

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Monday, September 15, 2003, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustees Larry Fresinski, Janet Beebe and Frank Moore; David Dubow, Village Attorney

Mayor Hartill called the meeting to order at 7:35 P.M. He opened the public comment period.

Many residents from the Lansing Trails development were present. Roger Jagoda stated his concern that during the Planning Board's regular public comment period it is not possible to have an interactive dialogue with the Board and/or a particular developer who may have a proposal before the Board, and that those who choose to speak are simply permitted to express their position without any direct feedback or response. Ned Hickey, the Planning Board chairperson who was present to speak to the Board regarding traffic issues associated with the northeast area of the Village, indicated that the public comment period is in fact a vehicle for permitting members of the public to speak to the Board about matters with which they are concerned, and that with respect to specific matters before the Board, one or more public hearings are generally held before the Board votes. He further commented as follows: In the case of subdivision or special permit matters, the Planning Board customarily receives applications for approval with sketch plans, preliminary site plans and similar materials before the matter is set down for a public hearing. With respect to the Lansing Trails II subdivision matter currently before the Planning Board, which matter is the one with which the members of the public are most concerned, Ned also pointed out that the Planning Board and developer haven't even finalized a sketch plan yet, and that once that sketch plan is submitted to the Planning Board, it must then be referred to the Board of Trustees for their grant of approval to proceed with the clustering approach being requested by the developer. Thereafter, once the matter is back before the Planning Board, there will be at least two public hearings, one in conjunction with preliminary plat approval and a second prior to final plat approval. John O'Neill stated that as the process goes on, small decisions seem to be made along the way without the direct involvement of the neighbors. He also expressed his opinion that the Village's Comprehensive Plan, upon which the Planning Board appears to be relying in its consideration of the road design in the Lansing Trails II subdivision, should be considered as more of a conceptual tool as opposed to something that must be followed without exception. This is of particular concern to the neighbors in Lansing Trails I as it relates to the proposed road design that will provide a connection between Triphammer Road and Warren Road. David Dubow explained that it is in fact the Planning Board's obligation to consider all matters before it in the context of the Village's Comprehensive and General Plans (those being the various documents, maps and related materials which have been prepared and updated over the years as a guide to the Village's long term planning), and that the Planning Board, in making its decisions, is charged with reviewing those materials as well as all other materials and information before it, after which it must determine what is best based upon the standards, conditions and requirements governing its decisions as set forth in the Zoning Law and Subdivision Regulations. It would be asking a great deal for the Planning Board to simply disregard or unduly minimize the importance and guidance of its long-standing plan. David commented further that in his opinion, the Planning Board members have gone out of their way to consider all of the neighbors' comments in this particular case, including the solicitation of public input during an information meeting held by the Planning Board and a special session at which Ned Hickey met with the Lansing Trails residents. He further explained that the give and take arrangement with the public being proposed by the neighbors is not a generally accepted practice in the context of municipal decision-making, and that such a practice might be somewhat inappropriate. He also reiterated that there would be several further opportunities for further comment by the public and further discussion and deliberation by the Planning Board. Roger Jagoda again commented that it is the procedural approach that appears to be the problem and that he really would like more of an opportunity to participate in the debate. David Dubow once again pointed out that there is still a long way before any final approvals are granted. Mayor Hartill indicated that in an effort to give the public more of an opportunity to comment at this meeting, and as an exception to the Board's usual policy, he would suggest that the public comment period be closed at this time, and that it be reopened for a short period of further comment following Ned Hickey's presentation to the Board.

Motion-To Close the Public Comment Period

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

Mayor Donald Hartill-Aye	Trustee Larry Fresinski- Aye	Trustee
Janet Beebe-Aye	Trustee Frank Moore- Aye	

The public comment period closed at 8:00pm.

Ned Hickey, the Planning Board chair, discussed the Northeast Traffic situation. He handed out a Northeast Neighborhood Information Sheet. The Village’s current road plan cited in the Comprehensive Plan was derived from an earlier study prepared by the Tompkins County Planning Department in 1991. The study focused on future development and the impact on land use. New development would necessitate the construction of new roads; therefore two different road systems were examined as to how they would mesh with the existing road network.

The primary roads that are serving the Village are the three north-south roads, Warren, North Triphammer and NYS 34 (East Shore Drive). Since these roads carry most of the daily traffic to the city, Cornell or Ithaca College the question was raised as to whether new north-south roads should be built that would disperse traffic from these roads to new ones or should new interior roads be built (east-west roads) that would concentrate new traffic on the existing north-south roads. The first concept became known as Concept A Dispersed Traffic System and the second Concept B Concentrated Traffic System. The Village chose to adopt the Concentrated Traffic System because Concept A was impractical because the two proposed north-south roads, under the disbursed plan, one east of North Triphammer Rd. and one west of N. Triphammer Road, funneled their traffic on to N. Triphammer Road via Oakcrest and Graham Roads respectively.

The Concentrated Traffic System map depicts the east-west connecting between Warren Road and North Triphammer Road as follows: Dart/Graham Rd., Northwood/Graham Rd., Bomax/Craft Rd., Cherry/Bush Lane, Oakcrest, Burdick Hill Rd. These roads serve to funnel local road traffic to one of the three primary roads. The proposed connection of Craft Rd. to Bomax Dr. will provide access to both Warren Rd. and N. Triphammer Rd. for the residents of Lansing Trails & the Millcroft subdivisions and is consistent with the Village’s Comprehensive Plan. (Reference: Village of Lansing Land Use Impact Analysis; Tompkins County Planning Department, December 1991)

Motion-To Reopen the Public Comment Period

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

Mayor Donald Hartill-Aye	Trustee Larry Fresinski- Aye	Trustee
Janet Beebe-Aye	Trustee Frank Moore- Aye	

Roger Jagoda expressed his concerns about through traffic through Lansing Trails. John O’Neill similarly commented, and indicated that the Lansing Trails neighbors consider themselves to be the loyal opposition. He acknowledged that what we have is different views of what should happen with this area and how decisions should be made. He prefers in this case that neighborhood planning be the priority as opposed to a focus on efficient traffic flow for the Village as a whole. Ned responded that the Planning Board must use a bigger picture approach.

Motion-To Close the Public Comment Period

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

Mayor Donald Hartill-Aye	Trustee Larry Fresinski- Aye	Trustee
Janet Beebe-Aye	Trustee Frank Moore- Aye	

Mayor Hartill explained that Bob Batterman had now permanently moved from the Village, and that John Dennis had previously been appointed by the Board to serve as alternate and acting member of the Board of Zoning Appeals in Bob's absence. He felt it was now appropriate to appoint a new permanent member of the BZA. He explained that Bob's new five year term would have commenced in May of 2002 and was scheduled to expire in May of 2007 (and that all BZA members serve for similar rotating five year terms with one term expiring each year), so that the new appointment would be for the remaining four years through May of 2007. He then recommended to the Board as the new BZA member Pat Gillespie who resides in Lansing Trails.

Resolution #3997-To Appoint Pat Gillespie As a Member of the Board of Zoning Appeals

Trustee Moore moved to appoint Pat Gillespie to the BZA to serve the remaining four years of the term that commenced on May of 2002 and which will expire in May of 2007. Trustee Fresinski seconded the motion. A vote was taken:

Aye Mayor Donald Hartill-Aye Trustee Larry Fresinski- Aye Trustee Janet Beebe-
Trustee Frank Moore- Aye

Mayor Hartill then recommended that John Dennis now be reappointed and reconfirmed as the Alternate Member of the BZA.

Resolution #3998-To Reconfirm John Dennis As the Alternate Member of the Board of Zoning Appeals

Trustee Moore moved this resolution. Trustee Fresinski seconded the motion. A vote was taken:

Aye Mayor Donald Hartill-Aye Trustee Larry Fresinski- Aye Trustee Janet Beebe-
Trustee Frank Moore- Aye

There were two sets of minutes for the Board to approve.

Motion-Approval of Minutes for August 13, 2003

Trustee Moore moved that the draft meeting notes, as reviewed and revised by the Clerk/Treasurer and the Board, are hereby adopted as the official minutes. Trustee Beebe seconded the motion. A vote was taken:

Aye Mayor Donald Hartill-Aye Trustee Larry Fresinski- Aye Trustee Janet Beebe-
Trustee Frank Moore- Aye

Motion-Approval of Minutes for August 18, 2003

Trustee Beebe moved that the draft meeting notes, as reviewed and revised by the Clerk/Treasurer and the Board, are hereby adopted as the official minutes. Trustee Moore seconded the motion. A vote was taken:

Aye Mayor Donald Hartill-Aye Trustee Larry Fresinski- Aye Trustee Janet Beebe-
Trustee Frank Moore- Aye

Next on the agenda were the Mayor's Comments. The Mayor gave a brief update on the sewer issue and stated that the two possible paths for the sewer transmission main from the Town of Lansing as provided for in the DEIS document each cost about 1.4 M\$. The third alternative that follows the current railroad right-of-way is nearly twice as expensive now that it has been determined that that alternative route would involve significant and difficult site work along a cliff area and would also probably have the same unique natural area issues that the originally proposed path has. The Mayor further explained that after the DEIS process is complete, there will be an extended discussion before either alternative is pursued. The DEC is charged with explaining why a second plant near Cargill is not a more reasonable

