

**Village of Lansing
Planning Board Meeting
January 26, 2010**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by Chairman
2 Ned Hickey. Present at the meeting were Planning Board Members Phil Dankert and Mario Tomei;
3 Alternate Planning Board Member Lisa Schleelein; Village Attorney David Dubow; Code
4 Enforcement Officer Ben Curtis; Code Enforcement Officer in Training Marty Moseley; Trustee
5 Liaison Lynn Leopold; and Lenny Nissenson observing for the Community Party.

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7 Hickey appointed Schleelein to serve as an Acting Member for Stycos who was unable to attend.

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9 **Public Comment:**

10 Hickey opened the Public Comment Period. Lenny Nissenson introduced himself as the Observer for
11 the Community Party. There being no one else who wished to speak, Dankert moved to close the
12 Public Comment Period. Seconded by Tomei. Ayes by Hickey, Dankert, Tomei and Schleelein.
13 Motion carried.

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15 **Proposed Zoning Law Amendments**

16 Hickey directed the Board's attention to a document containing proposed zoning law amendments in
17 their packets. He noted that he and Curtis had prepared the document based on the Zoning Review
18 undertaken by the Board in 2009, and subsequent discussions by the Board of that review. Dubow
19 stated that he had a number of questions about the proposed amendments and suggested that he meet
20 with Curtis, Hickey, Tomei and Mosely to resolve those questions rather than trying to hash them out
21 with the full Board. Schleelein added that she had questions as well and asked about the proposed use,
22 *minor building*. Curtis responded that he is proposing to add such a use because currently the Zoning
23 Law causes confusion by mixing the concept of *accessory*, as in secondary to the principal use, with
24 size by defining an *accessory building* as being less than 200sf in area and 15' in height. There are
25 many buildings in the Village on residential properties such as barns, sheds and garages which are
26 clearly accessory to a residence, but because they are greater than 200sf in area or taller than 15', can
27 not be called accessory buildings. This is somewhat counterintuitive and causes confusion. He is
28 therefore seeking to isolate the issue of size by defining buildings less than 400sf in area and less than
29 15' in height as *minor buildings* for which the set back requirements will be the same as those which
30 are currently applied to *accessory buildings*. *Accessory buildings* can then be simply buildings that are
31 subordinate and clearly incidental to the principal building on the same lot and used for purposes
32 customarily incidental to those of the principal building. He added that that he proposed 400sf rather
33 than 200sf simply because sheds seemed to be coming in larger sizes and the impact of the larger sheds
34 did not seem to be appreciably greater than that of the smaller sheds. Dubow stated that he did have
35 some questions about this issue that he hoped to hash out with the smaller group before coming back to
36 the Board for a broader discussion. He noted that *accessory building* is a common term in most zoning
37 laws, whereas *accessory facility* is ill-defined and *minor building* is not a common term. Curtis
38 responded that he had used *accessory facility* to describe something subordinate and clearly incidental
39 to the principal building because that is the term used in Section 145-82 of the Zoning Law describing
40 the residential uses. Hickey suggested that the smaller group review the proposed changes and bring
41 their results back to the Board as a whole. Leopold noted several typos that should be corrected
42 somewhere in the process. The smaller group will review the proposed changes and report back.

1 **Goals for 2010**

2 Hickey passed out a list of tentative goals for 2010 based on the discussion at the January 11 meeting.
3 First on the list was completing the Village Lighting Plan and he noted that Leopold and Dankert had
4 agreed to work on that goal. Second on the list was completing the map of Village Walkways &
5 Greenway Trails. Tomei agreed to help Hickey with this goal and Hickey suggested they include
6 Stycos who had expressed an interest in walkways. The third item on the list was to identify and map
7 undeveloped parcels 5 acres or more in size. Curtis noted that even if a lot 5 acres or more were
8 already developed, it might still be included in a PDA and redeveloped. Hickey asked Curtis to check
9 with the County Planning Department to see if they could generate a map of parcels 5 acres or more
10 including the zoning districts. For the fourth item, Hickey noted that Curtis had suggested that the
11 Village consider adopting standards to promote sustainable development and building practices. He
12 asked Curtis if he had been able to collect any information about what such an endeavor might entail.
13 Curtis responded that he had done some preliminary research on the internet, but did not have a
14 presentation prepared. Leopold noted that David Newman is very involved with sustainable building
15 practices and LEED certification at Cornell and also serves on the Village BZA, and might therefore
16 be a good resource person to invite to speak to the Planning Board. Leopold will contact Newman
17 about speaking to the Planning Board. The last item on Hickey's list was a visioning exercise to try to
18 look ahead to 2020 and consider what would, could or should be happening in the commercial districts.
19 This is an outgrowth of the presentation by Cornell's City and Regional Planning Department, From
20 Big Box to Boutique, he and Tomei had attended. The presentation explored current trends for
21 shopping malls and commercial centers and how those trends might affect commercial activity the
22 Villages of Cayuga Heights and Lansing. Tomei reported that Rolf Pendall led the presentation.
23 Schleelein stated that she knew Pendall and will ask him to address the Planning Board.

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25 Hickey noted that in addition to these broad goals, there are a number of projects the Planning Board
26 may need to address in the upcoming months. The recreation plan for the Bolton Estate Subdivision
27 needs to be resolved; Triax will probably be bringing in a proposed PDA if the PDA enabling
28 legislation is enacted; the proposed affordable housing project on the Dart Property may well come to
29 the Board if the grant applications are successful; and Cornell may be in to explore alternatives for its
30 property in the Village, possibly including rezoning land for the B&T Park.

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32 **Bolton Estate Subdivision Special Permit Requirement**

33 Hickey asked Curtis to explain the issue. Curtis directed the Board's attention to information in their
34 packets pertaining to Lot 17 including a letter from the prospective buyer requesting that the
35 requirement be waived for an updated flora and fauna survey as a condition for building on the Lot. He
36 explained that the requirement is a condition on the Final Plat for the Bolton Estate Subdivision. The
37 original flora and fauna survey for the property, however, indicates the possible locations for identified
38 rare flora or fauna are limited to the west side of Blackchin Boulevard on Lots 4 & 5, and are distant
39 from the clearing area of Lot 17 where any building would take place. The Zoning Law only requires
40 such a survey where building is proposed in a Unique Natural Area, and the clearing area is distant
41 from any Unique Natural Area. The Condition on the Subdivision Plat is in addition to the Zoning Law
42 requirements. Under the circumstances, there does not seem to be any purpose for an updated survey.
43 Curtis suggested therefore that, if the Planning Board had the authority to waive the requirement, that it
44 do so. Dubow confirmed that the Board would have the authority to waive the requirement in the
45 course of Special Permit approval, after, for example, reviewing the building plans and determining
46 that construction was proposed at a location well outside the Unique Natural Area and distant from the

1 location identified as possible habitat for the rare flora or fauna. Curtis will notify the prospective
2 buyer accordingly.

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5 **Other Business as Time Permits**

6 There was no other business.

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8 **Approval of Minutes**

9 Tomei moved the minutes of January 11 as corrected, seconded by Schleelein; Hickey, Dankert,
10 Schleelein and Tomei in favor. Motion carried.

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12 **Reports**

13 *Trustees* – Tomei reported that there was no Trustee meeting on January 18 because that was Martin
14 Luther King Day.

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16 **Adjournment:**

17 Schleelein moved to adjourn at 8:15 P.M. Seconded by Dankert. Ayes by Hickey, Dankert, Schleelein
18 and Tomei. Motion carried.