

Village of Lansing  
Planning Board Meeting  
Monday  
March 11, 2019

The meeting of the Village of Lansing Planning Board was called to order at 7:00 PM by Chair, Lisa Schleelein.

Present at the meeting: Planning Board Members; Lisa Schleelein, Mike Baker, Carolyn Greenwald, Monica Moll, and Alternate Member, Anthony Ingraffea; Code Enforcement Officer, Mike Scott; Village Attorney, William Troy; Village Trustee Liaison, Gerry Monaghan; BZA Board Member Chair, Lynn Leopold; and additional people including; George Turner of Saratoga Associates; John Snyder of John Snyder Architects; and Phil Maguire of Maguire Family Limited Partnership.

Absent: Jim McCauley

Schleelein appointed Tony Ingraffea as an acting member for the meeting due to the absence of Planning Board member Jim McCauley.

**Public Comment Period**

Schleelein opened the public comment period.

With no one wishing to speak, Baker moved to close the public comment period. Seconded by Ingraffea. Ayes by: Schleelein, Baker, Greenwald, Ingraffea, and Moll.

**Continue Public Hearing for Special Permit #4233 Proposed by Finger Lakes Tram LLC.**

The applicants are seeking approval for installing an approximately 200 ft. long Tram system which includes a hoist drum/frame and cabin to hold up to 4 people. The Tram, located at 1510 East Shore Drive (Tax Parcel #42.1-1-46.11), will run from the existing home down to the shore level of Cayuga Lake.

There was no one in attendance to present the above Special Permit request. Schleelein advised the public hearing will continue to stay open.

**Continue Public Hearing for Special Permit #4242 Proposed by Maguire Nissan of Ithaca.**

The proposed project will include development of 35 Cinema Drive (Tax Parcel # 46.-1-6-5.1) which is a 4 acre commercial property – consisting of an existing Chevrolet Cadillac dealership, and a presented new Nissan dealership. The proposed action includes: construction of a two story, 25,235 SqFt (Gross Floor Area) sales and service building with associated parking; public water, sewer and electrical services; pedestrian and vehicular circulation; site lighting and signage; retaining wall; fence screening; landscaping; and improvements to existing curb cuts along Cinema Drive and Uptown Road.

John Snyder of John Snyder Architects introduced himself and explained he would be filling in for Tom Schickel as Schickel is out on medical leave, however, he stated he will most likely continue to stay on the project to see it through. Turner said Snyder has made modifications to the plans which added approximately 600 sq. ft. of green-space. Turner mentioned that Scott communicated with the Lansing Fire Chief regarding fire truck access. The Fire Chief had concerns about the ability of a ladder truck not having access. Turner explained they have made accommodations to that area to accommodate fire trucks. He continued to discuss the line of sight and the 10ft. wall, and said after the Board of Zoning Appeals (BZA) meeting on March 13, 2019 they would finalize the SWPPP. He said they are putting together an

50 illustration of the existing building and the new building which includes diagrams of the signage. Cross  
51 advised Turner that he would be on vacation and, upon his return the following week, he would review  
52 anything they need guidance on regarding the 600 sq. ft. green-space. Cross asked about the roof run-off.  
53 Turner said it would go in the cistern.

54

55 Moll asked about the traffic flow for vehicle deliveries versus customers. Turner explained his thoughts  
56 and where customers would access the service area. There was conversation regarding customer and  
57 employee vehicle access. Maguire said vehicle deliveries would generally be at the back of the building  
58 and explained that delivery drivers are experienced to deliver in tight spaces. He said deliveries are  
59 preferred to be during the day and it is rare they would have deliveries during the night.

60

61 Baker said he has seen vehicle deliveries for the existing Chevrolet Dealership staged on the public road,  
62 Cinema Drive. Maguire said they request the deliveries to be in a certain area but cannot always control  
63 that as it is at the convenience of the truck driver where they offload. There was continued conversation  
64 regarding deliveries and recommendations for delivery locations at the facility.

65

66 Scott asked about the Scotch pines and the property lines. Turner explained their intentions to help  
67 preserve the trees. There was conversation regarding the construction and the maintenance for the  
68 buffering. Cross asked about the trees that are located in the easement right-of-way and who would be  
69 responsible for replacing them if they were to die a few years later due to this construction. Turner said  
70 they would have to review the easement agreement the Village has with Gaslight Village. Maguire said  
71 they would replace any trees they cause to die.

72

73 Schleelein asked about the debris and car parts at the southeast corner as it looks like that area has  
74 become a dumping ground. She asked if that could be cleaned up. Turner said they would look at that  
75 area as they were unaware of this situation, but it will get cleaned up.

76

77 Schleelein asked about the large amount of glass on the building and that being a possible cause of bird  
78 kill due to the glass. She suggested a remedy of using special glass designed to deter bird kill. Ornilux,  
79 however, she stated, it is more expensive. Maguire said he is not aware of any issues of bird kill at their  
80 other locations but would look into it. He said they use glass that has some tint to it. Snyder expressed he  
81 has not experienced any bird kill issues. Turner said the glass would be on the north side of the building  
82 and glare should not be much of a concern. There was conversation regarding windows and greenery.

83

84 Schleelein said she has driven by their dealerships in Ithaca and prefers the signage for the Ithaca Honda  
85 Dealership. Maguire said the new Nissan location would be much like that one and explained the  
86 signage. There was continued conversation regarding signage, how the number of signs are determined,  
87 and what is allowed by Code.

88

89 Schleelein asked if they had ever considered joining the two buildings. Maguire explained the different  
90 grades of the parcels and the lack of wall space if they did. He also mentioned that the "brands" prefer  
91 the dealerships to be separate and talked about the restrictions they have in Ithaca.

92

93 Schleelein asked if there were any other questions. There were no other questions. Schleelein said the  
94 public hearing would stay open until after the BZA meeting.

95

96 **Approval of Minutes:**

97 None

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99 **Trustee Report:**

100 Schleelein reported on the Trustee meeting of March 4, 2019. For a complete report of the meeting please  
101 see the Trustee minutes.

102

103 **Other Business:**

104 The Board intends to discuss sidewalks, propane tank buffering, and schedule to review the current  
105 Village Code.

106

107 Schleelein mentioned that there could be an interest with the public wanting to know what is being  
108 discussed at the Planning Board meetings. She asked Scott to forward the agenda to anyone that requests  
109 an agenda to be sent to their email.

110

111 Schleelein started the discussion on sidewalks. Greenwald said she had previously spoken with Marty  
112 Moseley about having sidewalks and variances put into construction agreements. Leopold said she  
113 noticed on Uptown Road, north and east of the Maguire Dealership, people stand on the shoulder of the  
114 road while waiting for the bus. It was discussed that there should be a striped crosswalk, along with  
115 sidewalks, added in that area as people now walk in the road.

116

117 Scott asked if the intentions are to have the Code requirements updated to accommodate sidewalks. Cross  
118 said it could be put in as design standards instead of zoning standards as zoning should not be used as a  
119 tool to insist a private owner to put in a sidewalk.

120

121 There was a discussion as to whether to have sidewalks added to the permitting process or adding a  
122 section to the Code on regulations for road development and/or design standards. Schleelein talked about  
123 the design standards the Village currently has in place. Troy explained how the City of Ithaca handles  
124 their sidewalks where they collect money from the homeowners and the City maintains the sidewalks. He  
125 suggested someone from the Board should reach out to the City and ask how this is controlled. There was  
126 continued conversation regarding the maintenance and who should be responsible for the costs of the  
127 sidewalks. Scott asked if sidewalks would be added to the entire Village or just in certain areas. It was  
128 suggested to start with commercial properties. Cross said the Village of Cayuga Heights maintains all  
129 their sidewalks and incorporates the costs in the Village taxes. It was mentioned that the Mayor is  
130 interested in putting sidewalks throughout the Village, therefore it should be discussed with him and  
131 where the decisions should be, whether with the Board of Trustees or the Planning Board. Schleelein  
132 said she would reach out to the Mayor to discuss.

133

134 Greenwald asked Scott about the special permit process and what it states in the design. Scott referenced  
135 page 145-068 in the Zoning Code and recommended it could be added to the general conditions and have  
136 different design standards added to the code. Greenwald stated she would like to continue to have the  
137 Planning Board move forward with the design standards where they could be incorporated with the  
138 Village standards. There was discussion regarding right-of-ways and easements, and that any new  
139 development should include plans for a sidewalk.

140

141 Schleelein stated she would also like to put standards in the Code for propane tanks as there are many  
142 more property owners installing them. There was discussion regarding propane tanks and how they are  
143 unattractive.

144

145 Scott said he has received inquiries regarding installing charging stations for electric vehicles. Cross  
146 asked if these stations would count as part of their allowed parking spaces. There was a short  
147 conversation regarding vehicle charging stations.

148

149 Schleelein asked Greenwald if she has considered attending the New York State Planning Federation  
150 conference held in Lake George at Bolton Landing on April 30, 2019. Greenwald said she would attend.

151 Schleelein will also attend.

152

153 **Adjournment:**

154 Baker moved to adjourn at 8:45 PM. Seconded by Moll.

155 Ayes by: Schleelein, Baker, Greenwald, Ingraffea and Moll.

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157 Minutes taken by: Tammy Milliman, PT Clerk