

**Village of Lansing  
Planning Board Meeting  
January 29, 2013**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:32 P.M. by Chairman  
2 Mario Tomei.

3 Present at the meeting were Planning Board Members Maria Stycos; Alternate Member Jon  
4 Kanter; Code Enforcement Officer Marty Moseley; Village Attorney David Dubow; Trustee Liaison  
5 Lynn Leopold; Andy Boerman from Ithaca Agway; and Community Observer Stu Grinnell.

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

8

9 **Public Comment Period**

10 Tomei opened the public comment period.

11 With no one wishing to speak from the public, Kanter moved to close the public comment period.  
12 Seconded by Stycos; Ayes: Tomei, Stycos, and Kanter.

13 **Requested Change to Existing Planned Sign Area (PSA) for the Cayuga Mall:**

14 Tomei noted that True Value would like to increase their sign area which would exceed the 150  
15 square feet that is allowed per tenant of 14,500 square feet or more.

16 Boerman indicated that he would request to have one additional sign that would represent  
17 Benjamin Moore paint. Boerman indicated that if one looked at the signs as if they represented three  
18 different signs, Agway, True Value, and Benjamin Moore, the total sign square footage would be  
19 approximately 163.48 square feet. Boerman indicated that he would like to have a Benjamin Moore paint  
20 sign because he would be the only dealer in the Ithaca area and would like the public to be aware of the  
21 paint line that his store would be selling.

22 Tomei indicated that previously the old P&C Store was only allowed to have a sign of no more  
23 than 90 square feet. Tomei added that the Planning Board also allowed more square foot signage per  
24 tenant, and allowed for a main sign and two accessory signs per tenant. Tomei noted that by his  
25 calculations, in accordance with how Boerman determined the sign area, the proposed signs would total  
26 up to 164-168 square feet. Tomei also indicated that by his calculations the sign area, without the  
27 Benjamin Moore paint sign, would total 151.6 square feet.

28 Boerman asked if the 150 square feet is for Cayuga Mall or the Village of Lansing.

29 Moseley indicated that each PSA is different and unique to that particular piece of  
30 property/building. Moseley indicated that each mall has a different PSA.

31 Tomei noted that if the length of the True Value sign were to be shortened by 4 inches, it would  
32 comply with the required 150 square foot sign area. Tomei suggested putting the Benjamin Moore Paint

33 sign in a window which would not count in the overall square footage calculation. Tomei noted that he  
34 would prefer not to see a product name on the façade of a building.

35 Boerman indicated that if the store was a Benjamin Moore paint store, it would have that in their  
36 name on the façade of a building.

37 Tomei noted that Boerman would be correct, but that in that case it would be the main name of  
38 the store.

39 Boerman indicated that the Benjamin Moore paint is a “store within a store” concept. Boerman  
40 stated that he would hope to see the Benjamin Moore sign visible from the road.

41 Stycos asked if the Benjamin Moore sign would be visible from Route 13.

42 Boerman noted that if the sign were to be illuminated it would be visible from Route 13. Boerman  
43 added that he would like to propose a larger sign but decided not to.

44 Tomei noted that True Value would be included on the stand-alone pylon that would be installed.

45 Leopold added that the sight line from Route 13 to the Cayuga Mall seems to be not as clear due  
46 to the large pine trees, which might make the Benjamin Moore sign ineffective.

47 Boerman noted that he was hoping to see the sign from Triphammer Road and did not give much  
48 thought to the Route 13 view.

49 Leopold noted that the Village has worked hard to keep signage to a minimum and not appear  
50 too cluttered

51 Kanter asked if the Board agreed to the overall signage proposed, in excess of the 150 square foot  
52 limit, would the Planning Board only be making a recommendation to the Board of Trustees who would  
53 make the ultimate decision. Kanter noted that if this sign was increased other stores would request  
54 additional square footage as well, which would add to the overall PSA.

55 Boerman asked if he could use the glass front, above the glass doors, as sign area.

56 Moseley indicated that he would be able to use the glass to display a sign.

57 Tomei indicated that if Boerman would like, the Planning Board could approve the main Agway  
58 True Value sign tonight if he would keep it under the 150 square feet.

59 Kanter added that the only other option is to reduce the main Agway True Value sign enough to  
60 allow for the Benjamin Moore paint sign.

61 Boerman indicated that he thought that product names would not be allowed on a building.

62 Kanter noted that he might be agreeable to the Benjamin Moore sign because it is a “store within  
63 a store”. Kanter indicated that the Board could discuss the topic if Boerman was interested to comply with  
64 the 150 square feet for all three signs.

65 Boerman indicated that if the signs were to be decreased, the signs might look disproportional to  
66 the main façade. Boerman agreed to have the two signs (Agway & True Value Home Store) at or below  
67 the 150 square feet.

68 Stycos moved to accept and allow the Agway True Value sign (at or below the 150 square feet) to  
69 be installed. Seconded by Kanter; Ayes by Tomei, Stycos, and Kanter.

70

71 **Reports**

72 None

73 **Approval of Minutes**

74 Stycos moved to accept the *September 10<sup>th</sup>* minutes as amended. Seconded by Kanter. Ayes:  
75 Tomei, Kanter, and Stycos.

76 Kanter moved to accept the September 19<sup>th</sup> minutes as amended. Seconded by Stycos. Ayes:  
77 Tomei, Stycos, and Kanter.

78

79 Stycos moved to accept the *October 23<sup>rd</sup>* minutes as amended. Seconded by Kanter. Ayes: Tomei,  
80 Stycos, and Kanter.

81

82 **Other Business**

83 Moseley requested the Board to look over application materials on a future project for Westview  
84 Partners LLC on Sun Path Road. Moseley added that it would be helpful for him to be able to reinforce  
85 the requirements for certain materials. After further review, the Board came up with additional documents  
86 that they would need to be supplied with prior to the special permit application being complete and  
87 acceptable.

88

89 Stycos asked if there had been any progress as to the possibility to of having a survey of the  
90 public for the Village Comprehensive Plan.

91 Tomei indicated that he has not had any conversations with Mayor Hartill recently and was  
92 unaware if there will or will not be a survey at this point in time.

93 Kanter noted that the Town of Lansing currently is on the path to potentially having a survey  
94 performed regarding their ongoing Comprehensive Plan efforts. Kanter noted that the Cornell Survey  
95 Research Institute and Stony Brook University could be possibilities to assist the survey development and  
96 implementation.

97 Leopold noted that there are multiple problems with surveys and their interpretations, but if  
98 thought out and planned properly, the survey could be helpful for the Comprehensive Plan.

99

100 **Adjournment**

101 Stycos moved to adjourn at 8:55 PM. Seconded by Kanter; Ayes: Tomei, Stycos, and Kanter.