

**Village of Lansing
Planning Board Meeting
April 25, 2011**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:33 P.M. by
2 Chairman Mario Tomei. Present at the meeting were Planning Board Members, Phil Dankert, Richard
3 Durst, Maria Stycos, and Lisa Schleelein; Alternate Board Member Jonathan Kanter; Code Enforcement
4 Officer Marty Moseley; Village Attorney David Dubow; Jim Bold and Eric Goetzmann from Triax Group
5 LLC ; Community Party Observers Andrew and Kathleen Yen.
6

7 **Public Comment Period**

8 Tomei opened the public comment. With no one wishing to speak, Dankert moved to close the
9 public comment period. Seconded by Schleelein. Ayes: Tomei, Dankert, Schleelein, Durst, and Stycos.
10

11 **Lansing Meadows PDA Pedestrian Connection:**

12 Bold noted that the pedestrian connection would connect from the senior housing to the existing
13 sidewalk in front of the YMCA, down the ring road, and connect to a new sidewalk starting at Target and
14 connecting to the new BJ's store. Bold noted that the pedestrian connection to Oakcrest Road to the back
15 of the BJ's store that was originally shown on the plans at the last Planning Board meeting has now been
16 removed. Bold added that they included a crosswalk across the Hickory Hollow Road turnaround instead
17 of having the sidewalk maneuver around the turnaround. Bold added that the crosswalk would preclude
18 parking vehicles in the turnaround. Tomei noted that a "No Parking" sign might be appropriate. Bold
19 agreed. Bold asked if the Planning Board would allow an extended shoulder for the walking path instead
20 of the traditional raised sidewalk along the road that would service the senior housing, which would also
21 connect to the sidewalk in front of the proposed senior housing. Bold added that from a maintenance
22 standpoint, it would make sense to construct the extended sidewalk so when plowing snow in the winter
23 time a truck could then plow the shoulder of the road rather than having to plow the sidewalk. Kanter
24 asked if there would be a grass separation from the road to the sidewalk. Bold indicated that the sidewalk
25 would be touching the road due to limited area. Kanter asked how the sidewalk was contemplated being
26 built. Bold noted that the section of raised sidewalk that abutted the road would need to have some sort of
27 curb before the sidewalk. Stycos noted that a walker would not feel as safe, on the extended shoulder, as
28 they would if walking on a raised sidewalk. Bold stated that only 12 units would be on the road, it would
29 not be a through road, and it is only a one way road. Schleelein asked if it would be a problem, when
30 plowing in the winter, if the snow from the road would dump on to the neighboring parcel.

31 Moseley asked if Bold planned on dedicating the sidewalk to the Village after it was built. Bold
32 indicated that they would need to obtain permission to build the sidewalk from the Village since it would
33 be constructed in the Village right of way. Bold added that the driveway would not be dedicated to the
34 Village. Stycos asked if the sidewalk would be extended to Oakcrest Road so the walkers could cut across
35 to the YMCA or the mall. Bold indicated that a person would need to enter on to the one way road and
36 then enter onto the sidewalk. Durst asked about a sidewalk on the north and west side of the YMCA
37 connecting to the new BJ's store. Durst added that it would be a shorter walking distance. Bold noted that
38 the new sidewalk would be connecting to the existing sidewalk. Kanter asked if Bold had a cost estimate

39 for the amount of curbing for the sidewalk that would parallel the road in the senior housing complex.
40 Bold indicated that the curbing and sidewalk combined would cost approximately \$7000-\$8000.
41 Schleelein asked if one of the problems was the maintenance of the sidewalk. Goetzmann agreed that the
42 maintenance, in the long term, would cost a significant amount. Kanter asked if there was another way to
43 clearly separate the walkway without curbing it. Stycos noted that whoever maintains the other part of the
44 sidewalk could maintain that section without too much of a problem. Bold noted that maintaining the
45 raised sidewalk would not be too much of an issue, but if a large amount of snow was to accumulate the
46 road crew, for the senior housing, might not be on the same schedule as the side walk crew. This could
47 create a problem with keeping the sidewalk passable. Stycos asked if that particular piece of sidewalk
48 would be cleared when the other sections were to be cleared; so all portions of sidewalk that the Triax
49 group owned and maintained would be cleared at the same time. Bold noted that it would be possible.
50 Schleelein noted that other portions of the Village, like Lansing Trails I, do not have a sidewalk and
51 individuals still walk along the road. Kanter noted that some of the people who walk Oakcrest Road will
52 probably use the new sidewalk to get to their destination. Bold pointed out that Oakcrest Road did not
53 have any sidewalks at this point in time. Bold and Goetzmann agreed to have a raised sidewalk installed
54 along the roadway that services the senior living units.

55 (A map has been included as an attachment which indicates, in pink, the new sidewalk connections)

56 Durst asked what happens to the old emergency access road that connected to the rear of the
57 mall's parking lot. Bold indicated that it would be an access road for only the Village of Lansing DPW
58 (Department of Public Works) and NYSEG (New York State Electric and Gas). Durst asked if there
59 would be any delivery truck access that would be allowed on the road in question. Bold indicated that no
60 access is permitted from the mall or BJ's.

61 Tomei noted that there are still open items on the list of PDA authorization conditions which include the
62 phasing plan, letters from utility companies, approval by the Village of Lansing Engineer of site work,
63 storm water management and infrastructure plans, the plan showing the locations and design of pedestrian
64 connections including a maintenance agreement, a document describing the exact criteria that residents of
65 the senior housing units must meet, an agreement and other supporting documentation ensuring that the
66 senior housing units will be reserved for that use only, and maintenance agreements to ensure that the
67 wetland/bird habitat and surrounding buffer and stormwater facilities will be maintained as required. Bold
68 noted that the phasing plan is tied to the IDA (Industrial Development Agency) approval of the funding.
69 Dubow noted that originally there were four phases included in the project and wondered how many, if
70 any, phases would now be included. Goetzmann indicated that it would be constructed as a one phase
71 project. Dubow asked for some language to be submitted to address that particular condition, including
72 the approximate start date and end date. Moseley noted that he did not have Bolton Point's and NYSEG's
73 letter indicating the ability to serve that particular parcel. Bold indicated that he would have the Bolton
74 Point letter sent over to the Village, and he would supply the Village with the service numbers associated
75 with NYSEG which will, hopefully, serve as the required utility service confirmation since they do not
76 issue utility letters. Bold noted that the item that pertained to stormwater management has been finished.
77 Dubow asked if Brent Cross has seen and approved the stormwater plans. Bold indicated that Cross has
78 seen and approved the plans, and Moseley should have the correspondence in his email in box. Dubow

79 asked if Bold would need to obtain a revised permit from the Army Corps of Engineers. Bold indicated
80 that he would not.

81 Goetzmann explained that with respect to the item pertaining to documentation describing the
82 exact criteria that residents of the senior housing units must meet, they would need to comply with the
83 HOPA (Housing for Older Persons) requirements. Moseley noted that Goetzmann needed to supply the
84 Village with their requirements for the senior housing. This would be the document that is supplied to the
85 residents of the senior housing. Schleelein asked if condition 11 (Approval by the Village of Lansing
86 Superintendent of Public Works of design details related to Village infrastructure including, but not
87 limited to, proposed road connections to Oakcrest Road and alterations to the existing mall emergency
88 access road which includes a Village sewer easement.) had been crossed off the list. Tomei indicated that
89 it had been.

90 Dubow noted that items 8 and 15 need to have confirmation of maintenance agreements, which
91 would give the Village an independent right or ability to enter the wetlands and/or stormwater areas and
92 remedy the situation if there was a problem not properly addressed by the owners. Bold noted that they
93 would get the stormwater management maintenance agreement to the Village, and would also draft a
94 maintenance agreement, which would mimic the Army Corps of Engineers maintenance agreement, for
95 the wetland maintenance agreement.

96 Dubow asked if Bold would be submitting the proposal for the senior portion of the PDA.
97 Moseley noted that they would need to re-submit the senior housing packet for special permit approval
98 due to the amount of time that has passed since it was first submitted. Moseley indicated that Bold was
99 aware of the re-submittal. Dubow added that, based upon the PDA conditions, the building permit for
100 construction of the retail center and related improvements is not to be issued until such time as a
101 completed application for a special permit is received and accepted by the Village Zoning and Code
102 Enforcement Officer for the senior housing/residential use to be provided in Area B of the authorized
103 Lansing Meadows PDA development plan.

104

105 **Lighting Ordinance**

106 Tomei noted that the Village Code does have some restrictions on lighting, but the regulations
107 that are in place deal with signs, streetlights, and some building lighting that is attached. Kanter noted that
108 Mike Smith, of the Town of Ithaca Planning Department, will tentatively be in to speak to the Planning
109 Board at the May 9th meeting to give a presentation on lighting. Kanter explained that Smith preformed all
110 the research and collected all the data for the lighting ordinance that the Town of Ithaca recently adopted
111 and currently uses. Tomei posed the question if the Village actually needs a lighting ordinance. Dankert
112 indicated that in his opinion, and based on past experience, the Village would benefit from more detailed
113 lighting regulations. Tomei noted that it would be best if Smith gave the presentation on lighting and then
114 the Board would discuss the topic in more detail. Schleelein added that it would be helpful to hear how
115 the Town of Ithaca businesses and residents have coped with the change, and if it should be tweaked in
116 any way to make the lighting ordinance better. Kanter noted that there was a large public relations effort
117 associated with the lighting ordinance adopted by the Town which included public meetings. Kanter

118 added that prior to the implementation of the lighting ordinance, the Town sent out notices that a lighting
119 ordinance was going to be implemented and enforced, which helped people become compliant before a
120 specific date. Dubow noted that any local law adopted by the Village would have to address compliance
121 deadlines, and that that might necessitate some flexibility and creativity as to determining if and how
122 compliance is mandated by specific dates. Kanter noted that the measurement of watts and lumens are
123 not identical ways of measurement, and therefore that will also be an issue of discussion.

124 **Adjournment**

125 Durst moved to adjourn at 8:45P.M. Seconded by Dankert. Ayes by Tomei, Dankert, Schleelein,
126 Stycos, and Durst.