

**Village of Lansing
Planning Board Meeting
April 8, 2013**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:31 P.M. by Chairman
2 Mario Tomei.

3 Present at the meeting were Planning Board Members Maria Stycos, Phil Dankert, Lisa
4 Schleelein, and Jon Kanter; Code Enforcement Officer Marty Moseley; Village Attorney David Dubow;
5 Trustee Liaison Lynn Leopold; Ralph Varn, Village Resident Deborah Dawson; John Nosewicz from Ace
6 Hardware; and Community Party Observer Stu Grinnell .

7

8 **Public Comment Period**

9 Tomei opened the public comment period.

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

12 **Subdivision Classification for Tax Parcel Number 46.1-4-1**

13 Varn indicated that the total acreage is 4.5 acres, which he would like to subdivide into 8 separate
14 lots. Varn added that each lot would be approximately 100' x 204'. Varn noted that the pond would be
15 filled in to accommodate for two more lots.

16 Tomei directed the Board to the subdivision definitions section (125-2) of the Village Code in
17 order to determine a classification.

18 Varn indicated that he would like to subdivide all the lots at the same time and was hoping that it
19 would be a minor subdivision as municipal services are already established in the area.

20 Tomei noted that, according to the definitions, in section 125-2 this situation would be a major
21 subdivision.

22 Dubow noted that a Full EAF (Environmental Assessment Form) generally needs to be provided
23 for a major subdivision.

24 Tomei asked about the need for recreational land, which could possibly be sidewalks.

25 Kanter noted that the Village Comprehensive Plan does suggest sidewalks on Dart Drive.

26 Schleelein noted that she would like to see a sketch plan with the driveways to each of the lots.
27 Schleelein added that she had a concern with the driveway locations being too close to the hard bend on
28 Dart Drive, thus possibly creating a dangerous situation for traffic and pedestrians.

29 Varn indicated that all of the lots would have separate driveways, would be built 20 feet wide,
30 and would accommodate for the parking of 2 vehicles.

31 Leopold asked if there should be a stop sign installed on the hard bend of Dart Drive.

32 Tomei suggested that Varn think about the best placement for the driveways as it could
33 provide for a dangerous traffic situation with some driveways being so close to the 90-degree bend in
34 Dart Drive.

35 Moseley indicated that the Trustees might need to be involved if stop signs are being placed on
36 existing roads.

37 Dankert asked if the pond should have Army Corps of Engineers and/or New York State
38 Department of Environmental Conservation sign-offs or approvals with respect to the pond being filled
39 in.

40 Varn noted that, his understanding is that the Lansing Fire Department installed the pond for
41 firefighting abilities for the neighborhood prior to the neighborhood having access to municipal water. .

42 Tomei agreed that written documentation would need to be supplied from the NYDEC or the
43 Army Corps of Engineers with respect to filling in the pond.

44 Kanter asked when the pond was built. Kanter added that there are other questions associated
45 with the pond, questions such as what wildlife habitat could be disturbed if the pond were to be filled in
46 and how significant it would be to fill in the pond. Kanter noted that the significance of the pond would
47 need to be determined during the environmental review. Kanter noted that additional items should be
48 included with the sketch plan, such as the Full EAF, the documentation from the NYSDEC or Army
49 Corps of Engineers, and an evaluation from an environmental biologist.

50 Dubow noted that Varn would need to supply the Village with the appropriate paperwork
51 designating him as an agent for the subdivision process.

52 Kanter noted that storm water management would be a concern and there would probably need to
53 be a Stormwater Pollution Prevention Plan for the project (SWPPP).

54 Leopold noted that if there is more than 1 acre of soil disturbance, the project would be subject to
55 a SWPPP. Leopold added that even if there are multiple phases and disturbance over 1 acre it would then
56 trigger a notice of intent and would be subject to a stormwater pollution prevention plan.

57 Dubow noted that due to the project's proximity to State Route 13, it would be subject to
58 Tompkins County Planning Department review (239-1 and-m).

59 Varn noted that the pond does drain close to Route 13, which could provide an area for a storm
60 water facility.

61 Dankert moved to classify the subdivision as a major subdivision. Seconded by Kanter;
62 Ayes: Tomei, Stycos, Schleelein, Dankert, and Kanter.

63

64 **Triphammer Market Place Planned Sign Area Alteration (PSA)(Ace Hardware)**

65 Nosewicz indicated that he and his business partner would be opening an Ace Hardware Store in
66 the Triphammer Marketplace. Nosewicz requested a change to the existing Planned Sign Area (PSA) for

67 the Triphammer Marketplace to allow for a larger sign for the new Ace Hardware Store. Nosewicz noted
68 that he would ask no more than what the other stores in the area, Dicks Sporting Goods, JoAnn Fabrics,
69 Tops, and others, have as far as signage. Nosewicz noted that he would like the sign to be easily visible
70 from Route 13. Nosewicz asked for a total of 70 square feet, which would exceed the current PSA by
71 approximately 32 square feet. Nosewicz added that he would also like to use some small signs around the
72 Triphammer Marketplace to direct individuals to the store, since his store is near the back end of the
73 property. Nosewicz provided illustrations for the Planning Board to review. Nosewicz added that the
74 company logo and colors are very important.

75 Tomei noted that all of the other store signs at the Triphammer Marketplace are on a
76 yellow background and the Ace store would probably have an opportunity to be placed on the main pylon
77 due to JoAnn Fabrics moving to the Cayuga Mall. Tomei added that the current location of the sign is
78 very close to Route 13, and if the Board allows modifications for Ace it would then set a precedent for the
79 rest of the mall's signs.

80 Leopold noted that the Triphammer Marketplace has a different PSA and it is hard to
81 compare other stores in other malls because they all have different PSAs with different conditions.
82 Leopold added that there are also physical differences between the malls as well.

83 Schleelein asked about the historical background of the Triphammer Marketplace PSA,
84 which Moseley explained.

85 Tomei noted that the current location of the sign would be the closest to Route 13 in the
86 entire Village and is very visible at its location. Tomei added that he felt that the PSA is fair and that there
87 are currently no provisions for directional signs.

88 The Board did not allow any amendments to the Triphammer Marketplace PSA.

89 **Commercial Low Traffic (CLT) Continued Discussion**

90 Tomei noted that the proposed CLT transition zone (north of Oakcrest Road) abuts three sides of
91 residential use, which provides the reasoning for making that area the lower impact CLT zone. Tomei
92 presented a map of the proposed designated two CLT district boundaries.

93 Leopold suggested that the Village property should be incorporated with the CLT transition zone
94 to protect the St. Joseph Lane area.

95 Stycos agreed with Leopold.

96 Dawson asked if the Jamex building would be impacted by the down zoning.

97 Moseley indicated that the intent would be to still have commercial uses on both CLT districts,
98 but not to have more intense uses, like a hospital, in the transitional district.

99 Dawson noted that the change in zoning could have a substantial impact on the Jamex building.

100 Moseley recapped history of the discussions for the CLT districts. Moseley asked if a use like a
101 fraternity should be allowed in the transition district.

102 Schleelein noted that she would not want a fraternity type use in the transition district, but
103 something like an old age or nursing home would be acceptable.

104 Stycos noted that a group home should be grouped with the old age or nursing home description.

105 Kanter noted that if the group home is as defined by the state, it could not be precluded. Kanter
106 also noted that if multiunit residential would not be subject to a Board review at the current moment, he
107 would suggest requiring multiunit residential to be placed under general conditions.

108 Moseley asked about the need to move the multifamily residential, in the High Density
109 Residential district permitted uses, to require special approval.

110 Dubow reminded the Board that the changes being discussed were the result of the request to
111 have a hotel in the existing CLT district.

112 Kanter noted that they could limit the size of the building, the amount of rooms, etc... of a hotel
113 if they wanted to allow the use in one of the CLT districts.

114 Schleelein felt it would not be appropriate for the CLT districts.

115 Kanter indicated that he did not support the idea of a hotel in the Triphammer corridor district.
116 Kanter added that the Board needs to think about what they want the Village to look like in 30 years and
117 then determine what uses would be appropriate.

118 As an example, Dubow asked if the Lansing Meadows PDA senior housing was built, would
119 there be a benefit to allow for the senior housing visitors, like families of the senior individuals, to stay in
120 a hotel that is constructed within walking distance. Dubow suggested that everyone think about possible
121 synergies between uses and envision what they would like the Village to look like in the future.

122 Kanter asked if there are any sites that could house a hotel use similar to an extended stay.
123 Kanter noted that one area would be on the corner of Oakcrest and Triphammer Road across from the
124 Village offices.

125 Tomei noted that a hotel could have enough area to be placed near the Craft road area if the
126 zoning allowed it.

127 Kanter suggested that we revisit hotels. Kanter indicated that the retail uses should not be
128 standalone stores and should be incorporated in the Triphammer corridor district if combined with
129 residential uses and/or office uses (mixed use).

130 Schleelein asked about a conclusion on indoor recreation/club. Schleelein added that she did not
131 like the idea that arcades were in the explanation. Tomei noted that the Y.M.C.A is an indoor
132 recreation/club.

133
134 Schleelein indicated that she felt the indoor recreation/club should not be included in the transition zone.

135
136 After further discussion it was determined that the following uses would not be incorporated in
137 the transition district:

- 138 1. construction sales/storage
- 139 2. low traffic food and beverage

140
141 Kanter asked about allowing Bed and Breakfast use to be allowed in the CLT transition district.

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143 The rest of the Board agreed to the Bed and Breakfast use. Kanter noted that Bed and Breakfast
144 would need to be provided in the explanations section (145-82).

145
146 Moseley asked about art museums/public buildings.

147
148 The Board decided to leave the museums/ public buildings use in both the transition and corridor
149 districts.

150
151 Moseley asked about the redevelopment on a larger site being incorporated in the transition
152 district.

153 Dubow indicated that the redevelopment on a larger site was used for the McDonalds building on
154 Triphammer Road.

155
156 Kanter indicated that home occupation should be kept in the transition and corridor districts as
157 long as single-family and two-family homes were allowed in the districts.

158
159 Tomei noted that he would not want to see a hotel in the transition district.

160
161 Schleelein noted that if the hotel was small enough it might be acceptable.

162
163 Leopold noted that the hotels usually have all night lighting and traffic at all hours of the night.

164
165 Stycos indicated that a hotel should not be allowed in the transition district.

166
167 Kanter noted that there will need to be new purpose sections added for the two districts.

168
169 Moseley noted that the survey for the comprehensive plan might include some questions about
170 the CLT districts.

171
172 **Reports**

173 Tomei reported on the April 1st Board of Trustees meeting. For a report of the meeting please see
174 the Trustee minutes.

175 **Approval of Minutes**

176 Kanter moved to accept the January 29th minutes as amended. Seconded by Stycos. Ayes: Tomei,
177 Kanter, and Stycos. Abstention by Schleelein and Dankert.

178 Schleelein moved to accept the February 11th minutes as amended. Seconded by Stycos. Ayes:
179 Tomei, Kanter, Stycos, and Schleelein. Abstention by Dankert.
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181 **Other Business**

182 Kanter indicated that the Town of Lansing is showing progress with their comprehensive plan
183 survey. Kanter added that the comprehensive plan sub-committee was working on the subjects for the
184 survey. Kanter indicated that there would still be time to have a Village and Town joint survey. Kanter
185 noted that there would be 10 demographic questions. There would be a question to determine if the
186 resident lived in the Village or the Town. Kanter added that there would probably be separate questions
187 for both the Town and the Village, but there might be some common questions. Kanter noted that there
188 was an upcoming meeting on April 15th at 2:00 PM at the Town of Lansing Town Hall.

189 Schleelein asked about the target date for the survey.

190 Kanter indicated that they would like to conduct the survey in May or June because people leave
191 town during the summer months.

192 Dankert asked about how many people the sample survey will be sent to.

193 Kanter indicated that about 5% of the population for the Town will receive the sample survey.

194 Stycos asked about the advertisement for the web survey.

195 Kanter noted that the advertisement was not discussed.

196 Schleelein moved to enter into executive session at 9:25PM for the purpose of discussing
197 the possible candidate for the Planning Board Alternate position. Seconded by Dankert; Ayes by:
198 Ayes: Tomei, Stycos, Schleelein, Dankert, and Kanter.

199 Kanter moved to come out of executive session at 9:55PM. Seconded by Stycos; Ayes:
200 Tomei, Stycos, Schleelein, Dankert, and Kanter.

201 Schleelein moved to recommend Deborah Dawson to fill the vacancy for the alternate
202 position for the Planning Board to the Trustees. Seconded by Dankert; Ayes: Tomei, Stycos,
203 Schleelein, Dankert, and Kanter.

204 **Adjournment**

205 Schleelein moved to adjourn at 10:02 PM. Seconded by Stycos; Ayes by Tomei, Stycos, Schleelein,
206 Dankert, and Kanter

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