

Village of Lansing  
Planning Board Meeting  
April 10, 2017

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

Present at the meeting were Planning Board Members: Deborah Dawson, John Gillott, and Lisa Schleelein; Alternate Member, Carolyn Greenwald; Code Enforcement Officers, Adam Robbs and Marty Moseley; Village Trustee Liaison, Ronny Hardaway; Village Attorney, David Dubow; Joshua Silver representing the NYSEG; Eric Goetzmann of Arrowhead Ventures; group of high school students.

Absent: Mike Baker

Tomei appointed Carolyn Greenwald as an acting member for the meeting due to the absence of Planning Board member Mike Baker.

**Public Comment Period**

Tomei opened the public comment period. A person from Newfield put forth a recommendation to build affordable housing in the Village and build taller buildings to grow up not out. Tomei suggested he attend a Board of Trustees meeting to present his suggestions. Greenwald asked Moseley for clarification of the temporary sign law with regard to civic signs. With no one else wishing to speak, Dawson moved to close the public comment period. Seconded by Gillott; Ayes by Tomei, Dawson, Gillott, Greenwald, and Schleelein.

**Informal Presentation of telecommunication facility at 10 Substation Alley**

Joshua Silver, of the Murray Law Firm, representing NYSEG made the presentation. NYSEG has submitted a special permit application to install a permanent public utility communication mast at an existing substation behind the Triphammer Marketplace. This would replace a wooden mast that was installed without Village authorization. The mast will be 100 feet tall with two VHS antennas adding another 16 feet. The mast will be able to communicate with “Smart Meters” and therefore provide NYSEG with the capability of identifying and monitoring problem areas and outages in real time rather than relying on customer calls.

The mast will also allow NYSEG to incorporate renewable energy into the grid by monitoring and adjusting relative loads and times to allow for renewables. NYSEG has similar proposals in the Towns of Lansing and Ithaca. NYSEG has focused on the Ithaca area because of the energy vision that was adopted by the county legislators and the ongoing interest in sustainability initiatives.

Greenwald asked why 10 Substation Alley was specifically chosen. Silver indicated NYSEG needs the mast in order to communicate with the substation.

Several board members pointed out errors and discrepancies on the site map Silver provided that will need to be corrected for the formal application—e.g., incorrect town location inset, incorrect Village zip code, and incorrect name of the road on which the substation is located.

Greenwald asked if this particular mast has been built elsewhere and if a picture of the proposed mast is available. Silver indicated a picture is not yet available. Greenwald also asked how many masts are required in a specific area to function. Silver indicated he would provide that information at the public

51 hearing. She also asked where else is NYSEG proposing masts; Silver indicated (2) in the Town of Ithaca  
52 and (1) in the Town of Lansing.

53 Silver indicated that in the near future all residents will receive new meters that will communicate with  
54 the towers.

55  
56 Dawson questioned the accuracy of the special permit fee calculation, indicating she believes it should be  
57 \$1,000.

58  
59 Dawson also said that she felt there is no reason to object to the proposal but that it is important that it be  
60 done correctly. She asked about the waiver of the co-location requirement; Silver indicated it is because  
61 of the need for specially trained personnel for this type of mast.

62  
63 Gillott asked about the visual intrusion of the antennae and suggested capping the number of antennae at  
64 four.

65  
66 Tomei added that in some ways it is not an issue as aesthetically the site is already industrial and  
67 unattractive.

68  
69 Schleelein stated that she wants more natural buffering on the eastern and southern sides of the substation  
70 to shield it visually from the nearby hotel and the future senior housing complex. Gillott agreed and  
71 suggested extending the fencing as well.

72  
73 Tomei brought up the issue of the fall zone. Silver said the mast is not a collapsing design but rather an  
74 “enhanced structural capacity” tower (RevF) that is designed to withstand winds up to more than 200  
75 MPH. He said that a tornado of 220 MPH would remove the tower along with all the surrounding  
76 buildings.

77  
78 After further discussion the Board agreed there is not a requirement for a long form EAF but everyone  
79 would like to have line-of-site and visual simulation drawings for the next meeting. Both before and after  
80 simulations as well as alternative tower designs should be provided.

81  
82 Moseley reminded Silver that a violation notice was sent to NYSEG about the unauthorized installation of  
83 the current wooden pole mast at the site. There has been no response from the Murray Law Firm to date,  
84 and Moseley suggested that a response be sent as soon as possible to Robbs. Moseley then reiterated the  
85 multiple corrections that need to be made to the special permit application and the need for visual  
86 simulations. He also reminded Silver that the 1% fee for the Village Engineer has not been received and  
87 that without receipt of the fee, the application cannot move forward.

88  
89 Tomei suggested a continuation of the informal discussion at the May 8<sup>th</sup> Planning Board meeting.  
90 Provided all materials and fees are received by May 8, the Public Hearing would follow on May 30, 2017.

91  
92 **Consideration and Possible Recommendation for changes to the Lansing Meadows Planned**  
93 **Development Area**

94 There was continued discussion from the previous meeting about the proposed addition of a commercial  
95 parcel to what is currently called Area A of the Lansing Meadows PDA. Such change was deemed by the  
96 Board of Trustees to be a minor change but the Planning Board felt it should be classified as a major  
97 change. Moseley presented a proposal to the Planning Board to consider that sets aside a section at the

98 eastern end of Area A, calling it Area A-1 and suggested possible uses that would be appropriate in the  
99 proposed commercial area.

100  
101 Goetzmann explained that the request for designating a commercial area came about after the wetlands  
102 relocation was approved by the Army Corps of Engineers in order to change the building setbacks to  
103 provide for a more buildable area and the desire to buffer the housing units from the Ciao! restaurant.

104  
105 Greenwald asked what Goetzmann would like to build in the commercial area as she thought the objective  
106 was to increase the residential area. He indicated that he has had conversations about a coffee shop to  
107 enhance the residential area and also provide a buffer. He also indicated that the number of residential  
108 units has increased from 12 in the original plan to 20.

109  
110 Tomei noted that the commercial area would also provide additional revenue for the residential  
111 component of the project.

112  
113 Dawson reminded everyone that the Trustees have classified this as a minor change and are asking for  
114 more input from the Planning Board as to appropriate uses for a commercial parcel. Before addressing the  
115 actual uses in the proposed Area A-1 it was agreed that the commercial parcel should have minimum  
116 impact and it must be contained and shielded from Oakcrest. Tomei suggested a wider setback along  
117 Oakcrest might be appropriate.

118  
119 The following proposed language for the requested change was discussed:  
120

121 **§ 145-42.1 Lansing Meadows PDA. [Added 6-29-2010 by L.L. No.4-2010]**

- 122 A. *Intent. The legislative intent of this subsection is to define and establish standard regulations*  
123 *for this Planned Development Area called Lansing Meadows PDA containing two commercial*  
124 *areas (Areas A and Area A-1), a residential area (Area B) and a protected wetland/bird habitat*  
125 *(Area C) [see Zoning Map amendment]; where public utilities to serve such facilities are*  
126 *available; where areas that border on Oakcrest Road are reserved for residential uses, thereby*  
127 *preserving the residential environment of the surrounding areas; where residential uses in Area*  
128 *B are reserved for senior housing thereby providing an appropriate housing option for senior*  
129 *citizens within walking distance of commercial and recreational services; where vehicular*  
130 *access to the commercial development in the PDA is solely from the adjacent commercial*  
131 *property, thereby minimizing traffic impact on Oakcrest Road and surrounding residential*  
132 *areas; and where existing wetlands are preserved and enhanced as a bird habitat and to*  
133 *provide a buffer between the residential and commercial development in the PDA and further*  
134 *buffer the commercial development in the PDA from Oakcrest Road.*  
135 B. *Permitted uses. Permitted uses shall be as follows:*

136 *Areas A & A-1*

- 137 (1) *Temporary Non-Commercial Activities. [Added 10-17-2011 by L.L. No. 7- 2011]*

138 *Areas A, A-1 & B*

- 139 (1) *Utility service underground.*  
140 (2) *Natural parks.*

141 (3) *Alteration to building or improved site or change in use that does not result in change in*  
142 *applicable parking space requirements.*  
143 *Area C*

144 (1) *Utility service underground.*  
145 (2) *Natural parks.*

146 C. *Permitted uses with additional conditions. (see section 145-58) [Amended 2-1-2016; by L.L. No.*  
147 *1-2016]*

148 D. *Permitted with Special Permit. Uses permitted with a Special Permit shall be as follows:*  
149 *[Amended 2-1-2016; by L.L. No. 1-2016]*

150 *Area A*

151 (1) *General conditions.*

152 (a) *Utility transmission/storage/plants.*

153 (b) *Indoor recreation/club.*

154 (c) *Office/studio/service.*

155 (d) *Government buildings.*

156 (e) *Motel/hotel.*

157 (f) *Sales/repair/maintenance.*

158 (g) *Theater/nightclub/discotheque.*

159 (h) *Alteration to building or improved site or change in use that results in change in*  
160 *applicable parking space requirements.*

161 (i) *Museums/public buildings.*

162 (j) *Low Traffic Food and Beverage.*

163 (k) *High Traffic Food and Beverage.*

164 (l) *Members only fuel station. [Added 9-27-2011 by L.L. No. 6-2011]*

165 (2) *General and additional conditions.*

166 *Area A*

167 (a) *Mixed Use. (see subsection F under § 145-60)*

168

169 *Area A-1*

170 (3) *General and additional conditions-(see subsection Q 145-60)*

171 (a) *Indoor recreation/club.*

172 (b) *Outdoor recreation/club.*

173 (c) *Office/studio/service.*

174 (d) *Small scale sales*

175 (e) *Low Traffic Food and Beverage.*

176 (f) *High Traffic Food and Beverage.*

177 (g) *Alteration to building or improved site or change in use that results in change in*  
178 *applicable parking space requirements.*

179 (h) *Mixed Use. (see subsection E under § 145-60)*

180 (a) *One-unit residential building. (see subsection N under § 145-60)*

181 (b) *Two-unit residential building. (see subsection N under § 145-60)*

- 182 (c) *Multiunit residential building. (see subsection N under § 145-60)*  
183 (d) *Home occupation. (see subsection C under § 145-60)*  
184 (i) *Planned Development Area clustered housing (see subsection N under § 145-60).*  
185

186 *Area B*

- 187 (2) *General and additional conditions (see section § 145-60)*  
188 (e) *One-unit residential building. (see subsection N under § 145-60)*  
189 (f) *Two-unit residential building. (see subsection N under § 145-60)*  
190 (g) *Multiunit residential building. (see subsection N under § 145-60)*  
191 (h) *Home occupation. (see subsection C under § 145-60)*  
192 (i) *Planned Development Area clustered housing (see subsection N under § 145-60).*  
193 ***[Added 9-27-2011 by L.L. No. 6-2011]***

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

- 196 (1) *Minimum lot size.*  
197 (a) *All Uses: ten thousand (10,000) square feet.*  
198 (2) *Maximum lot coverage: none, except what is required by minimum street frontage, front,*  
199 *side and rear yard setbacks and by front, side and rear parking requirements (such setbacks*  
200 *as provided for below and as set forth on Appendix D of this Chapter 145).*  
201 (3) *Minimum street frontage.*  
202 (a) *Area A-Commercial area: none*  
203 (b) *Area A-1- Commercial area: sixty (60) feet*  
204 (c) *Area B-Residential area: seventy-five (75) feet*  
205 (d) *Area C-Wetland/bird habitat area: none*  
206 ***[Amended 12-1-2014 by L.L. No. 7-2014]***

- 207 (4) *Front yard setback minimum.*  
208 (a) *As set forth on Appendix D [entitled “Lansing Meadows PDA*  
209 *Setback Provisions”] of this Chapter 145.*

- 210 (5) *Side yard setback minimum.*  
211 (a) *As set forth on Appendix D [entitled “Lansing Meadows PDA Setback*  
212 *Provisions”] of this Chapter 145.*

- 213 (6) *Rear yard setback minimum:*  
214 (a) *As set forth on Appendix D [entitled “Lansing Meadows PDA Setback*  
215 *Provisions”] of this Chapter 145.*

- 216 (7) *Parking setback standards.*  
217 (a) *As set forth on Appendix D [entitled “Lansing Meadows PDA Setback*  
218 *Provisions”] of this Chapter 145.*

- 219 (8) *Building/structure height maximum.*
- 220 (a) *All principal uses: thirty-five (35) feet.*
- 221 (a) *All accessory buildings: fifteen (15) feet.*
- 222 (b) *Exterior lights: thirty-five (35) feet.*
- 223 (9) *Parking requirements: see Article V.*
- 224 (10) *Buffer strip width: seventy-five (75) feet. (see § 145-24)*

225 **[Amended 1-10-2012 by L.L. No. 1-2012]**

226 *Add subsection Q to section 145-60, which would read as follows:*

227 *Q. Commercial Area A-1 in the Lansing Meadows Planned Development Area. All uses in the commercial*  
228 *area designated as area A-1 of the Lansing Meadows Planned Development Area shall be prohibited*  
229 *from accessing Oakcrest Road by way of any vehicular traffic, unless such use is a residential use as*  
230 *provided under area B of the Lansing Meadows Planned Development Area.*

231  
232 The board members all agreed that the proposal makes sense and is a nice compromise.

233  
234 Dawson moved to recommend the creation of Area A-1 to the Board of Trustees with the proposed  
235 district regulations and map. Seconded by Schleelein; Ayes by Tomei, Dawson, Gillott, Greenwald, and  
236 Schleelein. Nays: None.

237  
238 It was also noted that **145.J.2.F** needs to be modified to **145-J**.

239  
240 **Approval of Minutes**

241 *Minutes of January 31, 2017.* Dawson moved to accept the minutes of January 31, 2017. Seconded by  
242 Gillott; Ayes by Tomei, Dawson, Gillott, Greenwald, and Schleelein. Nays: None.

243  
244 **Trustee Report:**

245 Schleelein reported on the Trustee meeting of April 3, 2017. For a complete report of the meeting please  
246 see the Trustee minutes.

247  
248 **Other Business**

249 The Planning Board meeting of April 25th is cancelled due to Village elections.

250  
251 **Adjournment**

252 Dawson moved to adjourn at 8:38 PM. Seconded by Gillott; Ayes by Tomei, Dawson, Gillott, Greenwald,  
253 and Schleelein.

254  
255  
256  
257