

Village of Lansing  
Planning Board Meeting  
Tuesday  
March 26, 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, Jim McCauley, Monica Moll, and Alternate Member, Anthony Ingraffea; Code Enforcement Officer, Mike Scott; Village Attorney, William Troy; Village Trustee Liaison, Roy Hogben; and approximately 18-20 additional people including; George Turner of Saratoga Associates; John Snyder of John Snyder Architects; and Phil Maguire of Maguire Family Limited Partnership; and approximately 7-10 Lansing High School students.

**Public Comment Period**

Schleelein opened the public comment period.

Schleelein welcomed the Lansing High School students that were in attendance for their Government class. She offered them an agenda and explained the items that would be covered in the meeting.

With no one wishing to speak, Baker moved to close the public comment period. Seconded by Greenwald.

Ayes by: Schleelein, Baker, Greenwald, McCauley, and Moll.

**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.

Turner acknowledged Snyder, Maguire and he were here to continue the site plan and advised they had made recent changes to their proposal as he stated the Board of Zoning Appeals (BZA) had concerns regarding the amount of signage. He said they may appeal that variance in the future. Turner talked about the modifications they made to their signage proposal and hoped the Planning Board will give recommendations to take back to the BZA.

48 Turner talked about various concerns that were previously brought up by the BZA Board. He mentioned  
49 the BZA requested wheel stops for parking in front of the property so vehicles would not cross the  
50 property line for the concern of future sidewalks and snowplowing; they will provide space to keep the  
51 fire hydrants clear; and he said the debris in the southeast corner of the property would be cleaned up.

52

53 Snyder talked about the original square foot calculations of the signage and compared them to new  
54 calculations they are proposing. He said the canopy would protrude out from the building face and they  
55 have eliminated the rotating signs by the entrance, however, the signs still exceed the allowed amount for  
56 signage. It was noted that rotating signs are not allowed by Code. Baker asked for clarification of what  
57 the total square footage of signage is allowed by Code. Scott answered 100 sq. ft.

58

59 Snyder showed a power point presentation of what Nissan requires for signage and what they have scaled  
60 down. He explained from a diagram the revised signage that would be on the building and how the  
61 Nissan sign on a post versus a pylon would look. Greenwald asked if the Nissan sign would be a lighted  
62 sign. Snyder answered yes. There was discussion on the signs, the total square footage of each, and what  
63 is counted as a sign. Scott said if it is lit, it is counted as a sign. He asked what they were including in  
64 their calculations. Regarding the canopy, Snyder said just the Nissan logo. Turner said they are down  
65 well over 50% from where they had started from in their first proposal.

66

67 Maguire asked if stanchion signs would be preferred as he has noticed many of those types of signs in the  
68 area. He said he feels the pylon design is more desirable but that per the Code a pole base is not counted  
69 in the square footage because it is not opaque whereas the pylon base is counted. Schleelein said that the  
70 stanchion signs that are up are generally from a long time ago. Turner asked if a sign that directed people  
71 would be excluded. Schleelein said yes as they are considered a way-finding sign. There was continued  
72 conversation regarding what types of signs that would be included or excluded. Scott read from Chapter  
73 115-6 of the Code book. Turner explained his understanding of the Code.

74

75 Schleelein asked about the charging stations and who would use them, as maybe that sign could be  
76 eliminated. Maguire said they would be available for anyone to use and talked about what the  
77 manufacture requires.

78

79 Greenwald asked if it would be the Planning Board or Board of Zoning Appeals to approve the signage  
80 and asked for clarification if the canopy would be lighted. It was stated it is how the signs would be  
81 interpreted and the BZA would have the final say. There was conversation regarding the BZA variances,  
82 the canopy, and the Nissan emblem being the color red and lighted.

83

84 Schleelein asked if the Nissan canopy sign was a “must” sign. Maguire explained what is required and  
85 asked if the Nissan sign was not lit would that be considered. Scott said the lighted part is considered  
86 being the sign.

87

88 Snyder stated they were down 223 sq. ft. with their new sign design proposal. There was conversation  
89 regarding what signs were included in the square footage. McCauley asked for clarification that their  
90 updated proposal is 307 sq. ft. Snyder corrected himself and said 307 sq. ft. was correct.

91

92 Greenwald asked how bright the canopy would illuminate. Baker asked if the signs would be off during  
93 the night hours and advised that 115-5 B of the Code states lights are to be off at 10 pm to sunrise. Troy  
94 asked if the sign is allowed to be shut off. Maguire said he has not inquired on that and assumes it would  
95 be ok.

96

97 Schleelein said she feels the design issues are important and certain signs would make it more appealing.  
98 She talked about the scale of the signs being important but they still are over what is allowed. There was  
99 conversation referencing page 115-007 of the Code and how the Code is interpreted and what is included  
100 and what is not counted.

101

102 Turner stated they are 300 feet off Rte. 13 and when cars are traveling 55 mph plus, it is necessary to have  
103 the larger signs. Schleelein asked if they had any data to support that and suggested they have that  
104 information to provide to the BZA. Cross said that the signs they are suggesting to be seen from Rte. 13  
105 would not be seen as there are trees obstructing the view. There was continued conversation regarding  
106 what signs could be eliminated. Greenwald and Moll said there was too much red. Maguire said what  
107 signage they could get rid of per Nissan requirements, they could eliminate the Nissan logo but not the  
108 red. He advised what the requirements are and what looks the best and explained about other dealerships  
109 and what they have for signage.

110

111 Troy asked if Nissan would rather see a store not open than to allow alternative standards. Maguire said  
112 Nissan gives them minimal requirements and one is the red canopy. He continued to explain what  
113 options could possibly be acceptable. He stated all new Nissan designs are required to be red.

114

115 Baker said realistically getting down to 100 sq. ft. would be impossible therefore changing some of the  
116 lighting and other few signs would help. Maguire said his thought of the canopy is it is part of the  
117 structure. Baker suggested making adjustments to the canopy and not having it lit would help with the  
118 sign calculations. Regarding the pylon, Schleelein said maybe the light from the light poles would help  
119 contribute to light the pylon and the pylon should not be illuminated. Moll expressed concern of setting  
120 precedence for future building requirements. Schleelein stated she did not think setting a precedence  
121 would be an issue as most businesses have some type of a logo. Greenwald recommended they not  
122 include the non-ylon sign and would prefer no lit signs. There was continued discussion on what signs  
123 could be eliminated, the canopy, and the Nissan logo being a separate sign.

124

125 Maguire asked if this Board would say what signs they would support. Schleelein asked the Board if they  
126 thought because the canopy is lit it would be counted as a sign, and if not lit it would be counted as a  
127 logo. Moll said the Planning Board should count all signage they think appropriate and see what the BZA  
128 says. Scott said if the canopy is not lit then it is not counted. There was continued conversation regarding  
129 the canopy being counted as a sign and the possibility of excluding directional signage.

130

131 Baker asked if the Board supports the increase of the signage due to the nature of the business.  
132 Greenwald disagreed and said the signage is used for advertising and if you are looking for a dealership  
133 you google it. Troy asked what the square footage of the signage is at the Chevrolet Cadillac dealership.  
134 Maguire did not know as it has been there for some time but stated it is over the 100 sq. ft. Troy asked  
135 what the square footage requirements are for the City of Ithaca and Town of Lansing for the purpose of  
136 setting precedence where the Village Code could be modified for dealerships. There was conversation on  
137 variances, the comparison to other areas, and the different materials used for signage.

138

139 Turner inquired about the shopping mall and being a business district could there be flexibility due to the  
140 type of area. Schleelein said certain areas, the mall areas, are designated planned-sign areas and  
141 sometimes planned-sign area is not to the developers benefit.

142

143 Troy suggested Turner, Snyder and Maguire draft a proposed resolution detailing their proposed signage  
144 and forward it to Scott. Troy would then get something typed up.

145

146 Turner asked if they could get a conditional approval as they have been to the Planning Board since  
147 January. Cross said they could make the approvals pending certain conditions and he said it appears they  
148 have met the conditions that were a concern. Troy asked them to draft a proposal as it would become clear  
149 to what their requests are.

150

151 Schleelein said the Village Highway Superintendent has submitted an email with some concerns about the  
152 project. Scott will forward that email to them.

153

154 Schleelein asked how the cistern water would be collected and would be used. Snyder said it would be  
155 used for washing cars and gray water. Cross asked about the stormwater system. There was conversation  
156 regarding the cistern and stormwater system.

157

158 Turner said they would be back at the next Planning Board meeting. Scott said there could possibly be a  
159 BZA meeting a few days after the Planning Board meeting.

160

161 Schleelein advised the public hearing will stay open.

162

163 **Approval of Minutes:**

164

165 **February 26, 2019**

166 Moll moved to accept the minutes of February 26, 2019. Seconded by McCauley;  
167 Ayes by; Schleelein, Baker, McCauley, and Moll. Abstention by: Greenwald  
168 Nays: None:

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173 **March 11, 2019**

174 Baker moved to accept the minutes of March 11,2019. Seconded by Greenwald;

175 Ayes by; Schleelein, Baker, Greenwald, and Moll. Abstention by: McCauley

176 Nays: None:

177

178 **Trustee Report:**

179 Baker reported on the Trustee meeting of March 18, 2019. For a complete report of the meeting please  
180 see the Trustee minutes.

181

182 **Other Business:**

183 There was a group discussion regarding sidewalks. Schleelein suggested that new development for  
184 commercial building projects should require a 10-12 foot right-a-way for future sidewalks. Scott said  
185 usually that amount is left from the property line to the road.

186

187 Greenwald said she would cover the April Trustee meetings.

188

189 **Adjournment:**

190 Baker moved to adjourn at 9:17 PM. Seconded by Greenwald.

191 Ayes by: Schleelein, Baker, Greenwald, McCauley, and Moll.

192

193 Minutes taken by: Tammy Milliman, PT Clerk