

Village of Lansing  
Planning Board Meeting  
December 11, 2017

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

Present at the meeting were Planning Board Members: Mike Baker, Deborah Dawson, Carolyn Greenwald (arrived late), and Lisa Schleelein; Alternate Member, Jim\_McCauley; Code Enforcement Officer, Adam Robbs; Village Trustee Liaison, Pat O'Rourke; Village Attorney, David Dubow; Village Engineer, Brent Cross; Justin Marchuska, Alton Ainslie, Daniel Walker, Roy Hogben Monica Moll and Lynn Leopold.

Tomei appointed Jim McCauley as an acting member for the meeting due to the absence of Planning Board member Carolyn Greenwald whom is running late .

**Public Comment Period**

Tomei opened the public comment period. Deborah Dawson stated that as legislator, she will receive copies of Article 239 letters relating to the Town of Lansing Comprehensive Plan. There is a portion of the Town slated for "residential mixed use". She read from Chapter 4, including recommendations. She feels this is a matter of concern for the Village because their Comprehensive Plan does not include these issues. The Town has scheduled a public hearing for December 20<sup>th</sup>, but it is possible that it will be change until after the holidays. The Town of Lansing will hold a special meeting on December 13<sup>th</sup> at 6:30 to decide if they will reschedule or not. Deborah asked attendees to attend the meeting. Dawson stated that things from the Article 239 Reviews got derailed after an individual left and is unsure what happened after she retired.

Tomei raised concerns about how their terminology is different.

Dubow pointed out that the Comprehensive Plan is certainly revisable if the current one will not work. He is unsure what the views are between the Town Board and the Planning Board on the Comprehensive Plan.

Schleelein moved to close the public comment period; seconded by Baker.

AYES: Tomei, Baker, Dawson, McCauley, and Schleelein.

**Discussion to Consider:**

Tomei opened the hearing to consider: Labella PC: An informal presentation by Alton Ainsley with Justin Marchuska, owner of land, Dan Walker, civil engineer, for development of tax parcel # 45.2-1-46.5. This consists of redevelopment of an old abandoned building and approximately 1.8 acres. (Old Wheaton Sheet building)

Walker brought along some maps showing the current state of the site, and the proposal of what can be. The difference between the two is having the pavement repositioned to have the entrance more accessible, "dress up" the front and add more sidewalks. There was also a proposal for a possible addition to be made in the future. There is a buffer zone requirement for the creek which is on residential property. They also would enhance the buffer zone between the residential area and the parking lot, clear out less attractive trees and plant more attractive trees. Parking is within the parking set back. The developer has not settled on what materials would be used for the exterior of the building, but would like to keep it compatible with the other Cayuga Medical Associates building that is next door. Walker stated that to keep with the Code,

51 they would install new insulated metal siding, and keep the shape of the roof as to not put in extra  
52 expenses.

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54 Schleelein asked if the building was structurally sound. She also raised concerns about the residential  
55 property but was satisfied with statements made earlier about them. Walker stated that the building has  
56 good structure.

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58 Dawson commented on the buffer zone, confirming that the house is on the north side, and what the steps  
59 are for establishing the buffer zone.

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61 Robbs established that Labella is looking for: Special Permit # 4108 for a future addition, change in use  
62 of building to office building and wanting to add additional parking spaces. There should not be a  
63 significant impact of light intrusion on the surrounding residential houses.

64  
65 Tomei suggested that they put in fast growing low growing plants to obstruct light from residential  
66 properties, because evergreens will take too long to mature. Marchuska will leave a place for an addition  
67 and a green space area with a sidewalk going around it. They are expecting two professional type tenants,  
68 preferably medical. Schleelein was concern with which trees would be cleared. Some will be cleared and  
69 some will be saved in the front.

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71 There was a consensus that this is a good thing for the community. Robbs will work on setting up a public  
72 hearing later in December.

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74 Carolyn Greenwald arrived and Jim McCauley resumed as alternate.

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76 **Approval of Minutes:**

77 **2/28/17**

78 Baker motion to accept minutes; Carolyn seconded.

79 AYES: Tomei, Baker, Greenwald, and Schleelein

80 ABSTAIN: Dawson

81

82 **3/13/17**

83 Dawson motioned to approve minutes as amended; Baker seconded.

84 AYES: Tomei, Baker, Dawson, Greenwald, and Schleelein.

85

86 **4/10/17**

87 Schleelein motioned to approve minutes; Dawson seconded.

88 AYES: Tomei, Dawson, Greenwald, and Schleelein

89 ABSTAIN: Baker

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91 **5/8/17**

92 Dawson motions to approve minutes; Greenwald seconded.

93 AYES: Tomei, Baker, Dawson, Greenwald, and Schleelein

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95 **7/10/17**

96 Baker motioned to approve minutes as amended; seconded by Schleelein.

97 AYES: Baker, Dawson, Greenwald, and Schleelein

98 ABSTAIN: Tomei.

99 **Trustee Report:**

100 Baker reported on the Trustee meeting of December 4, 2017. For a complete report of the meeting please  
101 see the Trustee minutes.

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103 **Other Business**

104 This was Debra Dawson's last meeting as a Planning Board Member as she is now moving on to a  
105 position as a County Legislator. She will be missed.

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107 Motion by Dawson to go into executive session at 8:15PM for attorney's update on pending litigation;  
108 seconded by Baker.

109 AYES: Tomei, Baker, Dawson, Greenwald, and Schleelein

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111 Motion by Baker to come out of executive session at 8:39 PM; seconded by Schleelein.

112 AYES: Tomei, Baker, Dawson, Greenwald, and Schleelein

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114 **Adjournment**

115 Dawson moved to adjourn at 8:40 PM. seconded by Greenwald.

116 AYES: Tomei, Baker, Dawson, Greenwald, and Schleelein.

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118 Brianna Sullivan, Planning Board Transcriber