

**Village of Lansing
Planning Board Meeting
August 28, 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; 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, Stycos moved to close the Public Comment Period. Seconded by Tomei. Ayes by Dankert, Hickey, Klepack, Stycos and Tomei. Motion carried.

Public Information Hearing – Rezoning B & T Park to Human Health Service:

The first item on the agenda was a Public Information Hearing to receive comments on a request to rezone approximately 9 acres in the Business & Technology District to the Human Health Service District. There was no one present wishing to comment.

Hickey stated that Tony Votaw (Cayuga Medical Associates) and Herman Sieverding (Integrated Acquisition & Development) were present to answer any questions the Board may have about what is being proposed. Hickey stated the Board must make a recommendation to the Board of Trustees who will proceed from there. Sieverding stated that he had followed up on the Planning Board's request to investigate potential impact of traffic. He will be receiving traffic count numbers from the County for the Route 13 intersection. Sieverding stated that Integrated Acquisition is also hiring a consultant, SFR, to analyze the intersection at Warren Rd., Uptown Road, and Arrowwood Drive. This intersection is being calculated to include traffic at full buildout and will be completed by September 17th which is the next Board of Trustees' meeting. Sieverding stated that trip generations are being calculated. Sieverding will discuss with Votaw the number of doctors anticipated and number of patients seen per day to determine trip generations and will then compare those numbers to the Trip Generation Report from the Institute of Transportation Engineers. Sieverding stated he will ask SFR to include in their report projections of the potential difference in traffic that might be expected as a result of the rezoning. Curtis requested a copy of the report for the Planning Board library. Curtis will also copy the report to Hickey and the Board of Trustees.

Board members discussed the Cornell Business and Technology Park and what developable land would remain after this section is rezoned. Hickey stated that Tom LiVigne, the acting Director for Cornell Real Estate, stated at the last meeting that Cornell would probably leave the remainder of the land as it is currently zoned.

Stycos stated she did some trip generation calculations using 25-30 patients per day by 12 doctors and obtained 360 trips for the first building. She also did this for buildings two and three. Votaw stated that future development of the land, as zoned for Business & Technology, would probably generate the same amount of traffic but it would peak twice a day when employees arrived at work and when they left at the end of the day. The medical use would probably generate the same amount of traffic, dispersed more evenly throughout the day.

Stycos asked about traffic generation for research type buildings. Sieverding stated that hypothetical numbers are used based on the Trip Generation Report from the Institute of Transportation Engineers.

Board members were in agreement that rezoning the 9 acres from Business & Technology to Human Health Services would serve a useful public service and result in no apparent adverse impact. Dankert moved to have Hickey and Curtis send a recommendation to the Board of Trustees supporting the proposed rezoning of approximately 9 acres in the Business & Technology District rezoned to the Human Health Services District. Seconded by Klepack. Ayes by Dankert, Hickey, Klepack, Stycos and Tomei. Motion carried

- Leopold asked about the timetable. Hickey stated the Board of Trustees will have the Planning Board's

recommendation for their September 17 meeting, but must set a date for a public hearing and subsequently hold the public hearing. Curtis stated Village Attorney David Dubow will prepare a proposed local law to rezone the property and the Board of Trustees and County would receive a copy of the local law for review. Sieverding noted the 30 days for county review might not begin until after the date of the Board of Trustees Sept. 17th meeting. Votaw stated the timetable they were aiming for called for construction to begin this fall with occupancy by December 1st of next year. Curtis stated that the Planning Board could start the process of Special Permit approval such as developer's conference and preliminary review with the more formal steps such as the public hearing, SEQRA and final approval pending approval of the rezoning by the Board of Trustees.

Planning Federation Conference:

Hickey stated the deadline is September 14th for those wishing to be guaranteed a spot. Those interested should contact Clerk Dake who will make reservations. Tomei will be attending. Stycos will check her calendar. Dankert may drive up for part of the meeting.

- Leopold stated she will not be attending but feels there are some excellent sessions.

Reports:

Board of Trustees: Hickey stated he attended the last Board of Trustees meeting and much of the discussion was on the deer management assistance program that the Village is considering under the direction of Trustee John O'Neill. Hickey stated the Board of Trustees also received a complaint about the floodlights at Jamex. Trustee Leopold also stated the lights at Bill Cooke's are also bad. Hickey stated the Board discussed flood insurance. Leopold stated that the Board is considering this so homeowners could obtain flood insurance and FEMA funds.

Approval of Minutes – August 13th:

Stycos moved to accept the minutes of August 13th as revised. Seconded by Tomei. Ayes by Dankert, Hickey, Stycos and Tomei. Motion carried.

Other Business as Time Permits:

Hickey stated the proposed traffic light at Bomax might be eliminated due to cost overruns. Hickey has contacted Mayor Hartill who stated the Village would contemplate paying part of the cost. Hickey has passed this information onto John Lampman of the County Public Works Department.

Hickey asked Leopold about where the Village is on drainage. Leopold thought Curtis was going to review the Zoning Law. Curtis thought the Village was waiting to see what Dryden was doing as theirs looked like a very good model for the Village of Lansing to use. Curtis will contact Dryden's Environmental Planner Dan Kwasnowski. Hickey noted that the law needs to be in place by January 1st.

Hickey asked when the Mobil station will be completed. Curtis stated the tanks are in and backfilling is being done.

Hickey stated there have been complaints from residents about the weeds between the road and the sidewalk on N. Triphammer Road. Hickey has weeded the wall near the Graham Road corner and will discuss how to hold the soil back with Superintendent of Public Works John Courtney. Leopold also stated there has been discussion about the ownership and maintenance of the plantings at the Pyramid Drive/N. Triphammer Rd. intersections.

Tomei asked about the Taughannock Aviation hanger. Curtis responded that the County has taken it out of the Village hands as the County owns the property. Curtis asked the County to formally notify the Village of their intentions for meeting Codes.

Adjournment:

Klepack moved to adjourn at 8:05 P.M. Seconded by Dankert. Ayes by Dankert, Hickey, Klepack, Stycos and Tomei. Motion carried.