The meeting of the Village of Lansing Planning Board was called to order at 7:04 PM by Chairman Mario Tomei.

Present at the meeting were Planning Board Members: Phil Dankert, Lisa Schleelein, and Maria Stycos; Code Enforcement Officer, Marty Moseley; Village Attorney, David Dubow; Village Engineer, Brent Cross; and Village Trustee Liaison, Lynn Leopold.

Absent: Deborah Dawson and John Gillott.

Public Comment Period:
Tomei Opened the public comment period. With no one wishing to speak, Schleelein moved to close the public comment period, Seconded by Dankert: Ayes by Tomei, Dankert, Schleelein, and Stycos.

Continued Discussion on Zoning Change
The Board continued discussion from the March 31 meeting regarding rezoning part of the current Commercial Low Traffic District (CLT) to a Commercial Medium Traffic District (CMT) as well as other zoning language amendments and additions. Moseley provided the Board with updated documents reflecting the changes suggested at the last meeting.

Proposed change to Commercial Low Traffic District

The issue of permitting a drive-through in the CMT was discussed for situations such as a pharmacy or a bank. It was decided that drive-through capability should not be allowed in the CMT. There was also discussion about where certain businesses fit in terms of the different categories, e.g., a lending company is Office/studio/service, Small Scale Sales could include a bank.

There being no further discussion, Schleelein moved to reaffirm the recommendation of 145-42.2 Commercial Medium Traffic District (CMT) with the discussed amendments to the Board of Trustees. Seconded by Stycos; Ayes by Tomei, Dankert, Schleelein, and Stycos. Nays: None.

§ 145-42.2 Commercial Medium Traffic District (CMT).

B. Permitted uses. Permitted uses shall be as follows:
Utility service underground.
Natural parks.
Alteration to building or improved site with no change in use and no change in applicable parking space requirements.
Temporary Non-Commercial Activities.

C. Permitted uses with additional conditions (see section 145-58). Uses permitted with additional conditions shall be as follows:

(1) Alteration to building or improved site.

(2) Temporary commercial activities. (see subsection C under §145-58)

Employee cafeteria food and beverage service

D. Permitted with Special Permit. Uses permitted with a Special Permit shall be as follows:

(1) General conditions.

Utility transmission/storage/plants.
Religious facility.
Schools.
Indoor recreation/club.
Office/studio/service.
Government buildings.
Museums/public buildings.
Clinic.
Small scale sales
Low traffic food and beverage.
Alteration to building or improved site that results in a change in use or a change in applicable parking space requirements
Low Impact Technology

(2) General and additional conditions for certain special permits (see section 145-60).

Home occupation.
Mixed use.
Bank administrative operations.
Redevelopment on a larger site of a pre-existing non-conforming use currently in operation in the CLT Zoning District.

E. Dimensions: lot, yard, building and parking requirements. Lot, yard, building and parking requirements shall be as follows:

(1) Minimum lot size.

All Uses: ten thousand (10,000) square feet. Maximum lot coverage: none, except what is required by minimum street frontage, front, side and rear yard setbacks and by front, side and rear parking requirements.

Minimum street frontage.

All uses: one hundred (100) feet.

(4) Front yard setback minimum

(a) All uses – twenty five (25) feet, except lots in the Commercial Medium Traffic District that have a front yard along North Triphammer Road.

(b) All uses for lots having a front yard along North Triphammer Road shall not be subject to front yard setback minimum, but, instead, shall be subject to the requirement that at least twenty-five (25) feet of a façade of all buildings developed on such lots be located within one (1) foot to either
side of, and parallel to, a line located a distance of twenty-five (25) feet from the front line. Such front lot line shall be the newly established front lot line for each such lot as a result of the Village’s acquisition of additional road right-of-way along North Triphammer Road Reconstruction Project. No portion of such façade shall be located closer to such front lot line than twenty-four (24) feet.

(5) Side yard setback minimum, all uses: twenty-five (25) feet.

(6) Rear yard setback minimum:
   (a) All principal uses: forty (40) feet.
   (b) All accessory buildings: twenty-five (25) feet.

(7) Parking setback standards.
   (a) Front yard, all uses: twenty-five (25) feet.
   (b) Side yard, all uses: fifteen (15) feet.
   (c) Rear yard, all uses: fifteen (15) feet.
   (d) Parcels Fronting on North Triphammer Road

   Notwithstanding the foregoing parking setback standards, in the case of a parcel that formerly included some area acquired by the Village of Lansing in connection with the Village’s North Triphammer Road reconstruction project, for the purposes of measuring the front yard parking setback requirement for new development on such parcel, the measurement shall include the width of the area so acquired by the Village of Lansing along North Triphammer Road.

(8) Building height maximum.
   (a) All principal uses: thirty-five (35) feet.
   (b) All accessory buildings: fifteen (15) feet.

(9) Parking requirements: see Article V.

Buffer strip width: seventy-five (75) feet; see § 145-24.
Dubow suggested the Board establish CMT District Design Guidelines as there are design guidelines for the CLT. The Board agreed this is a good idea and Moseley suggested the Board might also want to revisit CHT design guidelines which have been proposed in the past.

Continued Discussion of 2010 Zoning Change Proposal

Dubow proposed new language to 145-48 Combining District regarding steep slopes:


Intent. The legislative intent of this section is to establish a combining district which combines with and adds to the regulations of the basic districts to protect fragile natural areas, including wildlife habitat, the lakeshore, certain natural drainageways and steep slopes, where changes and/or development would be adverse to the environment, community values, public health, safety and general welfare of the Village. The provisions of this section take precedence over any other zoning section, law or code to the extent that the provisions of this section are inconsistent with the other provisions.

All uses in the Drainageway Conservation Combining District, the Steep Slope Conservation Combining District, and the Unique Natural Area Conservation Combining District require a Special Permit and an environmental review. Development is prohibited on slopes of greater than twenty-five (25%) percent unless the applicant can demonstrate through engineering studies and to the satisfaction of the Planning Board that the proposed development will cause no adverse environmental impact that will not be satisfactorily mitigated.

Dimensions and boundaries: see Zoning Map.

The Drainageway Conservation Combining District is extended along the course of all streams which are shown on the Village’s Zoning Map, as well as all streams that the Planning Board, in reviewing the
subject property, determines cross the property and are subject to these regulations, including a distance up to two hundred (200) feet on each side of the thread of the stream. All drainageways not specifically included in the Drainageway Conservation Combining Districts must be protected from alteration in accordance with Section 145-25.

The Steep Slope Conservation Combining District includes all lots (i) that contain slopes of greater than fifteen percent (15%) based upon a USGS DEM (digital elevation model) which interpolates values between 20’ contours calculated within a 33.3’ grid cell, and as delineated on the Zoning Map (the “Steep Slope Area”); and (ii) upon which disturbance(s) are proposed to be located within fifty (50) feet of the outer extremity of the Steep Slope Area and/or where disturbance(s) may negatively impact the lot in question regardless of distance, as determined by the Village Zoning and Code Officer. [Amended __-__-0015 by L.L. No. __-2015]

The Unique Natural Area Conservation Combining District includes those lands in the Village of Lansing that are designated as Unique Natural Areas by the Tompkins County Environmental Management Council.

There was a brief discussion about the other proposed amendments to the zoning law. Proposed Amendments to the Zoning Law

145-3. Terms Defined

Under Building, residential, move “Two-unit residential building...” from C. to B. and for C. insert

“Townhouse unit – one-unit residential building on a single lot attached to one or more one-unit residential buildings with lot lines centered on all shared walls. Permitted only as part of a cluster subdivision (see Section 125-17) or a PDA (see Zoning Appendix A-2).”

Delete rooming house as a defined term from this Section and as a “typical use” under Group Residential in Subsection 145-82 A (11).

Add assisted living facility as a defined term as follows:

“Assisted living facility - A supportive housing facility designed for those who need extra help in their day-to-day lives but who do not require the 24-hour skilled nursing care found in traditional nursing homes. Typically these facilities combine housing, personal care services, and light medical care in an atmosphere of safety and privacy. Based on a monthly fee, basic services typically include meals, laundry, housekeeping, recreation and transportation. Residents typically have private locking rooms and bathrooms and personal care services are available on a 24-hour-a-day basis.”

Add Assisted living facility as a use “Permitted with Special Permit, General and Additional Conditions” in LDR, MDR, HDR, CLT, CHT, and HHS.

Insert at the end of Section 145-60 Additional Conditions for certain Special Permit uses:

Assisted Living Facility. Permitted upon determination by the Planning Board that the design, scale, exterior appearance, projected traffic volume and pattern, lights and noise level are compatible with the character of the neighborhood or immediate area surrounding the proposed development.

Amend 145-82 A

Separate Group Residential and insert Special Care Facility define both...
Group Residential - Club; dormitory; fraternity or sorority house; rooming house; does not include private or public hospital, motel or hotel (Place in the following districts with special permit: HDR)

Special Care Facility: Convalescent, progressive care, senior housing, or nursing home, adolescent or outpatient housing (Place in the following districts with special permit: LDR, MDR, HDR, CHT, CLT, HHS)

Insert at the end of Section 145-60 Additional Conditions for certain Special Permit uses:
Special Care Facility: Permitted upon determination by the Planning Board that the design, scale, exterior character of the neighborhood or immediate area surrounding the proposed development

145-3 Amend the definition of Building, principal as follows:
Building, principal – A building or buildings within which is conducted the primary use of the lot on which the building is located, which exceeds four hundred (400) square feet and fifteen (15) feet in height.
Delete the remainder.

145-3 Amend the definition of Building, accessory as follows:
Building, accessory -- A subordinate building clearly incidental to the principal building on the same lot and used for purposes customarily incidental to those of the principal building, such as a tool shed, gazebo, screen house, storage or animal shelter, and which does not exceed four hundred (400) square feet in area nor fifteen (15) feet in height.

145-3 Amend the definition of swimming pool by deleting the last sentence.
Swimming Pool any structure, basin, chamber, or tank which is intended for swimming, diving, recreational bathing or wading and which is designed to contain, or is capable of containing water more than 24 inches deep at any point. This includes in-ground, above-ground, and on-ground pools. (For the purposes of yard setbacks swimming pools would subject to building accessory setbacks)

Amend 145-15 to add a new subsection C as follows:
The above subsections A & B notwithstanding, in all cases the minimum yard dimensions for swimming pools shall be the same as that for minor buildings. (This would provide for swimming pools to have yard setbacks in accordance with accessory buildings.)

Amend Section 145-59 D (2) as follows:
“...at least twelve (12) days prior to a regular or special meeting of the Board...”

Add a second paragraph as follows:
“The Code Enforcement Officer may, at his or her sole discretion, waive the twelve day requirement stated above if the Code Enforcement Officer determines that all other legal requirements such as those for public and supplementary notice will be satisfied.”
Amend Section 145-20 B (2) b as follows:
Change ‘‘...twenty (20)...’’ to ‘‘...twenty-four (24)...’’ and add ‘‘...and a driveway intended for one way traffic shall not be less than twelve (12) feet wide...’’

Delete the definition of Parking space, off-street from 145-3.

Amend 145-51 as follows:
Off-street parking and loading must be provided as specified in this section and must be paved or graveled, drained, maintained and provided with necessary access driveways. All parking space is to be required on the lot on which it relates, unless otherwise stated, and must not therefore be encroached upon in any manner by non-parking uses. Open parking areas for five (5) cars or more must be landscaped and screened from adjoining streets, subject to approval by the Planning Board.

An off-street parking space shall be at least nine (9) feet wide and eighteen (18) feet long. Drive lanes within or accessing parking lots shall be at least twenty-four (24) wide where intended for two way traffic and twelve (12) feet wide where intended for one way traffic.

Amend 145-54 B as follows:
Residential Buildings: parking spaces for each dwelling unit shall be adequate for the number of vehicles using that dwelling unit.

Amend 145-39.1 D to add a subsection (5) as follows:
Additional Residential Building on a Single Lot

Amend 145-16 as follows:
Where a lot has frontage on a proposed future road as shown on the Official Village of Lansing Zoning Map or on a final subdivision plat approved by the Village of Lansing Planning Board and filed with the Tompkins County Clerk, the required front yard depth must be measured from the proposed future right-of-way line.

Amend 145-82 A (10), second sentence as follows:
A dwelling unit housing more than three (3) dogs, over six (6) months old, is considered a kennel.

Delete 145-82 A (14) Cluster housing. Also delete 145-60 C Cluster housing; the definition of cluster housing area in 145-3; and ‘‘cluster housing’’ as a use ‘‘Permitted with Special Permit: General and Additional Conditions’’ in 145-39 D (2) (c), 145-39.1 D (2), 145-40 D (2) (b) and 145-41 D (2) (b). (The only way that this use is allowed is by way of chapter 125 which is required to be approved by the Trustees and the Planning Board. This is referred to as a cluster subdivision. I support the idea of removing this use from the various districts)

Amend 145-82 A (40) Low impact technology, fourth line, as follows:
‘‘...trailer traffic and no loading dock;...’’

Amend 145-82 A Clinic/Hospital
Separate clinic/hospital uses and define...
Clinic- An outpatient health clinic or facility, private or public, which provides for medical, surgical, or psychiatric care and treatment for the sick or the injured. The facility may be a group practice in which several physicians work cooperatively, and the facility would not be open on a 24 hour basis (does not include nursing homes or veterinary clinics). (Place in the following districts with special permit: CHT, CMT, CLT, HDR, HHS)

Hospital- an institution, private or public, that provides medical, surgical, or psychiatric care and treatment for the sick or the injured, which is typically open on a 24 hour basis and patients are allowed to stay for an extended period of time if needed (does not include nursing homes or veterinary hospital). (Place in the following districts with special permit: CHT, HHS)

Amend 145-82 A- insert Small Scale Sales
Small Scale Sales—All Retail of soft and hard goods with a maximum average size of 10,000 square feet per tenant; jewelry; clothing; pet store; pharmacy; book store; Laundromat (Place in the following districts with special permit: CHT, CMT.)

Low traffic food and beverage: Sit-down restaurant with or without a bar where food is consumed on premises, which may include carry-out or similar service such as, bakery or café; where there is no drive-in/drive-through or separate entrance for carry-out service. (Place in the following districts with special permit: CHT, CMT, and remove from CLT use with special permit)

“Permitted uses with additional conditions”
Should read as follows: “Permitted uses with additional conditions (see section 145-58)”

“General and additional conditions”
Should read as follows: “General and additional conditions for certain special permits (see section 145-60)”

Remove Undertaking as a use in CLT districts, but continue to remain in HDR districts.

Dankert moved to reaffirm the recommendation of the proposed amendments to the zoning law to the Board of Trustees. Seconded by Schleelein; Ayes by Tomei, Dankert, Schleelein, and Stycos. Nays: None.

Schleelein moved to recommend the revision to 145-48 C (2) regarding steep slopes to the Board of Trustees. Seconded by Stycos; Ayes by Tomei, Dankert, Schleelein, and Stycos. Nays: None.

Schleelein moved to recommend 145-81 Chart of Uses reflecting the proposed zoning amendments and a CMT district to the Board of Trustees. Seconded by Dankert; Ayes by Tomei, Dankert, Schleelein and Stycos. Nays: None.

Approval of Minutes:
None
Trustee Report:
Tomei reported on the Trustee meeting of April 6, 2015. See the Trustee minutes for a complete report of the meeting.

Other Business
Tomei reminded the Board that there is no April 28 meeting because of Village elections. Next meeting is May 11, 2015. Schleelein said that the Comprehensive Plan will be sent electronically to all members and requested their input. This meeting is the last meeting for Lynn Leopold. Everyone expressed their thanks for her service and commitment to the Village. She will be missed.

Adjournment
Stycos moved to adjourn at 8:45 PM. Seconded by Schleelein; Ayes by Tomei, Dankert, Schleelein, and Stycos.