

Village of Lansing
Planning Board Meeting

April 27, 1999

The meeting of the Village of Lansing Planning Board was called to order at 7:30 p.m. by Chairman Hickey. Present at the meeting were Planning Board Members Brown, Klepack, , Village Attorney Marcus, Code Enforcement Officer Curtis, and Trustee Liaison Buck.

Public Comment

Klepack moved to close the Public Comment portion of the meeting as there was no one present who wished to speak. Seconded by Halevy. All in favor.

Circuit Rider Planner

Hickey introduced the new County Circuit Rider, Kristin Sosnicki. Kristin has a Masters in Planning from the University of Buffalo.

Planning Consultant - Continued Discussion

Hickey reported that the Trustees have now endorsed the Planning Board's proposal to hire a consultant. Joan Jurkowich from the County Planning Dept has agreed to provide assistance in preparing the proposal. At the next meeting, Thys VanCort from the City Planning Department will come in to talk to the Board about what elements the proposal should contain.

Comprehensive Plan

All of the corrections to the Comprehensive Plan have been submitted. There are still questions about how its going to be formatted and bound.

Trip to Victor/Marriott - Update

Curtis spoke to Jane Luce in Victor and she is willing to spend time with members of the Planning Board on May 11th. They also have been invited to visit a Marriott Hotel plant not far from Victor where prefab sections are manufactured. The Marriott developers have already been selected by the B&T Park.

Curtis reported that the address 29 Thornwood Drive has been requested for the new hotel and there is also a request to reserve the address 25 Thornwood Drive for an office building that will go on an adjacent lot. Halevy moved to approve the address 29 Thornwood Drive for the Marriott Hotel in the B&T Park. Seconded by Brown. All in favor.

Village Park Policy

Hickey reported that the Mayor has asked if the Planning Board has any interest in obtaining land to establish a large park. The Village does not have an official park policy. All of the parks mentioned in the Greenway Plan are neighborhood parks or pocket parks. Buck suggested that a larger park will be needed if the Village continues to hold a Village of Lansing Day, and that establishing a park would be an excellent way to preempt any expansion of the commercial district. Hickey will report back to Mayor that the Planning Board does have an interest in looking at a large tract of land for this purpose.

Hickey said that the Village does not have an open space plan. Open space is mentioned in the Greenway Plan but is not really dealt with in the Comprehensive Plan. The Town of Victor's comprehensive plan defines an open space plan which includes all their trails, stream corridors and steep slopes that are not available for development. Hickey thought it might be useful to identify those areas on the map and write an open space plan for the Village of Lansing. The plan

ought to identify any forest areas, historical lands and cherished views that we want to preserve. If the Village wants to buy a piece of land it ought to tie into an open space plan that identifies what lands we want that are going to enhance the Village. In the Greenway Plan we did not rule out buying key parcels that we might not have been able to get any other way. The Village should have criteria set down, and a map of existing open space so we can see how a parcel will fit into our open space plan. Hickey will distribute copies of the Town of Victor's open space plan for further discussion.

The Green Space Advisory Council members have not yet received official letters of appointment from the Mayor. Hickey will contact the members of the committee as soon as they are officially appointed.

Shared Parking

Hickey asked Kristin to gather information on shared parking for the Board to review. The idea of shared parking will be included in the proposal to hire a consultant for the development of the CLT district. Kristin provided the Board with examples of zoning regulations on shared parking from other municipalities. It has been approached in many different ways and it would be up to the Village to define the requirement. It is usually a contractual agreement between two businesses, but a community may also implement shared parking in order to decrease the amount of pavement.

Hickey said that the Board will be looking at this as part of the plan for the development guidelines Triphammer Road. It will be stipulated that there be no additional curb cuts on Triphammer Road so there will be a lot of shared curb cuts, and that will necessitate shared parking arrangements. Some corporations have set criteria about how many parking spaces they need to have before they will come into a mall. Pyramid Mall is negotiating with some of them to see if they can reduce the number of parking spaces because they want to reduce the size of the parking lot. It may also be desirable to put the parking behind the buildings. Hickey added that another thing we should have in this area is a park and ride situation.

Reports

Trustee Meeting: Hickey reported that an engineers report was given at the last Trustee meeting. The bid opening for the Sheraton Drive sidewalk project will be June 2nd and a recommendation will be made at the June 7th Trustee meeting. Marcus added that legal access has not yet been acquired.

The Trustees discussed a right of way turn around at Churchill Drive. A public turn-around will be installed by the Village.

The Warren Road Improvement Project for installing a signal at Human Health Services and Uptown Road intersection is getting underway and Mr. Napoleon has been hired to assist in the traffic study and design of the signal. Hickey mentioned to the Trustees that the cost is to be shared by Cornell, the Village and the Town of Ithaca.

A bid will be opened on June 1 to take down the airport water tank.

Hickey brought up the issue of codification of the Zoning Law. There have been many changes to the Zoning Law and a new copy needs to be published. In the meantime, new laws are inserted into the existing copy.

Hickey said he will not call Dave Fernandez to come in to speak on landscape design until he meets with the new Green Space Advisory Council.

Other Business

NEST Study: Hickey reported that the NEST study has recommended a bypass road, but the cost is so prohibitive that it is unlikely to be built. There has been criticism of the plan for recommending a goal that cannot reasonably be expected to be achieved.

Pyramid Mall: Hickey reported that he and Curtis, Buck, and the Mayor continue to meet with Pyramid Mall

representatives about revitalizing the mall. Pyramid assured Hickey that they did not intend to sell this mall. They are looking at different configurations of stores and where they can remodel without raising the height. They are looking at what kind of package they can put together to ensure that this will be a dominant mall in this area.

New Plan Realty: Hickey and Curtis have also met with New Plan Realty to discuss Monro Muffler, which is going into the empty space adjacent to the Econolodge. They talked to New Plan Realty about creating some planting areas to delineate the ring road so people would be able to follow it around to get into Monro Muffler. They also spoke to him about seeding the eroded hill at far eastern end of the mall and the accessory road that goes by the bank that is all torn up.

Marriott: Hickey reported on a meeting with Marriott and representatives from Cornell's Real Estate Department. Thornwood Drive will be built all the way to Brown Road, and it will be done simultaneously with the construction of the 105-room Marriott Hotel. They will come in to request a Special Permit on May 25th.

Sewer/Water Meeting: Halevy attended a meeting regarding sewer and water waste treatment. They are very close to an agreement. It was pointed out Cornell University cannot be a partner because it is not a municipality.

Adjourn

Halevy moved that the meeting be adjourned at 9:55 p.m. Seconded by Brown. All in favor.