

Village of Lansing
Planning Board Meeting
October 27, 2015

1 The meeting of the Village of Lansing Planning Board was called to order at 7:00PM by Chairman Mario
2 Tomei.

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4 Present at the meeting were Planning Board Members: Lisa Schleelein, John Gillott, Deborah Dawson, and
5 Maria Stycos; Alternate Member Mike Baker; Code Enforcement Officer, Marty Moseley; Village Trustee
6 Liaison, Ronny Hardaway; Village Attorney, David Dubow; Mahmood Wattoo; James Orcutt Jr.; Tiffany St.
7 Bernard; Hung Phi Tran; Joan Jerkowitz and Megan McDonald from the Tompkins County Planning
8 Department; and Manley Thaler.

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10 Absent: none

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12 **Public Comment Period**

13 Tomei opened the public comment period.

14 Thaler requested a change to the existing Planned Sign Area (PSA) for the Triphammer Marketplace. Thaler
15 indicated he would like to place two temporary signs to advertise the leasing of the Cayuga View Senior
16 Living project, formerly known as the C.U. Suites mixed use project. Thaler noted that the placement of the
17 signs would be directed at Route 13 and at the Marketplace entrance on North Triphammer Road.

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19 Dawson asked about the sign height, and Schleelein asked about the proximity to Route 13 on-ramp creating
20 a possible dangerous situation.

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22 Tomei noted that Thaler is requesting 196 square feet total of temporary signage, which he felt was in excess
23 of what is really needed.

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25 The Board requested a smaller sign along North Triphammer Road due to the speed of traffic being only 30
26 mph, and asked for a rendering of what the signs would look like.

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28 Dawson asked about the range of the rentals for the project.

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30 Thaler indicated that his intention is that a 2 bed 2 bath unit would be \$2,700 per month and a 1 bed 1 bath
31 unit would be \$1,600 per month.

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33 The Board indicated that they would discuss this further at their next meeting after they receive the
34 renderings and reduced sign size along North Triphammer Road.

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

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39 **Consideration for Alteration to an Existing Special Permit:** Requested alteration, to special permit
40 number 160, (2359 North Triphammer Road) for the purpose of altering the existing plantings along
41 Graham road.

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43 As a follow-up to the Board's previous meeting, Orcutt, on behalf of Wattoo, noted that they have removed
44 the 2 burning bushes on each side of the driveway. Orcutt added that they have submitted a new proposal,
45 which includes a request to remove two evergreen trees and two spruce trees in bed number 1 (around the
46 exterior parking lot light). Orcutt noted that the plan indicates the burning bushes would also be cut back to
47 about 18-36 inches and maintained at approximately 24-36 inches.

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Schleelein asked if there were plantings that would replace the trees being removed.

Wattoo indicated that there were not.

Schleelein noted that bushes could be planted on the interior side of the tree line closer to the parking lot to compensate for the bushes that will be cut back and removed from the front.

Wattoo indicated that he provided a picture of SUV headlights and they did not extend past his property because the parking area is lower than the planting bed and the road.

The Planning Board expressed the following comments and concerns:

- The burning bushes could grow back into the sidewalk.
- Suggested moving the burning bushes to the interior side of the tree line toward the parking lot.
- One of the neighbors asked if the bushes could be kept at about 6 feet in height as a buffer.
- The concerns about beautification of the property are only part of the issue, the other part is that this property is commercial and it abuts residential properties which need to be protected.
- More plantings would be beneficial to the property, to the surrounding neighbors, and is identified in the Commercial Low Traffic Guidelines and the Comprehensive Plan.
- Board requested Wattoo to return in the spring with a new planting plan if allowed to remove some of the trees.

Wattoo indicated that he is not requesting to alter bed number 2 now and thinks that keeping the burning bushes at 6 feet may be problematic, but will do his best to maintain the bushes at 6 feet in bed number 2.

Wattoo indicated that no one lives across from bed number 1 and that he will plant more plantings if he can.

Wattoo noted that he was not changing anything from what was originally approved. Wattoo asked Moseley what was originally approved. Wattoo agreed to return next spring with a new planting plan for the Board's consideration.

Moseley indicated that the original landscaping approval many years ago was in accordance with special permit approval and was requested to be changed from trees only to fencing, trees and shrubs, which was approved by the Village. Moseley noted that there was no specific description or planting plan provided in the file or minutes of the Village Planning Board.

Orcutt asked if decorative fencing could be integrated with the trees, or if the Village required just plantings for buffering of parking lots.

The Planning Board indicated that a decorative fence could be integrated and considered as part of the screening.

Tomei noted that they are looking to be cooperative with Wattoo in order for his property to be aesthetically pleasing for employees and the neighboring residents.

Schleelein moved to allow for the removal of 2 blue spruce trees in bed number 1 with the condition that Wattoo return in the spring of 2016 with a new screening/planting plan. Seconded by Gillott, Ayes by Tomei, Dawson, Gillott, Stycos, and Schleelein,

Public Hearing to Consider Tran subdivision : Final Plat approval for a minor subdivision, Hung Phi

98 Tran to divide one 9.35 acre lot into one 8.29 acre lot and one 1.06 acre parcel., known as tax parcel 46.1-
99 1-6.24 pursuant to the provisions of Section 125-6 of the Village of Lansing Code. The parcel is located
100 in the Medium Density Residential District along Dart Drive and Graham Road.

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102 Tomei noted that this subdivision was determined to be a minor subdivision by the Board on September
103 29th. Tomei added that one of the neighboring property owners was, inadvertently, not notified correctly.
104 That being the case, Tomei noted that the Planning Board will open the public hearing during this
105 meeting, leave it open, continue the public hearing at the November 9th meeting, and confirm at that time
106 that the one property owner has been notified of the public hearing. The Board then can close the public
107 hearing and take action on the subdivision at the November 9th meeting. Tomei asked about an address for
108 the property.

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110 Moseley indicated that an address will be supplied to the property when a structure is constructed.

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112 Tomei noted that the lot shape is slightly unconventional, but appears to be acceptable.

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114 Schleelein asked if the applicant was looking to build on the property.

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116 St. Bernard indicated that she was looking to build three units on the property.

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118 Moseley noted that three units are allowed to be built subject to a special permit.

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120 Baker asked if there was a house across from the property.

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122 Moseley indicated that there was not, and Nancy Ross is the owner of the property.

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124 Tomei again stated that the public hearing will be continued for this subdivision and will reconvene on
125 November 9th after the last contiguous property owner has been notified.

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127 **Tompkins County Planning Department Presentation on Affordable Housing:** provided by Joan
128 Jerkowitz and Megan McDonald from the Tompkins County Planning Department.

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130 Jerkowitz noted that affordable housing is defined as individuals that spend more than 30% of their
131 income on their housing based on the area median income. Jerkowitz and McDonald discussed various
132 techniques, such as incentive zoning, land trusts, streamlined permitting, and inclusionary zoning.
133 Jerkowitz indicated that the Village of Trumansburg has utilized some of these types of practices in their
134 Zoning Law, which makes them the only municipality in Tompkins County to date. McDonald indicated
135 that the State and Federal government offers low income housing tax credits to assist developers who
136 wish to build affordable housing. McDonald added that there is a local housing fund as well. McDonald
137 explained that the local housing fund participants are Tompkins County, the City of Ithaca, and Cornell
138 University, but any business or municipality can become a member and contribute to the fund if they so
139 wish. McDonald added that each project is evaluated by a panel. McDonald indicated that there are other
140 programs that are offered by Tompkins County, like the first-time home buyers program.

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142 Tomei asked about individuals who commute from different counties. McDonald indicated that
143 approximately ¼ of the entire workforce, in Tompkins County, commute in from other counties.
144 McDonald indicated that not all individuals would like to live in Tompkins County, but a good chunk
145 would like to do so. McDonald indicated that these statistics came from a previous survey. McDonald
146 noted that Tompkins County plans on sending out a new survey and analyzing the housing needs again.

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148 Jerkowitz indicated that most projects look to have public transportation, public sewer, and public water.

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150 Schleelein noted that the community is not always in favor of affordable housing. McDonald indicated
151 that good management is very important. Schleelein asked what the County does currently to encourage
152 affordable housing. Jerkowitz indicated that they provide comments on their 239 -l, -m, and -nn reviews
153 for affordable housing projects in the various municipalities

154 .
155 The Planning Board thanked Jerkowitz and McDonald for the information and discussion.

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157 **Approval of Minutes:** *None*

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159 **Trustee Report:**
160 Gillott reported on the Trustee meeting for October 19, 2015. For a complete report of the meeting please
161 see the Trustee minutes.

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163 **Other Business**
164 *Continued discussion on PSA amendment for the Triphammer Marketplace:*
165 Gillott noted that the sign facing Route 13 needs to be large enough so the vehicles can see it easily. Dawson
166 noted that the sign along North Triphammer Road does not need to be as large as the Route 13 sign. Dubow
167 asked if there is a sign for the project on the proposed construction site. Moseley indicated that there is.
168 Moseley suggested having a maximum and a minimum size for the temporary signs within the PSA.

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170 *Continued discussion on affordable housing:*
171 Schleelein noted that if the Village is serious about affordable housing, it should consider incorporating it into
172 the Zoning. Dawson noted that tax credits may be beneficial for the developers.

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174 **Adjournment**
175 Gillott moved to adjourn at 9:13 PM. Seconded by Schleelein; Ayes by Tomei, Dawson, Gillott, Schleelein,
176 and Stycos.