

Village of Lansing
Planning Board Meeting
June 8, 2015

The meeting of the Village of Lansing Planning Board was called to order at 7:02 PM by Chairman Mario Tomei.

Present at the meeting were Planning Board Members: Deborah Dawson, John Gillott, and Maria Stycos; Code Enforcement Officer, Marty Moseley; Village Attorney, David Dubow; Brent Cross, Engineer for the Village Planning Board; Karl Schuler, Manley Thaler, and Joe Jacobs for CU Suites, LLC; Gina Speno, of The Shops at Ithaca Mall; Gary Sloan representing Squeaky Clean; residents Mike Baker and Marian Hartill.

Absent: Lisa Schleelein.

Tomei indicated that there would be a change to the order of the agenda items for the meeting; Squeaky Clean would precede CU Suites.

Public Comment Period

Tomei opened the public comment period. With no one wishing to speak, Dawson moved to close the public comment period. Seconded by Stycos; Ayes by Tomei, Dawson, Gillott, and Stycos.

Requested Amendment to Planned Sign Area

Shops at Ithaca Mall requesting to alter their temporary sign allowance from 90 days to 125 days per year for free standing signs.

Speno recapped the current signs per year. An increase in events has led to a focus on free-standing signs not attached to buildings. DSW is requesting more signs. Tomei reminded everyone that the Board has already turned down that request. Discussion followed about what requests have been turned down and how to count the number of signs per day. Speno suggested the possibility of having a single sign that changes for special events. Dawson expressed support of this concept as it looks more professional; however, Tomei raised the concern of too much information possibly being a distraction. Speno suggested the Mall could provide a rendering of such a sign and asked whether this type of sign would be counted in the square footage allowance for the planned sign area of the Mall. If the Mall was to make a request for more square feet and both the Village and the Mall agreed, the Planning Board indicated it would make a recommendation to the Board of Trustees. The need for a professional looking sign was reiterated, and the Board wants removal of the rough wooden sign framework on the south end of the Mall. There was Board support for moving forward with the concept of one sign instead of multiple free-standing signs.

Classification and Consideration for Amendment to Existing Special Permit #1122 Squeaky Clean Car Wash.

Requested change to increase paved drive lane and shed area.

Sloan opened the discussion by apologizing for beginning work on the pavement project without the proper Village permit. He outlined the need for expanding the paved area by approximately 1,300 sq ft and the fact that heavy salting of the pavement necessitates a design change to install plastic curbing (replacing gravel) to prevent salty runoff from constantly killing the grass.

The shed also needs to be moved to allow extension of the pavement to accommodate trucks turning into the wash station and to increase the overflow bypass area between the shed and the building. Cross agreed the turning radius is tight, and he mentioned that the change will have a minor impact on stormwater runoff--less than a 10% increase to the impervious area. Cross also indicated an engineer's

52 report is not necessary in this case as the entirety of the project has been presented. However, given the
53 possible impact on storm water runoff, perhaps an engineer sign-off could be made a condition of any
54 approval.

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56 Tomei explained that the Board must determine whether the proposed amendment to the original special
57 permit approval is classified as a minor or major amendment in accordance with section 145-59F.
58 Because the change to the pavement is only an increase of approximately 10%, with the exception of
59 concern for the maintenance of the plastic curb barrier, the Board indicated the change should be
60 classified as minor. Sloan indicated that barriers would be positioned to direct traffic appropriately.

61
62 Dawson moved to classify the amendment to special permit #1122 as a minor change. Seconded by
63 Stycos. Ayes by Tomei, Dawson, Gillott, and Stycos. Nays: None.

64
65 Tomei stated that Sloan needs to provide proof of the property line boundaries. Sloan will show the pins
66 and string outline to Moseley. The Board requested that Cross have engineering approval and sign off on
67 the project and that property line verification be provided to the Code Enforcement Officer.

68
69 Gillott moved to approve the 1,300 sq ft increase to the drive lanes. Seconded by Dawson. Ayes by
70 Tomei, Dawson, Gillott, and Stycos.

71
72

73 **Approval of Minutes:**

74 None

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76 **Trustee Report**

77 Tomei reported on the Trustee meeting of June 1. For a complete report of the meeting please see the
78 Trustee minutes.

79

80 **Other Business**

81 Tomei opened the discussion about filling the open position for an alternate planning board member.
82 Resident, Mike Baker has applied for the position. The Board interviewed Baker asking him questions
83 about his education, reasons for wanting to serve on the Board, and his ability to attend meetings on a
84 regular basis.

85

86 Dawson moved to go into Executive Session at 9:11 PM for personnel related matters. Seconded by
87 Gillott. Ayes by Tomei, Dawson, Gillott, and Stycos. Nays: None.

88

89 Stycos moved to come out of Executive Session at 9:24 PM. Seconded by Gillott. Ayes by Tomei,
90 Dawson, Gillott, and Stycos. Nays: None.

91

92 Dawson moved to recommend the appointment of Mike Baker to the Alternate Planning Board Member
93 position to the Board of Trustees. Seconded by Stycos. Ayes by Tomei, Dawson, Gillott, and Stycos.

94 Nays: None.

95

96 **Adjournment**

97 Dawson moved to adjourn at 9:26 PM. Seconded by Gillott; Ayes by Tomei, Dawson, Gillott, and Stycos.

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