

Village of Lansing

MINUTES of a joint meeting of the Board of Trustees and the Planning Board of the Village of Lansing held on Monday, June 4, 2001, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustees Larry Fresinski, Lynn Leopold and Janet Beebe; Ned Hickey, Planning Board Chairman; Doris Brown, Carol Klepack and Phil Dankert, Planning Board Members; Ben Curtis, Code & Zoning Officer; Randy Marcus, Village Attorney.

Mayor Donald Hartill called the meeting to order at 7:37P.M. Ned called the Planning Board meeting to order. Don explained to the public that this is our annual joint meeting. The Mayor entertained a motion to open the public comment period.

Motion-To Open the Public Comment Period

Trustee Larry Fresinski moved to open the public comment period. Trustee Lynn Leopold seconded the motion. A vote was taken:

Mayor Donald Hartill- Aye	Trustee Lynn Leopold- Aye	Trustee
Janet Beebe- Aye	Trustee Larry Fresinski- Aye	

Sorel Gottfried of 1016 Cayuga Heights Road informed the Board that the Community Party was compiling a list of people who will take turns coming to the Board meetings. She welcomed any names of people who might be interested. Sorel realizes that the Village is short on Planning Board members and hopes that as the Village selects new members that they keep in mind the goals of those who elected you. She suggested that the Village look at how the person feels about development and traffic. Lynn stated that she hoped the community would bring their concerns to the Board. That is why we start each meeting with a public comment period. There were also 4 government students present.

Motion-To Close the Public Comment Period

Trustee Larry Fresinski moved to close the public comment period. Trustee Janet Beebe seconded the motion. A vote was taken:

Mayor Donald Hartill- Aye	Trustee Lynn Leopold- Aye	Trustee
Janet Beebe- Aye	Trustee Larry Fresinski- Aye	

Katherine Wolf gave a presentation of the Commercial Low Traffic District Design Guidelines, which have been prepared for the Village of Lansing. Katherine commended the Planning Board for all their hard work that went into preparing these guidelines. She feels they have come up with a document that will be very useful for the Village and point us in the right direction. Adoption of these guidelines will:

- help leverage a higher standard from developers
- clarify the Village's vision
- allow developers to use it when they are developing their site plans
- facilitates review of site plans and the entire development process
- help to achieve visual unity on N. Triphammer Road

These Design Guidelines support the following Village goals and objectives within the Commercial Low Traffic District:

- Maintain and strengthen the concept of the Commercial Low Traffic District as a transition zone and buffer between residential and commercial areas.
- Enhance the visual environment and create greater visual cohesion within the Commercial Low Traffic District
- Create a walkable community by developing a linked pedestrian network.
- Promote safe vehicular circulation.
- Incorporate traffic calming techniques wherever possible to improve safety and increase pedestrian and bicycle friendliness.
- Create an identity for the Village and articulate a vision for a Village Center.
- Develop a framework that will be helpful to developers and to the Planning Board.
- Help create and sustain a vital commercial core.

The primary aspects were divided into two groups, the public sphere and the private sphere. In the public sphere we're trying to achieve visual cohesion. Tree lined streets; decorative lighting and sidewalks are all things that will help to achieve this. This is very useful in traffic calming also. If possible, the Village should try and put the utilities underground. Redoing N. Triphammer Road gives the Village a great opportunity to do this.

The guidelines suggest designing a signage system to express an identity for the Village. Consolidating signs with the repetition of the same color, material and design will strengthen the sense of community.

Both Katherine and Ned felt very strongly about having a Village Center. A park right across from the Village Office would offer great visibility and views. Ned realizes that at the present time we are focused on redoing N. Triphammer Road but he suggests we put together a long-term plan for a Village Center.

Other things these guidelines suggest are minimizing and/or sharing curb cuts, placement of buildings with inviting facades, breaking up parking lots with landscaping, low level landscaping, building sidewalk connections to the front of buildings, encourage benches and bike racks. All these things will help to achieve the Village's goals.

There will be one more revision to these guidelines. All changes must be to Jodi by June 19<sup>th</sup>. Katherine will have the final document to Ben so it can go into the Planning Board Packets on Friday June 22<sup>nd</sup>. The Planning Board will then be able to look them over before their meeting on the 26<sup>th</sup>. The other question that arose was how to adopt these guidelines. Where does it fit? What's the most effective way to implement? It was also suggested that we send this document to the property owners in the CLT District. These are issues that still need to be resolved.

Next on the agenda was the recommendation for a Planning Board Member. The Village has lost Steve Halevy to an early death and also has retired Janet Waterman, a 16 year Planning Board Member. The Mayor welcomed any suggestions. Ned would like the Planning Board to have an interviewing process. The Mayor doesn't want to advertise in the paper. This position will be an appointed position so there is no need to advertise. Phil Dankert has taken Janet's term so there is still one five-year term and an alternate position open.

Randy presented the revised Proposed Local Law C, Amendment of Zoning Law Section 203.40(j) and 203.05 Concerning Number of Parking Spaces Required. This law would provide greater flexibility for the Planning Board to be able to decrease the number of actual parking spaces required to be built at the time that a site is developed. A business would still have to have greenspace set aside to accommodate the original criteria that is required in case future use changed. The Code Enforcement Officer is the one who decides if more parking is needed. Ben explained that this would be part of the special permit. Since this will be a condition of the special permit, the Code Enforcement Officer will have the power to close down a business if they do not comply. When a use changes in a way that impacts parking requirements, it must get a new special permit. The Board set a public hearing.

Resolution #3773-To Set A Public Hearing To Consider Proposed Local Law C, Concerning Amendment of Zoning Law Section 203.40(j) and 203.05 Concerning Number of Parking Spaces Required for June 18, 2001 at 7:35 in the Village

Office, 2405 N. Triphammer Rd.

Trustee Lynn Leopold moved to set the public hearing. Trustee Larry Fresinski seconded the motion.

Mayor Donald Hartill-Aye  
Trustee Janet Beebe-Aye

Trustee Lynn Leopold- Aye  
Trustee Larry Fresinski- Aye

Next on the agenda was the introduction of Proposed Local Law D, Amendment of Zoning Law Section 202.07, "Commercial Low Traffic District", Subsection (e)(4), to Exempt From the "Front Yard Setback Minimum" Properties Having Front Yards on North Triphammer Road, and Establish a "Front Yard Build-To Line" for Same. Proposed Local Law D was drawn from the CLT Guidelines to implement the concept of a "build-to" line for future development in the Commercial Low Traffic District (CLT) along N. Triphammer Rd. This is a substantial change in the Zoning Law. It will only affect about 24 parcels. This law pulls buildings up to a 25-foot build to line rather than requiring buildings be built no closer than the 75-foot setback which currently applies. Everything that is currently there will be grandfathered in. If there are extensive renovations or rebuilds then this law would apply. The Board will think about this proposed law and discuss it further on June 18<sup>th</sup>. Ned feels this law is critical to get our traffic calming moving forward along N. Triphammer Rd.

Next on the agenda was the engineer's report. Dave Herrick was present from TG Miller to discuss how the Village would like to proceed with the N. Triphammer Road Project. It is clear that the Village will not have all the necessary deeds before the July 13<sup>th</sup> deadline for selection of the project engineer from the State's pre selected list. The Village must resubmit a request to locally administer the project. Since we don't own all the necessary properties along N. Triphammer yet, the Mayor wants to wait until we have all property deeds in hand before writing the letter. Randy gave an update on the status of property acquisitions.

If the Village doesn't get to choose from the pre-selected engineer's list, then we have to go through the publication process, which is about 3-4 weeks time. It will take approximately 6 months for the design process and 6 months for NYSDOT to review. We will probably miss the next construction season. Since we don't want the State to administer this project, we have to follow the RFP (Request for Proposal) procedure very carefully.

There was a sewer meeting last Thursday. The Sewer Committee is trying to get an agreement to go forward with the consultants. However, the Village of Cayuga Heights wants an agreement before signing contract. There will be a special meeting June 14<sup>th</sup> at the Village of Cayuga Heights to try and work this all out. We would like to get the EIS process going. The Joint Bond Act Application still has not been approved.

Last month the Mayor went to the Village of Cayuga Heights meeting to ask for 5 more sewer units. His request was denied. Once the Town of Ithaca gets the Hanshaw Road sewer line repaired then our request should be granted. The contracts for that project are out and it should be completed by the end of the summer.

The Mayor is ready to set up an ad hoc committee to decide what to do with the property gift from the Edelman's. He is gathering candidates from Lansing Trails, Kensington, the Colbert's, a Planning Board member and a trustee. The committee will consist of between 5-10 people including him. He hopes to start the meetings in mid to late summer.

Frank Moore has volunteered to oversee the Greenway. This summer trail maintenance will be done in Lansing Trails. Swartout & Ferris has given us permission to build a bridge so that we can construct a trail along the sewer right of way from Kensington to Graham Rd.

Mayor Hartill has met with the Colbert's and they have agreed to go forward in connection with the plan for Northwoods driveway to become a village road, by having the engineer's do official designs. They are concerned with the noise and request a buffer strip.

The Village has Certificates of Appreciation and Ned requested permission to send some out to people such as Dave Fernandez and Janet Waterman. The Mayor agreed that this would be a nice way to recognize them for all they've

done for the Village.

There is currently a large dispute between the local municipalities and the County over cell towers. The municipalities are suing the County. The County feels it can ignore local zoning ordinances for public safety. Bob Dean is coming to the next Planning Board meeting to discuss the possibility of get a special permit to have a cell tower on the Bomax property and Ned was concerned that this might be a problem. The Mayor said to go ahead.

The money that was budgeted for the audio/visual in the conference room will be encumbered and the Board will discuss what to do in the fall. Lynn Leopold and Ben have offered to be on a committee.

Lynn asked if it would be appropriate for the Village to write a letter to Steve Halevy's family to acknowledge the great contributions he made. Cliff Buck had suggested that the Village should consider naming the park in the Janivar area after Steve. Ned recalls that it was previously discussed that that park would be named after Ward Boudier. It's too premature to discuss this because we don't even have a park yet. Steve's memorial service will be July 14. Steve will definitely be missed.

Randy suggested setting a public hearing for all of the municipal subdivisions of the parcels along N. Triphammer Rd. It was decided that an amendment to Local Law 1, 2001 was needed before we proceed.

Motion- To Adjourn

Trustee Larry Fresinski moved adjournment. Trustee Lynn Leopold seconded the motion.

Mayor Donald Hartill-Aye  
Trustee Janet Beebe-Aye

Trustee Lynn Leopold- Aye  
Trustee Larry Fresinski- Aye

The meeting adjourned at 10:25 P.M.

Jodi Dake  
Village Clerk