

Village of Lansing
Board of Trustees & Planning Board
Joint Meeting
January 31, 2012

The joint meeting of the Village of Lansing Planning Board and the Village of Lansing Board of Trustees was called to order at 7:30 P.M. by Planning Board Chairman Mario Tomei and Mayor Donald Hartill. Present at the meeting were Planning Board Chairman Mario Tomei; Planning Board Members, Maria Stycos, Lisa Schleelein; Alternate Member John Kanter was appointed as an Acting Member to fill Richard Durst's position; Mayor Don Hartill; Trustees John O'Neill, Lynn Leopold, Patricia O'Rourke and Julie Baker; Also present were Village Attorney David Dubow; Code Enforcement Officer Marty Moseley; Clerk/Treasurer Jodi Dake; TG Miller Engineer Dave Herrick; Architect Vince Nicotra of QPK Design; and Engineer Brent Cross.

The following members of the public signed in:

John Spence, Newfield, NY-Better Housing for Tompkins County; Mary Shano, 5 Leifs Way; Sam Leonardo, 8 Janivar Dr.; Brian Goodell, 16 Dart Dr.; Phil & Yasamin Miller, 3 Coventry Walk; Karen Veanor, Lansing Star Reporter; Ron Simoncini, address unknown, consultant for Northwoods Apartments; Attorney Dirk Galbraith, 200 E. Buffalo St.; Andrew Rosen, 700 Warren Rd.; Bill and Nora Shang, 6 Coventry Walk; John Wisor, 9 Leifs Way; Liz Frisbee, 700 Warren Rd.; Nick Vaczek, 22 St. Joseph Lane; Roy and Ev Hogben, 35 Janivar Dr.; Dick Boisvert, 18 Janivar Dr.

Public Comment Period

Mario Tomei asked for everyone to turn off cells and please do not go in and out of the building. Mario appointed John Kanter as acting Planning Board member in place of Richard Durst. Mario Tomei opened the public comment period at 7:30pm. Mayor Hartill concurrently opened the public comment period on behalf of the Trustees. Mario stated that the comment period was for any comments regarding matters that are not already on tonight's agenda.

Ron Simoncini, representing the owners of Northwood Apartments, stated that he was last here in December and had on a couple of prior different occasions asked why we aren't calling the parcel to the west of the Coventry neighborhood that was gifted to the Village by the Edelmans a park. He complained that at a prior meeting after discussing this issue for about a half hour, the Mayor said at that time that the Village was thinking of building a road through that parcel to connect with the Janivar stub road to address the existing road connectivity issue and to solve the road safety problem. Ron felt that this was really "wiggly". He doesn't feel like the residents are being treated fairly as far as sharing information about the NRP Proposal. He feels the original development tone will be changed by the government affordable housing subsidy. Ron feels that the NRP proposal includes misrepresentations in a number of ways. Ron quoted Mayor Hartill's letter that he issued on Monday which stated that there have been 8 years of negotiations with the Northwood Apartment owners trying to acquire their private road.. Ron feels

that if two parties can't figure out in 8 years how to deal with 200 feet of road that indicates to him that we aren't really trying to solve the problem. Ron stated that no one has negotiated with them. He claims that there was only one informal conversation about it. Ron wanted it to be totally clear that Northwood Apartments bought the land, including the private road, and they are not giving the Village the road because they like the road and they like the neighborhood the way it is. Ron thinks the letter written by the Mayor is misrepresented and he intends to address this in writing. Ron feels you can't ask a consultant to plan for three parcels of land and ignore that a Type I SEQR review has to be done on the whole thing. He also feels it is very frustrating to come here and attempt to have a reasonable dialogue and then see a result that he feels doesn't represent the talks at all. He claims that the previous 20 minute discussion on the parcel conveyed to the Village by the Edelmans is not mentioned in the December 19th minutes. Ron wants the meetings tape recorded. He claims that all this "wiggleness" is going to end up in litigation. He thinks all this can be resolved by hearing what the Village residents want the Village to be. They do not want the private road taken over by the Village and also do not want the road connection because they want the Village to stay the way it is. Ron's statement was "you say that we should control the land by buying it so guess what, we bought it."

John Spence Director of Better Housing of Tompkins County stated that he agrees that there are misrepresentations, but they are from the parties opposing their proposed project. He claims this development is going to help more than low income families. This is why he has typed up accurate information and shared it with the Board.

Yasamin Miller asked if anyone read the planning consultant proposals that the Board of Trustees have solicited. All of the Trustees indicated that they had read the proposals. She feels that the State funding agency is being lied to by the developers.

Attorney Dirk Galbrieth, representative for the owners of Northwood Apartments, believes what is being proposed is, in the end, a Type I action under SEQR. He doesn't think you can segment this and ignore the other 2 parcels that are involved. These three parcels all together are over the 25 acre threshold. There is a change that has to take place for the proposed Lansing Reserve PDA parcel to be re-zoned by local law. He pointed out that this area borders on wetlands. He requests that when the Village studies this manner they decide whether or not this is a Type 1 action being contemplated. He assured the Trustees that a legal challenge will follow if there is a negative declaration.

Dubow explained there is no definite project at the moment. There is a proposed project that was submitted to the Village under its Planned Development Area regulations. This is a process of letting the public weigh in on and participate in the review of the preliminary presentation. That preliminary process thus far has led the Village to a point at which it is pausing to seek additional planning expertise. The purpose is to have a professional planning consultant provide guidance on issues in respect to that general area. The intended study will be looking at all of the parcels to help make decisions on any development in that area in the future. At the moment that decision hasn't been made and won't be made until after this additional information is provided. The Board will then

decide if they will go forward with the proposed Planned Development Area. If the proposed development is changed so as to conform with the permitted zoning applicable to the property, then the PDA procedure would not be necessary. The purpose of the planning study is to gather information, get additional professional guidance and then see if and how we want to proceed. Both Boards are approaching this in a collaborative way and are gathering as much valid professional information as they can.

Phil Miller asked if both Boards have the ability to stop this process. The Mayor stated that they do. Phil asked the Boards to stop this process. Phil questioned why we are assisting this particular developer in developing this land. Phil stated that we want the Village to stop.

Mario stated that they hear and understand that, but they are not at the point where the Village is prepared to stop the review of the proposed project. Yasamin Miller also asked the Board to stop. Mario asked Yasamin when she proposed we start the process. Yasamin asked the Board to wait and do this study when a real proposal comes to the Village. Ms. Miller stated that Better Housing for Tompkins County and NRP don't have money and they don't own the land.

Dubow stated that projects come to municipal Boards very often, but because the financing hasn't been finalized doesn't mean that the Village cannot or should not discuss and review a proposed project. Dubow explained that it is clearly customary for developers to come to a board for review or approval. The fact that they don't necessarily have financing at that point doesn't disqualify them or the Village from discussing, evaluating and possibly approving a project as provided for in the Village regulations. The developers have demonstrated an interest and the Village is not precluded from (and often is required to) review. Mario added that following our procedures is not necessarily an endorsement of the project.

Mario stated that we are moving forward with what we need to do as Boards. Phil Miller feels that the residents are not being heard. He reiterated that Better Housing for Tompkins County and NRP are not residents. Dubow stated that the Boards make decisions on projects in accordance with the applicable provisions which do not require that a developer be a resident of the Village. Yasamin would like the Boards to act in the benefit of the Village residents.

Mario stated that what we are doing is for the benefit of the Village. The best way to do this is to gather the facts. The Boards are gathering facts and not endorsing anything. The Board members live in the Village also and are concerned with development.

Phil Miller stated that no one here is speaking in favor of this proposed affordable housing that is a voter or taxpayer in this Village. Mario stated that we will get input. We can't stop gathering information.

Dubow stated that the pending PDA proposal is legislative action that the Board has the authority to make in their discretion as to changing the zoning or not. They can make an

informed decision once they have evaluated enough information. The Boards should not be criticized for doing what is appropriate and prudent in gathering information.

Brian Goodell of 16 Dart Drive stated that he understands the Village's position. He suggested that the Village make a committee and have them discuss this issue for a long time. Brian feels we should get more information from those that have a vested interest.

Bill Shang stated that he was in agreement with Mayor Hartill; it is time to gather facts and expert opinions. Bill Shang shared copies of page 4 of the Tompkins County Planning Department scoping document with the Boards. He feels that the page 4 conclusion by TC Planning Board is difficult to see. Mr. Shang finds many things in the report that are difficult to believe. Mr. Shang requested that the Board not act on the RFP for planning consultant services tonight. He feels there is no need to push this through so quickly. There are factual statements that need to be clarified.

Mayor Hartill stated that we need to have a professional outside person look at the facts, to find mistakes and other ways to look at the problem. The process will involve gathering opinions and commentary.

Brian feels the best consultants are right here in the Village, you don't have to hire someone from out of town as a consultant. He feels you should just listen to your residents.

Mayor Hartill stated that the scenarios in the RFP are just examples. Bill Shang suggested that we try to explore other road options.

Ron Simoncini doesn't like that the RFP doesn't mention a lot of things that have come up in our discussions or the fact that Northwood Road will never be available as a public road. Ron questioned whether he needs to write a letter to tell the consultant what to do and things to think about which he feels were not included in the RFP. He again characterized the Village as "wiggly."

David Dubow stated that any arrangement with a consultant of this type would not be done on any other bases than what is being described. It is logical and almost predictable that any consultant that would come into this Village would have an opportunity to fully review all of these issues. There will be an opportunity to share information. For anyone to state that there is an interest of holding back information and not having a dialogue between the Village and a consultant is suggesting that the parties will be acting in bad faith which is clearly not the case. The County's initial effort was to try to scope the issues and provide some examples of the types of questions to be addressed. The consultant will do its own due diligence and that is what the Village expects to be the process.

Ron expressed doubts because he witnessed the Village's attorney at a prior meeting leaning over and telling the Mayor that he should advise the audience that the Village is planning to build a road through the parcel conveyed to the Village by the Edelmans. He

indicated that he has seen thousands of times that the program comes out the way the Board wants it to come out and not the way the professional planner would have it done.

Mayor Hartill stated that this is a civilized world and his patience with those types of accusations is becoming very thin.

Phil Miller stated that there is no data to support the commuter figures which indicated that 14-20,000 people per day commute into Tompkins County. If area businesses want to solve this issue they should then pay the employees that commute in 31 cents more an hour. Phil questioned why it is necessary to move people here. 33% of the properties in the Village are rentals. He feels we don't need any more rental units in the Village.

Mayor Hartill stated that the commuting data comes from a traffic study carried out by a local MPO and he suggests that Phil review this. Yasmin stated that they are not arguing the commuter statistics. The point that they are making is that there are already 1100 rental units in the Village of Lansing. Yasamin questioned why we are trying to move more people into the village. Yasamin stated that they are doing a lot of data collection for the Village. She requested that the Board listen to what they are saying because she feels they are from valid sources.

There were no further comments.

Schleelein moved to close the public comment period on behalf of the Planning Board. Seconded by Kanter; Ayes: Tomei, Stycos, Kanter, and Schleelein.

Motion- To Close the Public Comment Period for the Board of Trustees

Trustee Baker moved to close the public hearing. Trustee Leopold seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye
Trustee John O'Neill -Aye
Trustee Patricia O'Rourke-Aye

Trustee Lynn Leopold-Aye
Trustee Julie Baker-Aye

The next item on the agenda was to consider Special Permit #2627 for the new Village office.

Public Hearing to Consider Special Permit #2627:

Mario opened the Public Hearing for Special Permit #2627. This special permit is for the Village of Lansing to construct an approximate 2,710 square foot office building at 2405 North Triphammer Road in the Commercial Low Traffic District, Tax Parcel No. 45.2-1-46.12. Because the proposed office building is being constructed in the Commercial Low Traffic District, and because the proposed use and activity will occur within 200' of the centerline of a stream included in the Drainageway Conservation Combining District, Special Permit review is required pursuant to Section 145-42D(1) and 145-48C(1) of the Village of Lansing Code.

Mayor Hartill, Marty Moseley, Jodi Dake, TG Miller's Dave Putnam and Dave Herrick have been working with Vince Nicotra of QPK Design to come up with a design of a new Village Office. The process started back in April 2011.

Dave Herrick ran through the site and utility aspects of the layout of the building. He explained that the building was going to be moved out close to North Triphammer Rd. to be consistent with our Low Traffic Zoning District regulations with parking in the rear. There will be short term parking beside the building and the additional parking out back will all have ADA accessible routes. Since the water tank is no longer behind the current building we will be able to take the road straight back to the garage and get rid of the current curve. Stormwater management is not required but we will take the opportunity to treat run off. Lynn asked if we would be able to save the rain garden. Herrick stated that the rain garden will be moved near to the patio of the new building. There is a water main and sewer laterals that will have to be moved. Lighting has not been selected yet. The thought was to wait until the Village has completed their lighting standards before discussing this. Formal landscape will be done after we know more about what the building will look like.

Vince described the architecture of the building. He presented a floor plan of the building. The building is a traditional style building with a raised clear story area. The following are the materials that are being considered:

- Brick to tie into current building.
- Synthetic stucco with good insulation. Also, a hardy material is a cement board. The negative of this product is that we would have to add trim detail.
- Asphalt shingle
- Decorative brackets which is consistent with the architectural style of the village.
- Longer brick for an elegant line for not very much money.
- Windows will be operable.
- Vinyl color throughout with no paint maintenance.

Jon Kanter asked what will have to be done to the Village's current space. Vince stated that he was not dealing with that. Originally, we looked at attaching the existing building to the new building but there are so many utilities that it was a challenge and not financially appropriate. Marty stated that the movable wall into his office would probably be replaced with sheetrock to secure that part of the building for storage.

Lynn Leopold asked Vince to explain sustainability. Vince stated that the east west axis cuts down on excessive sunlight and heat. There is natural ventilation. There will be occupancy sensors. We plan to use energy efficient fixtures which could qualify for NYSERDA rebate. With all of the windows one will be able to see out and let light in so there would be less light usage. Low flow toilet and faucets can be installed and an on demand water heater. Vince stated that he was told that the Village doesn't want to spend money that is more costly than what is needed. We don't want to do things if we wouldn't see a sufficient return on the Village's investment.

Brian Goodell asked why T5 was suggested for ballast on the lighting. Brian stated that these are costly and go quite often. He suggested circulator lights. Vince stated that the problem with those is that they give off uneven light.

The following is the Engineer's Report from Brent Cross. Brent reviewed the site plan of the new Village Office Building for the Planning Board. He proposed the following eight questions which are followed by Dave Herrick's responses.

1. There are two "Drain Basins" shown in the grass area. Are these intended to serve as stormwater management?
Yes they can. I expect a 'rain garden' off the end of the employee patio and a small 'bioretention filter' in front of the new Admin Building. The runoff will be entirely from the adjacent roofs and some sidewalks.
2. If so, will the entire new roof area be collected into them?
Not the entire roof area of the new Admin Building but we can do as much with the existing SCLIWC and Hall roofs as possible with some down spout re-direct.
3. What about the new parking spaces along the front of the building?
The grades toward N. Trip won't let me pitch any parking pavement to the proposed low spots.
4. What about the run-off from the reconfigured parking area?
I have suggested removing the planter along the west side of the Hall and creating a 'dry swale' in the new lawn area that can handle roof runoff from the existing Hall and maybe some of the access drive to the pump station. I'll bring up the subject of porous paving for the reconfigured parking lot as an alternate pavement section that can be priced separately during the bidding process.
5. Would the Village want to demonstrate good stormwater practices by including the existing building run-off in stormwater management?
I believe much of the east, south and west roof will fall into our low point practices.
6. There is a note to replace the existing sewer lateral. Does that mean to relocate it outside of the new building footprint?
Mr. Putnam expects we'll have to work around the existing lateral temporarily and ultimately incorporate it into the new building plumbing (pass through).
7. I can't tell what is going on with the new water "mains". Are these new water services to the buildings or water mains coming out of the Bolton Point building?
There are two existing water mains that fall within the new Admin Building footprint that we're showing to relocate.
8. What is the grade on the sidewalk from the upper parking lot to the new building?
Less than 5%. I've also graded 2% or less across the ADA parking spaces.

Brent Cross asked to include a condition to the special permit which would include that the engineer submits a stormwater plan. Water and sewer utility modifications should also be included.

Lisa Schleelein stated that it looks like the only Village sign right now is over the door. Don stated that the current sign will stay. Lisa suggested we have better light on the current sign. Jodi will ask John Courtney to change the bulbs.

Nick Vaczek asked if a bike rack would also be included. The Board agreed that it would be a good addition. John O'Neill asked if the building would have any kind of security system. Don stated that the current building doesn't and it isn't really necessary. The security around the building will be with lighting. The building will have a lock and key system, not an electronic system.

Schleelein moved to close the public hearing. Seconded by Stycos; Ayes: Tomei, Stycos, Kanter and Schleelein.

Tomei read the required special permit general conditions as follows:

- (1) It will not be detrimental to or endanger the public health, safety or general welfare.*
- (2) It will not be injurious to the use and enjoyment of other property in the vicinity or neighborhood.*
- (3) It will not impede the orderly development of the vicinity or neighborhood and is appropriate in appearance and in harmony with the existing or intended character of the vicinity or neighborhood.*
- (4) The street system and off-street parking facilities can handle the expected traffic in a safe and efficient manner.*
- (5) Natural surface water drainage ways are not adversely affected.*
- (6) Water and sewerage or waste disposal facilities are adequate.*
- (7) The general environmental quality of the proposal, in terms of site planning, architectural design and landscaping, is compatible with the character of the neighborhood.*
- (8) Lot area, access, parking and loading facilities are sufficient for the proposed use.*
- (9) The requested use or facility conforms in all other respects to the applicable regulations of the district in which it is located.*
- (10) The applicant has shown that steps will be taken where necessary to meet all performance standards and all other applicable general regulations.*

Tomei asked for a motion that all general conditions have been met.

Moved by Schleelein. Seconded by Kanter

Ayes by: Tomei, Stycos, Kanter and Schleelein.

Dubow stated that it was not necessary to do a formal SEQR review nor must this proposed special permit matter be submitted to the Tompkins County Planning Department for General Municipal Law 239 review since the building is less than 4,000 square feet and is not located within 500 feet of a state or county road. It was acknowledged that the special permit review process includes environmental criteria, and the Board will still make sure that any environmental issues will be addressed.

Brent Cross observed and commented that none of the aspects of the proposed project will affect the stream and that any approval resolution should so indicate. Soil and erosion control must be provided during construction. Herrick will develop a plan,

SWEPP. Jon Kanter stated that it looks like the closest corner to the stream is 43 feet. Lynn suggested that in the landscape plan we should plant more things along the stream as a buffer. Mario stated that a landscape plan will be one of the conditions.

Mario proposed the following resolution:

VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL
PERMIT APPROVAL ADOPTED ON JANUARY 31, 2012

WHEREAS:

- A. This matter involves consideration of the following proposed action: Special Permit 2627, the Village of Lansing, to construct an approximate 2,710 square foot office building at 2405 North Triphammer Road in the Commercial Low Traffic District, Tax Parcel No. 45.2-1-46.12. Because the proposed office building is being constructed in the Commercial Low Traffic District, and because the proposed use and activity will occur within 200' of the centerline of a stream included in the Drainage way Conservation Combining District, Special Permit review is required pursuant to Section 145-42D(1) and 145-48C(1) of the Village of Lansing Code; and.
- B. The Village of Lansing Planning Board, in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR), and 6 NYCRR Section 617.5, hereby determines that the approval of the proposed special permit is a Type II action, constituting under subsection "c (7)" of said 6 NYCRR Section 617.5 "construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities," and thus may be processed without further regard to SEQR; and
- C. The Village Code Enforcement/Zoning Officer has determined that the proposed action is not large-scale and therefore is not subject to a full and extensive environmental review under the Village of Lansing Zoning Law; and
- D. On January 31, 2012, the Village of Lansing Planning Board held a public hearing regarding this proposed action, and thereafter thoroughly reviewed and analyzed (i) the materials and information presented by and on behalf of the applicant in support of this proposed action, including information and materials related to the environmental issues, if any, which the Board deemed necessary or appropriate for its review, (ii) all other information and materials rightfully before the Board, and (iii) all issues raised during the public hearing and/or otherwise raised in the course of the Board's deliberations; and
- E. On January 31, 2012, in accordance with Section 725-b of the Village Law of the State of New York and Sections 145-59, 145-60, 145-60.1 and 145-61 of the Village of Lansing Code, the Village of Lansing Planning Board, in the

course of its further deliberations, reviewed and took into consideration (i) the general conditions required for all special permits (Village of Lansing Code Section 145-59E), (ii) any applicable conditions required for certain special permit uses (Village of Lansing Code Section 145-60), (iii) any applicable conditions required for uses within a Combining District (Village of Lansing Code Section 145-61), and (iv) any environmental issues deemed necessary and/or appropriate;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

- 1. The Village of Lansing Planning Board hereby (i) determines that the environmental information and materials submitted by the applicant and the details thereof are reasonably related to the scope of the proposed project; (ii) waives the necessity for any additional environmental information otherwise required; and (iii) finds that the proposed project will not have a significant adverse impact on the environment; and
- 2. The Village of Lansing Planning Board hereby finds (subject to the conditions and requirements, if any, set forth below) that the proposed action meets (i) all general conditions required for all special permits (Village of Lansing Code Section 145-59E), (ii) any applicable conditions required for certain special permit uses (Village of Lansing Code Section 145-60), and (iii) any applicable conditions required for uses within a Combining District (Village of Lansing Code Section 145-61); and
- 3. It is hereby determined by the Village of Lansing Planning Board that Special Permit No. 2627 is **GRANTED AND APPROVED**, subject to the following conditions and requirements:
 - 1. A lighting plan shall be submitted to and approved by the Village of Lansing Lighting Commission.
 - 2. Erosion and sediment control plan and a stormwater drainage plan shall be submitted to and approved by the Village of Lansing Engineer.
 - 3. All site work shall be approved by the Village of Lansing Engineer.
 - 4. Modifications to the utilities shall be submitted to and approved by the Village of Lansing Engineer.
 - 5. A landscaping plan shall be submitted to and approved by the Village of Lansing Planning Board.

The Planning Board then voted on Special permit 2627

Motion made by: Jon Kanter

Motion seconded by: Lisa Schleelein

The vote on the foregoing motion was as follows:

AYES: Mario Tomei, Jon Kanter, Maria Stycos, and Lisa Schleelein

NAYS: None

The motion was declared to be carried.

The next item on the agenda was to continue the discussion and possible recommendation by the Planning Board to the Trustees of the Planned Sign Area Amendments. The Mayor stated that he would like to move this discussion to later in the meeting since much of the audience was there for the consultant discussion.

The Mayor stated that the Village has sent out 20 requests and has received five proposals in response to the request they sent out to study potential development opportunities and area traffic impacts. Don has asked each Trustee to evaluate the proposals based on the following criteria:

1. Experience, Skill, and Qualifications (45 percent of total score). Consultant will be evaluated on the evidence they provide that illustrate how past projects were successfully completed and how these experiences are relevant to successful fulfillment of the requirements of this contract. The relevant experience and qualifications for all persons that will be actively engaged in the project will be part of the assessment.
2. Project Understanding and Approach (35 percent of total score). Consultant will be evaluated on their demonstration of an understanding of the Village's challenges and goals.
3. Cost (15 percent of total score). Consultant will be evaluated based on a detailed cost estimate itemized by task.
4. Schedule (5 percent of total score). Consultant will be evaluated based on their ability to perform the work within a reasonable time frame.

Each Trustee has reviewed the proposals. The following are the names, addresses and proposed fees of the five proposals received:

SRF & Associates 3495 Winton Place Rochester, NY 14623	Hourly not to exceed \$17,350 in 45 days
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C&S Companies 499 Col. Eileen Collins Blvd. Syracuse, NY 13212	\$56,333 in 5 months
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Laberge Group 4 Computer Drive West Albany, NY 12205	Hourly not to exceed \$21,300 in five weeks
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Barton & Loguidice	Hourly not to exceed \$17,900
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290 Elwood Davis Rd.
Box 3107
Syracuse, NY 13220

Trowbridge Wolf Michaels
& Fisher Associates
1001 West Seneca St., Suite 101
Ithaca, NY 14850

Hourly not to exceed \$128,226 in 1 year

Mayor Hartill stated that he feels all of the companies which responded are qualified. They, for the most part, looked at what we were asking for. Don would like to consult with his colleagues as to their rankings. All of the proposals suggest local resident input in addition to discussions with the Trustees. They will need to look carefully at our zoning laws, traffic studies and related information. They will use different software to do traffic studies. If there is a clear picture, he sees no reason to delay the decision this evening. He expressed that this discussion will satisfy any objections that were presented this evening.

The Board presented their written comments to the Mayor to analyze. The Mayor stated that we have had many comments this evening already and asked if there were any addition public comments.

Sam Leonardo of 8 Janivar Dr. voiced his opposition. He feels that any increased traffic through Janivar Dr. and Leifs Way is going to become a short cut. Don Hartill stated that the other connector going out to Bomax will go through this year as part of Lansing Trails II. That connection from N. Triphammer Road to Warren Road will exist. That is a different project that has already been approved. This is Ivar Jonson's development that does not involve of affect the Dart Parcel. Sam is against any increased traffic. Don stated that many residents agree but one has a right to develop his property.

Dick Boisvert of 18 Janivar Dr. asked if one road would go up North and the other on the west side of the development. Don stated that that was correct and there will be a three-way intersection there.

Don stated that the Village is considering this roadway because we have a situation whereby a development was started and the infrastructure was never completed. Based on that, Ivar Jonson's development was forced to build the stub road. When Kensington stopped development, because of a sewer moratorium, we didn't have letters of credit in place to force that road completion. Now we have an isolated development without access to a public road. Edelman's gave 17 acres of land to the Village for a large tax write off which included Woodthrush Hollow. The first thing the Village did was separate Wood Thrush Hollow off as a road. Back then residents were in here, as loud as you are now, demanding this road become public and be connected to another public road. The residents of that area have an easement to use Northwood Rd. We have looked at this situation from a life safety issue. Don stated that he has been beaten up by engineers and legal counsel saying that the unconnected public road in question should not go on any longer so he has no choice but to work out the necessary connection. He assured the audience that this roadway will be designed to slow traffic and will include many traffic calming features.

Andrew Rosin of 700 Warren Rd. Northwoods asked what this new road would cost. Don estimates that it will be around \$150,000. Andrew asked if there is a section in the Village Code that references the need for two means of ingress and egress. Brent Cross stated that this is the

standard requirement throughout all municipalities. It was asked if this is the only road in the Village that does not have two means of ingress and egress. The Mayor stated that it is. It was stated that Shannon Park only has one entrance. It was explained that the difference there is that the road has a boulevard entrance. This is the only development in the Village that doesn't meet this requirement. It was asked why we didn't just boulevard the road in that area. Dubow stated that a representative from Northwoods made it very clear that they have no interest in conveying their private road to the Village. Yasamin asked if we boulevard the road then would that satisfy the access issue. Mayor Hartill stated that it could solve the problem only if Northwood Road was a public road, but it is not.

Dubow reiterated that we need a public road connection. We have a private road and then a public road that is not connected to any other public road. The residents of Coventry Walk area have an easement to use Northwood Rd. The Village does not maintain that road and we have no rights to that road. We have lived with this situation for years and at this point it has become rather critical. This has been precipitated by the likely development of the Dart property. This property is up for sale, there are people that want to develop it and they have a right to develop the property.

It was questioned why this has gone on for all these years and is just now a concern. Mayor Hartill stated that it's now well known and we have a significant legal exposure. Dubow stated that there was a lengthy period where the Village negotiated with the prior owners of Northwood to take over that section of road. We can demonstrate that we were almost at that final point, including documentation outlining the specific terms and requirements that were agreed upon. The new owners clearly have the right to now make a decision not to give the Village the road. It is helpful for the Village to know that taking over that road is no longer an option. Therefore the Village has to look at other alternatives and that is what they are trying to do. Dubow stated that this Board serves to act on behalf of the Village.

Yasamin feels pressured. She feels they didn't have time to give feedback. She feels the RFP was created to facilitate the multi-family homes so that the Village can facilitate the NRP development. She asked that the Board eliminate the focus on multi-family housing. Mayor Hartill stated that we are asking the consultant to look at a range of housing options. The first map is single family owner occupied; the second is multi-family; and the third is two family housing. Dubow read part of RFP regarding the study area to the audience.

Dubow stated that the NRP proposal is one of the examples. We have a proposed project so the Village is entitled, and in some cases obligated, to examine and get feedback for a proposed project. The consultants will be looking at the northeast part of the Village. Yasamin feels there is a focus on multi-family. Hartill stated that there is not a focus on multi-family; it is only one of the possibilities.

Bill Shang of 6 Coventry Walk feels the Village is moving too quickly. He asked the Trustees to delay their decision on a professional planner for a couple of months. He feels it doesn't have to be resolved tonight. He would like the Trustees to get the neighbors input.

Dick Boisvert of 18 Janivar thinks there is a presumption that low income has precipitated this whole thing for greater access. We the Village residents should dictate where things happen. The proposals have a wide range in time and costs. He questioned what content is in each of the individual proposals that justifies the differences in costs.

Bill Shang suggested tabling making a decision for two months to determine the difference in costs.

Dubow stated that the RFP sought information as to price and time. Proposals are available to the public. The actual RFP document has been available for a month. The submissions are based upon a willingness to do the work based on the outline of responsibilities, each of which provides the price and time that they believe is appropriate. The responses arrived yesterday and the Trustees have read them. The public has access to these documents. There were comments from the public to the effect that they are surprised that the Trustees all read them.

James Orcutt Jr. stated that he has been the property manager of Kensington Apartment for 7 years. These issues are impacting that area. Mr. Orcutt had a couple of questions for the Board. He also raised issues that he believed should be addressed, including the history of the road connection problem and the related life safety access matters that have been outstanding for some time. Don stated that this area has needed and continues to need attention, and the newly proposed project has generated renewed interest. Brent has been advocating a remedy to the road connection and access issues for an extended time. James asked if the Village had statistics on Kensington and Coventry. James asked if there have been any accidents at Northwood Rd. Don stated that he doesn't know the number of accidents. James stated that he has 400 tenants under his management and he also takes life safety very seriously. The point that he was making was that he doesn't believe that there has been a problem with emergency personnel getting in. Mayor Hartill stated that that if that is in fact correct, the absence of a major accident does not eliminate the risk of such an accident in the future.

Liz Fresbie indicated that she has dealt with the Northwoods property for 25 years and she is not aware of a single accident. Marty stated that he witnessed a T-Bone accident at Northwood Rd./Wood Thrush Hollow Rd. when he worked in the DPW.

Dubow stated that municipalities can't operate on the basis of what has or hasn't happened, but instead must comply with applicable laws and regulations. If a risk exists and is required to be mitigated or removed, the lack of a previous accident or life safety incident does not remove the need for legal and code compliance. The "island" public road that is not connected to another public road creates risks that the Village now needs to and wants to remedy so as to eliminate potential liabilities.

Mayor Hartill read a letter from Kensington Neighborhood Association that was dated February 2000 asking for the Village to take over their road. It was asked who signed the letter. Don stated that it was signed by Kensington Homeowners Association. Yasamin stated that the letter was from Carol Klepack who used to be on the Planning Board. Yasamin feels we are paying taxes and getting no services. Yasamin stated that no one living there supported that letter. She asked to table this so that they could have input. She feels it is important.

A resident stated that he received information in his mail box. It will adversely affect him by adding traffic on Dart Drive. He feels this process is being rushed. He feels the Board should get input from the people they represent before they make a decision.

Mr. Orcutt stated that each proposal was approximately 35 pages and he finds it hard to believe that the Trustees read all of these.

Shel Baker of 11 Hemlock Lane stated that he hears a lot of emotional voices and it sounded as if the residents did not want this to go ahead at any cost. He said that the Board members were just trying to do their job, trying to set up a process to get information. He did not understand the residents' resistance to getting more information. The Trustees have the obligation to respond. These proposals are to help get information on possible development. He pointed out that the

Trustees are setting up a process to get information. Shef stated that he personally wouldn't read proposals because that is the Trustees job. To him, it seems like development will be inevitable. He expressed that he hears a lot of pushing but not a whole lot of understanding.

Ron Simoncini feels the time frame is not appropriate.

Lynn stated that we make decisions at every meeting to spend Village funds for the benefit of the Village, but she rarely sees any members of the public when the Board is making decisions. Lynn asked the public to remember that the Trustees are Villagers too. We like living here. We appreciate it when you come to our meetings. We do make a lot of other decisions on how to spend Village money, but no one ever comes to our budget hearings. You can look over the budget and see how we are spending money. She asked the public to remember that we do make other decisions on how to spend the taxpayer's money and we make those decisions very carefully. The participation affects a lot of us. This issue has been before us for over a year. This isn't new. How does the Village collecting information adversely affect this process?

Yasamin again requested that the Board delay their decision to hire a consultant. Lisa Schleelein asked Yasamin what her objection is to taking action. Lisa questioned how the delay will benefit the Village. Yasamin responded that she has been to many meetings on this and it seems to her to be going in circles. Lisa fails to understand what the objective is in delaying the planning consultant decision. Yasamin stated that it would give residents a chance to look at the proposals. She doesn't feel that 12 hours is enough time to make an informed decision. Yasmin would like to read the RFP and give input.

Mr. Orcutt stated that when he looks at the Tompkins County Planning Department document he sees the extension of Janivar coming into Coventry. Mayor Hartill stated that that is one of the possibilities. Coventry and Dart are also options. James stated that the Village owns those roads and it seems realistic that that should be the connection. Mayor Hartill stated that those connections are also a possible solution, and it is that broader look that has prompted the hiring of a consultant. James continued to argue with the Mayor.

Dubow stated that decision by the Northwood owners' to not dedicate their private road to the Village is out of the Village's control. Northwood has made it clear that they will not give that road to the Village. The Village has no rights to make decisions regarding that road other than its right to exercise eminent domain. He suggested that many of the questions being raised might be better directed to the owner of that property as opposed to the Village. The issue at hand is looking for some professional advice from a qualified consultant to provide information and scenarios that they consider appropriate. The Trustees hope that the consultant will provide information so that the Boards can make an informed decision.

John Spence realizes that he is the sole person in the room that wants to see this go forward. He thinks there is a need. He feels they have a quality project. He reiterated that he was told many months ago that this process would be fair and legal. There is a process which is going much slower than he would like it to. He agreed that the Village should hire someone to help gather information. He understands that there will be a lot of time for input and to address the questions that are real. He asked that the Board move forward and get these questions answered.

Mayor Hartill indicated that he is willing to delay deciding on a consultant until the Feb 6th Board Meeting.

Julie asked the Mayor that even though the Trustees have spent many hours reviewing these

proposals, were we not going to have an opportunity to discuss the proposals? Don stated that they were going to review the individual ratings provided by each of the Board members and discuss those results. Lynn suggested that we give the members of the public the additional 6 days to read the proposals before the Board members continue their discussion.

After consulting with the Trustees, Don informed the public that even though they have done their analyses, the Board members will defer further discussion to the meeting on Feb. 6th. The total time he plans to allot for this discussion will be 45 minutes. He therefore requested that the public make sure that they know what they want to talk about during their individual time and present their comments concisely. The Board will then vote on the consultant after that discussion.

Mario reminded the audience that they should keep in mind that this is not a proposal for just studying the proposed Lansing Reserve project, but rather for the whole neighborhood. There are a lot more people and 3 Dart sections and other parcels. Remember you are looking at an entire neighborhood.

Copies are available in the office during office hours from 9am-1pm. for \$.25 /page
Jodi stated that if anyone wanted to make special arrangements she would do that for them.

The next item on the agenda was to consider waiving the building/land use permit fees associated with the new Village office building.

Resolution #5815-Waive All Building Fees Associated with the Village of Lansing

Trustee O'Neill moved this resolution. Trustee Baker seconded the motion to adjourn. A vote was taken:

Mayor Donald Hartill-Aye
Trustee John O'Neill-Aye
Trustee Patricia O'Rourke-Aye

Trustee Julie Baker-Aye
Trustee Lynn Leopold-Aye

The next item on the agenda was to consider appointing Adam LaLonde to the newly created Working Supervisor Position. At the January noon meeting the Board decided to create a second Working Supervisor Position so that Adam could supervise highway staff when our present Working Supervisor, John Courtney, is not present. Jodi has completed all of the necessary requirements with Tompkins County to create and post the position. Adam has applied for the position and meets all the qualifications.

Resolution #5816-To Appoint Adam LaLonde to the Position of Working Supervisor at a Pay Rate of \$20.02/hr. With Title within the Village is Asst. Supt. of Public Works

Trustee Baker moved this resolution. Trustee O'Neill seconded the motion to adjourn. A vote was taken:

Mayor Donald Hartill-Aye

Trustee Julie Baker-Aye

Trustee John O'Neill-Aye
Trustee Patricia O'Rourke-Aye

Trustee Lynn Leopold-Aye

Mayor Hartill entertained a motion for the Board of Trustees to adjourn their meeting.

Motion- To Adjourn

Trustee Leopold moved for adjournment. Trustee Pat seconded the motion to adjourn. A vote was taken:

Mayor Donald Hartill-Aye
Trustee John O'Neill-Aye
Trustee Patricia O'Rourke-Aye

Trustee Julie Baker-Aye
Trustee Lynn Leopold-Aye

The Board of Trustees adjourned at 9:45pm.

Mario because of the late hour tabled the planned discussion regarding possible Sign Law amendments until the next meeting Planning Board meeting.

Richard Durst indicated that he would not be present for the next meeting.

Stycos moved to adjourn at 9:48PM. Seconded by Schleelein; Ayes: Tomei, Stycos, Kanter and Schleelein.