

**Village of Lansing
Planning Board Meeting
April 9, 2012**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by Chairman
2 Mario Tomei.

3 Present at the meeting were Planning Board Members Maria Stycos, Lisa Schleelein, and Phil
4 Dankert; Alternate Member Jon Kanter; Code Enforcement Officer Marty Moseley; Village Attorney
5 David Dubow; Trustee Liaison Lynn Leopold; Boris Simkin from Westview Partners; and Resident Nick
6 Vaczek.

7 Tomei appointed Kanter as an acting member for the meeting due to the absence of Planning
8 Board member Richard Durst.

9

10 **Public Comment Period**

11 Tomei opened the public comment period.

12 Vaczek noted that he would like to see a farmers market located in the Village for the local
13 residents.

14 Tomei indicated that this topic has been discussed several years ago by a private individual that
15 wanted to have a local farmers market, but nothing ever developed.

16 Vaczek noted that there are several small local distributors that would like to be able to have
17 another farmers market, and that it could be on a week night instead of a weekend.

18 Schleelein suggested that Vaczek spearhead the possibility of having a farmers market.

19 With no one else wishing to speak Dankert moved to close the public comment period. Seconded
20 by Stycos; Ayes: Tomei, Dankert, Stycos, Schleelein, and Kanter.

21

22 **Subdivision Classification:** *Classification for Tax Parcel # 42.1-1-2, located on Sun Path Road.*

23 Tomei indicated that Simkin is the owner of the property on Sun Path Road. Tomei
24 directed the Board's attention to Sections 125-2 and 125-5, which are the sections in which the
25 Board would determine if this is a minor or major subdivision.

26 Simkin indicated that he would like to subdivide to have two lots, but this piece of land
27 also has Sun Path Road running through it. Simkin noted that at this point in time, the parcel on
28 the south side of Sun Path is a little less than 2 acres and the parcel on the north side of Sun Path
29 is approximately .8 acres. Simkin noted that the Village requires him to have a minimum lot size
30 of 60,000 ft². Simkin noted that he had talked to the previous Zoning Officer, Ben Curtis, who
31 indicated that there were no provisions prohibiting an abnormal lot configuration. Simkin noted
32 that he also thought about asking for a variance from the Village, but he felt that the variance

33 might not be granted due to the size of the lot compared to what is required by the Village
34 Code/Subdivision Regulations.

35 Dubow noted that the Village Board of Zoning Appeals could consider an area variance
36 due to the unique nature of the lot and could conceivably grant such a variance to allow a smaller
37 lot size on the north side of Sun Path instead of having an irregularly shaped lot that would
38 consume an area on both the north and south sides of Sun Path Road. Dubow noted that if an
39 area variance were to be granted, the smaller lot would be an approved non-conforming lot, but it
40 would still be buildable.

41 Kanter asked if the larger lot on the south side of Sun Path would have the correct
42 amount of road frontage per the Village Code.

43 Simkin indicated that the lines on the sketch plan submitted are approximate and would
44 be moved to accommodate the required road frontage. Simkin noted that he had numerous
45 options to make the lots compliant with the Zoning.

46 Kanter asked what the acreage totaled for the two proposed subdivided lots.

47 Simkin indicated that the combined lots are approximately 127,000 ft², which is
48 approximately 7,000 ft² more than required by the Village Zoning.

49 Schleelein asked if there were any existing structures on the lot.

50 Simkin noted that there are not.

51 Kanter noted that there is some sort of water meter and potential issue on that particular
52 property.

53 Simkin indicated that he is currently installing a water line in both the Village and Town
54 of Lansing to serve the existing homes on Sun Path Road. Simkin indicated that he would need
55 to obtain an easement to supply water to one of the lots located in the Village. Simkin added that
56 the easement would be completely in the Village and not enter into the Town of Lansing.

57 Moseley asked Dubow if the Village would need to get involved with the easement
58 language.

59 Dubow indicated that the easement would be between two private property owners and
60 the Village would very likely not need to be involved.

61 Kanter inquired that with there being no public sewer in the area and the water system
62 being corrected, would the Tompkins County Health Department be willing to issue a septic
63 system certificate.

64 Simkin indicated that the lot size is adequate for a septic system.

65 Tomei noted that the Planning Board will have a chance to attach conditions if they
66 approve the subdivision and if this comes back in front of the Board at a later date.

67 Kanter asked when the rest of the water system would be finished being installed.

68 Simkin indicated that the water system would be finished prior to coming back in front of
69 the Planning Board.

70 Stycos asked about the existing creek or stream that was indicated on the sketch plan.
71 Stycos asked how that would affect the building setbacks. Stycos added that typically the stream
72 setback for building a structure is 50 feet.

73 Simkin indicated that he would probably install a culvert.

74 Leopold indicated that the culvert should only be long enough for vehicle traffic and not
75 cover up the entire stream.

76 Kanter moved that this proposed subdivision be classified as a minor subdivision.
77 Seconded by Schleelein; Ayes: Tomei, Dankert, Stycos, Schleelein, and Kanter.

78 **Progress Report from the Lighting Commission**

79 Schleelein indicated that the Lighting Commission has been meeting in order to come up with a
80 formal lighting Code for the Village. Schleelein noted that they still have a lot of work to do in order to
81 officially present it to the Planning Board. Schleelein added that they have been looking at other lighting
82 codes to get some ideas on how to structure the Village's. Schleelein presented some information that the
83 Lighting Commission has developed so far. Schleelein noted that they did like the Town of Ithaca's
84 Lighting ordinance and used some of their techniques. Schleelein noted that pictorial images would be in
85 the proposed Lighting Code.

86 Dubow encouraged the use of pictures and illustrations in any code as they tend to more clearly
87 reflect what the Village is trying to achieve as opposed to purely written descriptive summaries.

88 Schleelein noted that they did not want the Lighting Code to become too complicated so they
89 would like to have it be more general with direction to appendices which would have guidelines for
90 applicants to follow.

91 Kanter suggested having a conversion table from watts to lumens if the Village were to use
92 lumens as the measurement of the light intensity.

93 Schleelein noted that many other communities had guidelines that were to be followed and then
94 the applicant would submit a plan to a Lighting Commission or other official for approval.

95 Moseley noted that the Lighting Commission could supply the applicant with informal guidelines
96 or an informal checklist.

97 Leopold noted that they might want to have a more in depth informal checklist for the applicants
98 to follow in order to guide them through the process.

99 Moseley noted that the informal checklists that he supplies to the applicants is a general list and it
100 is the job of the applicant to make sure that what they are submitting to the Village for approval is
101 allowable by the Village Code. Moseley added that the Village Code is online for the benefit of the
102 applicants. Moseley noted that he will help an applicant if they need help with certain items, but to a
103 limited and reasonable extent. Moseley noted that it is the applicant's job to design a project in
104 conformance with all applicable codes and not the Village's or his responsibility.

105 Schleelein presented a matrix showing what lighting intensity would be allowed in specific
106 districts.

107 Kanter noted that there are a lot of lighting zones, and expressed concern about complications in
108 administering all of them.

109 Vaczek asked if the law would be retroactive.

110 Schleelein indicated that their preference was to make the code retroactive, but there are some
111 complications and restrictions in doing so.

112 Leopold indicated that there would be a large expense to some of the businesses, mainly the
113 malls, if the law were to be retroactive, but if there was some lighting issues in a residential neighborhood
114 that should be brought into conformance.

115 Dubow explained that previously granted special permits that provided approvals from the
116 Lighting Commission would be difficult to overturn and make the property owners become compliant to
117 different provisions.

118 Stycos asked what the curfew was for the lighting.

119 Leopold noted that it still needs to be defined.

120 Tomei asked if the curfew would be the same for all districts.

121 Schleelein noted that it would not be, mainly for security reasons.

122 Stycos noted that some people, mainly in the residential neighborhoods, like to have the security
123 flood lights on all night long.

124 Schleelein noted that if those lights are pointed in a downward direction they would be better for
125 the surrounding neighbors.

126 Kanter noted that the lighting intensity of different areas should not be defined by building type
127 but more by the density of the area. Kanter added that there were no references to street lights or lights on
128 public facilities or properties.

129 Vaczek indicated that on St. Joseph Lane the amount of light spillage depends on the weather to
130 an extent. Vaczek noted that it would be nice if in the future the applicants would strive to have some sort
131 of lighting aesthetics, and if all lighting in an area, like Triphammer Road corridor, would have similar
132 aesthetics.

133 Schleelein noted that the Village is not allowed to require certain aesthetic lighting on buildings,
134 but they would be allowed to set regulations that would require the direction of lighting, intensity, etc.

135 Kanter noted that some lighting ordinances do ban some light fixtures, like the sodium light
136 fixtures.

137 Vaczek indicated that Triphammer Road has two types of streetlight fixtures that sometimes are
138 very close together.

139 Moseley indicated that the older lights are owned by the State, and he believes that the Village
140 does not have much control over those particular light fixtures.

141 Schleelein encouraged Board members to submit any changes and/or additions that they would
142 like to see. Schleelein noted that they will continue to work on the Lighting Code.

143 Moseley suggested that the light intensity areas be defined somehow.

144 Kanter suggested that the code be more restrictive for the commercial aspect of the Village rather
145 than for the residential.

146 *Tomei noted that they would discuss the agenda item for the previously discussed CLT District*
147 *zoning amendments at their next meeting and discuss the other business at this time.*

148
149 **Other Business**

150 Tomei presented the road connectivity options for the northeast area study that the committee has
151 agreed upon so far. Tomei added that he would like feedback from the Board as to which proposed
152 connective road system they think would be the best for the Village. Tomei noted that there were
153 originally 15 choices for connective options and the committee has narrowed it down to 9 choices. Tomei
154 suggested that the Planning Board members share the information with their neighbors.

155 Kanter noted that the current process is to get input from the community on the connecting roads.

156 Vaczek asked if there was any way the Village would be able to work with the Northwood
157 Apartment complex to be able to use or obtain Northwood's driveway.

158 Moseley indicated that there is a long history with the Village trying to acquire that particular
159 road, and the owners of the complex have made it very clear to the Village that they are not interested.

160 Dubow added that during those attempts the Village has offered financial consideration in
161 exchange for acquiring the road.

162 The Planning Board members who are not part of the committee discussed what connecting
163 options they preferred. All parties engaged in the discussion determined that they would prefer to have a
164 60 foot easement area versus a 50 foot easement area for a road and utilities.

165 Tomei noted that all of the options will impact the Dart Road and Graham Road areas.

166 Tomei reminded the Board that the Planning Board meeting was canceled for the 24th of April
167 due to the elections on that date, and there would also be a debate for all of the candidates running for the
168 two Trustee seats on April 22nd at the Ramada Inn on North Triphammer Road.

169 **Approval of Minutes**

170 None

171 **Reports**

172 *Stycos reported on the April 2nd Trustee meeting. Please see the minutes of that meeting for a*
173 *report.*

174

175 **Adjournment**

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

178

179

180

181