

**Village of Lansing  
Planning Board Meeting  
April 9, 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, and Mario Tomei; Trustee Liaison Lynn Leopold; and Code Enforcement Officer Ben Curtis.

**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. Ayes by Dankert, Hickey, Klepack and Tomei. Motion carried.

**In-Service Training** – Green Living Roofs:

Marguerite Wells of Mother Plants, located in Enfield, brought plants which are examples of some of the hundred of types which are good for roofs. Wells made a power point presentation and fielded questions throughout.

There are different types of green roofs. Wells works with the extensive type which is thin media, shallow, relatively light and often covers a large area of several hundred to several thousand square feet. Other types which will not be discussed in depth tonight include an intensive green roof which requires deeper soil cover and engineering for weight, is more expensive and can include trees and gardens. The semi-intensive type can also include gardens and small shrubs, and is also heavy.

Wells will discuss the thin, light-weight and less expensive type tonight. Wells showed photos of the meter square mats grown in a nursery which is like sod and requires little maintenance. The base is a plastic egg crate like sheet which will hold water for the plants. Over that is a fiber mat and then a light soil mixture in which the plants are grown. A waterproof membrane is installed under the mats. These mats are grown at her nursery. They can also be grown in place. Once the base mats are laid, two plugs of plants are put in for every square foot, and although sparse looking at the start, they will fill in the area within a year or two. In the olden days, sod was used because it was cheap and readily available. Wells showed slides of various green roofs located throughout the country. Wells explained that winters are less of a problem in this area than the heat of August where plants may require additional watering since the soil depth can not hold sufficient moisture. Some systems are designed to include an irrigation or sprinkler system. Cisterns can also be utilized. There are many types of plants which can be used for the roofs although they may not be native plants. Wells has not heard of animals or birds taking up residence on the roofs. Wells stated the deeper the roof the more sound insulation it provides. Wells stated that the lightest roof which they install is 8 pounds per square foot saturated. Heavier roofs can be installed depending on what the owner is looking for. Green roof membranes are not subject to aging as much as regular roofs because the soil and plants provide for a more even temperature which does not fluctuate as much from day to night and is easier on the roof membrane. Green roofs with the egg crate design can hold water on the roofs and will hold 25-100% of the water which falls on it depending on the intensity of rainfall. Green roofs can be placed on varying slopes up to and including vertical walls. Curtis asked if DEC approves green roofs as a storm-water management practice. Wells responded that they are gaining acceptance and may be approved in some cases. Hickey asked if NYS gives financial rebates for green roofs. Wells stated this has not occurred yet. George Irwin of Green Living Roofs stated there is a flat \$500 tax rebate available for reduction of heat loss and gain. Irwin continues to lobby for rebates based on the other environmental benefits and project size.

In a big rain event, a green roof delays the run off until after the peak time for other surfaces. The combination of low slopes and established root systems prevent washouts. Rain in the winter does not freeze and cause problems. Systems have been in place over 5 years and no one has utilized the 15 year warranty. Irwin stated the system was designed for locations just outside of Toronto and more than address the weather conditions in this area. Wells stated there is a program to calculate rain loads and how to retain stormwater. Wells will provide a CD presentation to the

Village for future use. Other materials and websites are also available if the Village is interested, and Wells will be very glad to provide them.

Green roofs are put together by starting with a strong roof deck which is then waterproofed. There are various membranes which can be used. Weather resistant shingles as well as a layer of roof asphalt are not acceptable because they are not water tight and do not resist roots. Coal tar is harder and works well as do synthetic rubber and plastic roof membranes. After the concrete or wood decking, insulation and water proofing, a drainage layer is required to keep the soil from entering the roof drains. Finally, a soil median is added with plantings on top. The soil is not soil taken from the site but is comprised of a composition of lightweight materials as well as composted material. The soil material can weigh from 8 lbs. per square foot up to 200 pounds per square foot. Additional loads must be calculated for maintenance personnel, snow loads, etc.

Depending on the scale of the project, costs are from \$10 to \$30 per square foot installed and this does not include the roofing or waterproofing membrane, but only the egg crate mats, fiber mats, soil median and plants. Savings are reaped on the extended life of the membrane and energy efficiency. Some times it is more cost effective to put on a green roof than to mitigate stormwater runoff in other ways, particularly where the site is tight and there is not much room for detention.

Regarding the plants, sedum is the type most commonly used. It is a common garden plant used in the US and works well on green roofs. It is also a flowering plant available in many colors. It is drought resistant, cold resistant and there are not enough dead leaves generated to cause a problem.

George Irwin gave the next power-point presentation. He is CEO of Green Living Roofs which is based in Rochester NY. They are a sustainable technology company involved in incorporating green roofs and walls within communities. They own, maintain and grow the product sold. Irwin showed slides of projects he has completed. There are two types of systems available today. The older conventional layered system is designed with multiple layers with the roof membrane, filter fabric, drainage mat, growing media and plantings. It is between 6 and 12 layers in a single sheet. This system is time consuming to install, labor intensive, messy, expensive and takes 2 years to establish itself. It is also difficult to design and is heavy. The new school technology is Green Living Roofs. The system is unique and has the ability to retain water. It is also modular and comes in 10.5 sf. sections. Slopes can also be accommodated. Irwin then showed a sample of his product. Other slides showed and the highlighted the advantages of his product. All of his systems are pre-grown and then installed on site. Since the projects are pre-grown, maintenance costs are reduced. It is a quick clean installation and is customizable to any size, shape or color of plants. Plants are also guaranteed and maintenance contracts are available. Cost wise, Green Living Roofs are less expensive and offer a 1 year maintenance agreement, a 15 year warranty on non-vegetative components; renewed maintenance contracts include renewed vegetation as needed. Clients only need to deal with one company for all aspects of the project as there are no subcontractors.

Hickey asked if a green roof could be placed over an existing shingle roof. Irwin felt it might be possible but would not recommend it. Irwin stated a waterproof membrane would need to be installed first and he is not in the business to do that, but will install from the membrane up.

Klepack asked if Green Living Roofs will be doing any installations at Ithaca College. Irwin responded that they are still in the running but no decisions have been made.

Hickey thanked the presenters. Irwin stated his website has three recent studies which Board members may find interesting. Hickey will inform Jodi Dake that Planning Board members are to receive credit for two hours of training for tonight's presentation.

**Alternate Member:**

Hickey stated Richard Durst, 1040 Cayuga Heights Road, is the only candidate for the Alternate Planning Board member position and Hickey would like to make a recommendation to the Board of Trustees that they appoint Durst. Durst stated he has lived in Lansing since 2000 and is now retired from Cornell University and would like to become more involved in the Village. Durst stated he read about the opening in the Newsletter article written by Hickey.

Klepack moved that Hickey write a recommendation to the Board of Trustees to appoint Durst as the Alternate Planning Board member. Seconded by Dankert. Ayes by Dankert, Hickey, Klepack and Tomei. Motion carried. Hickey noted that Tomei would be up for re-appointment in May as he is completing the term of Doris Brown.

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**April Meeting Date:**

Hickey then noted that resident Sorel Gottfried questioned having a Planning Board meeting on Village Election Day and he suggested meeting on Monday, April 23. Klepack may have a conflict in rescheduling the meeting to April 23<sup>rd</sup> but will notify Hickey as to her availability. Hickey and Curtis will then notify everyone, as well as the media, of the change in the meeting date to April 23<sup>rd</sup>. Board members will also think about future scheduling of Planning Board meetings so that this perennial conflict does not continue to be a problem.

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Hickey stated he has Curtis, Dankert, Tomei, Stycos, and himself scheduled to attend the lunch meeting at Trowbridge & Wolfe about sidewalks on April 13<sup>th</sup>.

**Bolton Estate Subdivision** – Reschedule Hearing:

Hickey stated the Public Hearing must be further continued for the Bolton Estate Subdivision. Curtis stated that Engineer Sciarabba stated they are just now meeting with Binghamton University for the Phase 1 Archeological Study and could not have information available before some time in May. Dankert moved to continue to adjourn the Public Hearing of the Bolton Estate Subdivision until April 23<sup>rd</sup> or 24 whichever is the date of the next Planning Board meeting. Seconded by Tomei. Ayes by Dankert, Hickey, Klepack, and Tomei. Motion carried.

**Definition of Family:**

Tomei has researched the definition of family in the Village Zoning Law and how it relates to the article provided at the previous meeting. Tomei also reviewed the Oyster Bay court case from 1984. NYS declared it is illegal to restrict households based on relationship of the occupants. Tomei feels reference to the traditional family relationships should be eliminated from Village laws. Hickey is concerned about the upkeep of places where the owners do not reside in the residence but instead rent it to students. Tomei will also speak with Dubow regarding this topic. Discussion will continue at a later date when the attorney is present.

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**Adjournment:**

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Klepack moved to adjourn at 9:50 P.M. Seconded by Tomei. Ayes by Dankert, Hickey, Klepack, and Tomei. Motion carried.