified by the Chair. Hickey will write up a description of tonight's presentation and each member who was in attendance will get credit for one hour of training. Dubow stated that the Mayor of Cayuga Heights has offered to have some coordinated joint training sessions with the Village. Hickey stated the Planning Federation's fall training school is in Saratoga Springs again this year for interested members. Curtis will set up a presentation on green roofs for an upcoming meeting.

Durst stated he looks forward to working with this Board. Hickey stated if he is appointed as the Alternate Member, he is encouraged to attend all meetings and may be appointed as an Acting Member with voting power in the event one of the five members can not attend a meeting. Planning Board members are appointed to 5-year terms and one is appointed or reappointed each year; the Alternate serves a one year term and is appointed or reappointed each year.

Hickey stated he would like to hold off on recommending an appointment until the next meeting to see if there are any other interested candidates since he put a blurb in the Village Newsletter.

Curtis stated there is a presentation on photovoltaics in Corning Thursday evening, if anyone is interested in attending. Curtis stated a photovoltaic system will be installed in the Village on Rosina Drive in the near future. He furthered noted that there seems to be growing interest in green building technologies of all sorts.

**Adjournment:**

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