

**Village of Lansing  
Planning Board Meeting  
June 14, 2010**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:35 P.M. by Chairman  
2 Mario Tomei. Present at the meeting were Planning Board Members, Maria Stycos, Lisa Schleelein,  
3 Richard Durst, and Phil Dankert; Alternate Board Member Ned Hickey; Code Enforcement  
4 Officer Ben Curtis; Village Attorney David Dubow, Code Enforcement Officer in training Marty  
5 Moseley; Peggy Lama and Fran and Crystal Mullenix from Crystal Spa Salon, Village resident Roger  
6 Christian; Marjory Pryse observing for the Community Party.

7 **Public Comment**

8 Tomei opened the public comment period. Christian explained that he lives in University Park  
9 Apartments and operates Ithaca Night Life Online Publication. Christian stated that he has attended  
10 the University of Buffalo and has an extensive background in the internet and how it operates. Christian  
11 reported that there is a ditch that runs behind the University Park Apartments that needs to be cleaned  
12 up. Marjory Pryse introduced herself as the observer from the Community Party. Pryse expressed concern  
13 about the possibility that large trucks, associated with the hydro-fracking, could damage the Village road  
14 infrastructure. Pryse asked who sets the weight limits for the Village roads. Curtis stated that the Village  
15 would probably set the weight limits, but was not sure how such limits were calculated. Hickey noted a  
16 good example of the damage that could be caused by buses, is the ring road at the Shops at Ithaca Mall.  
17 Dubow explained that the buses could cause more damage than almost any other vehicle on the road,  
18 and that regulations are being considered to regulate the trucks. Dankert stated that without the  
19 presence of law enforcement personnel there is no one to enforce these regulations. Dubow explained  
20 that municipalities are adopting road maintenance laws because of the trucks associated with the natural  
21 gas drilling, but it is difficult to prove that the trucks associated with the natural gas drilling are the only  
22 vehicles causing the damage. With no one else to speak, Dankert moved to close the public comment  
23 period. Seconded by Stycos. Ayes by Dankert, Stycos, Schleelein, Durst, and Tomei.

24 **Crystal Spa Salon Subdivision Classification**

25 Tomei asked Crystal Mullenix to explain the proposed subdivision. Mullenix noted that they would like to  
26 subdivide their 3.418 acre lot at 2416 North Triphammer Road into one undeveloped 1.002 acre parcel on  
27 the north side of the property, leaving a 2.416 parcel where her building is located. Mullenix stated that  
28 there would be a 25 foot side yard set back from her building to the division line and about 100 feet in road  
29 frontage. Mullenix stated that the property that is being subdivided would be sharing her driveway to  
30 minimize curb cuts on North Triphammer Road. Mullenix explained that there is a potential problem with  
31 the sewer connection for the new lot. The Village does not want to cut the recently reconstructed North  
32 Triphammer Road. Mullenix noted that she found it acceptable to have the sewer for the new lot connect to  
33 her 4 inch lateral thereby avoiding a road cut, but she wanted to make sure that the lateral could serve both  
34 properties without risk of backing up into her building. Dubow and Curtis both explained to Mullenix that  
35 T.J. Miller might be able to help assess the capacity of the 4 inch lateral as they were directly involved with  
36 the road reconstruction. Mullenix noted that she did not want to subdivide and pay tax on two lots if  
37 someone would not be able to buy and build on the second lot. The Planning Board explained to Mullenix  
38 that they could classify the proposed subdivision and if she decided not to subdivide, the process could be  
39 discontinued. Dubow explained that the process of subdivision of the property is separate from  
40 the development of the property, and that issues like the common driveway might be attached to the final

1 subdivision approval. Hickey suggested that the shared driveway detail be noted on the final plat of the  
2 subdivision. Dubow explained that the developer would still have to obtain a special permit for the building,  
3 and some of the issues could be addressed in the conditions of approval for the Special Permit. Curtis  
4 suggested that the developer come in to meet with the Planning Board Chairman and the Code and Zoning  
5 Officer prior to a formal Planning Board meeting. Hickey noted that there should be a maintenance  
6 agreement for the shared driveway. Schleelein asked if Mullenix would be stuck with two pieces of property  
7 if the Planning Board approved the minor subdivision and Mullenix was not able to sell the new lot. Dubow  
8 noted that Mullenix could withdraw the subdivision application or simply not file the plat at the County  
9 Clerk's office. Dankert moved that the proposed subdivision be classified as a minor subdivision,  
10 seconded by Stycos. Ayes by Dankert, Stycos, Schleelein, Durst, and Tomei. Tomei noted the Planning  
11 Board agenda was full for the June 29 meeting, but the Planning Board could conduct a public hearing and  
12 possibly act on the proposed subdivision at their July 12<sup>th</sup> meeting. Schleelein moved to have a public  
13 hearing on July 12<sup>th</sup> at 7:30 p.m. Seconded by Durst. Ayes by Dankert, Stycos, Schleelein, Durst, and Tomei.

14 **Recap of the Lansing Meadows PDA**

15 Dubow noted that the Board of Trustees gave the Planning Board authorization to work with the developer  
16 to develop a preliminary proposal for the PDA, with conditions that were agreeable to the developer and the  
17 Village Planning Board. 18 conditions were proposed and agreed to. Dubow noted that more conditions  
18 could be added as the process continues. The Planning Board then made a recommendation to the Board of  
19 Trustees in support of the Lansing Meadows PDA., This then triggered a joint meeting between the Board  
20 of Trustees and the Planning Board on the 7<sup>th</sup> of June. The Board of Trustees acknowledged the Planning  
21 Board's recommendation, and then asked questions and discussed the recommendation. The Board of  
22 Trustees then reviewed the recommendation and the documents that were provided to them at that meeting  
23 and recommended that the Planning Board continue with the process to work towards a final plan. Dubow  
24 noted that the Planning Board targeted the June 29<sup>th</sup> meeting for a second joint meeting with the Board of  
25 Trustees. Dubow explained that the Board of Trustees is waiting for a review by Fisher Associates of the  
26 developer's traffic study before they finalize part 2 of the full SEQR environmental assessment. They are  
27 anticipating the review of the traffic study to be completed before the June 29<sup>th</sup> meeting in which case they  
28 can finalize the environmental assessment at that meeting. Dubow stated that within forty-five (45) days  
29 after the required environmental review is completed, the Board of Trustees shall hold a public hearing on  
30 the proposed PDA, but it can also do so immediately after the assessment is complete. Dubow noted that to  
31 approve the PDA the Board of Trustees will need to have a local law, which in turn requires the Village to  
32 schedule a public hearing. Dubow explained that if the proposed local law is presented to the Trustees' at  
33 their noon meeting on June 17<sup>th</sup>, the Trustees could then schedule the public hearing for June 29<sup>th</sup>. Dubow  
34 explained that on June 29<sup>th</sup> the Board of Trustees could hold a public hearing asking the public for input on  
35 any environmental concerns they might have. The Trustees could then complete the full environmental  
36 review part 2. If the Board determines there will be no significant adverse environmental impact, the  
37 process could continue. The Board of Trustees could then continue the public hearing taking additional  
38 public comment regarding the proposed PDA authorization and Proposed Local Law B (2010). After that  
39 is completed, if the Board of Trustees determines that it wishes to proceed with the legislative action being  
40 proposed, it could take action to grant conditional and final PDA authorization and adopt Proposed Local  
41 Law B (2010).

42  
43 Hickey noted that the Planning Board has not received a final plan to approve. Dubow explained that the  
44 map that has been submitted showing Areas A (commercial), B (wetland), and C (residential) will be  
45 considered the final plan along with the District Regulations included in Proposed Local Law B (2010)

1 and the previously agreed upon conditions. Dubow noted that most of the conditions would need to be  
2 incorporated into the Special Permit approvals. Dubow stated that if all goes well, in the two Planning  
3 Board meetings in July the Special Permit approvals could be pursued by the developer. Hickey noted that  
4 the Planning Board should review the PDA process and see if it could be altered to be more efficient in any  
5 way. Dubow stated that the Planning Board needs to make another recommendation to the Board of  
6 Trustees, for the conditional and final authorization of the PDA, which could be written in the minutes of  
7 the June 29<sup>th</sup> joint meeting. Curtis noted that the Planning Board would also need to recommend the local  
8 law. Dubow agreed. Hickey asked about the progress of the (239-l,m) Tompkins County Planning  
9 Department review. Dubow stated that some of the information has been sent to the County, and when the  
10 review of the traffic study is complete it will be sent to the County as well. Curtis explained that he would  
11 also need to have Dubow update the proposed local law, so it could be forwarded to the County. Dubow  
12 explained that if action is taken by the Board of Trustees on June 29<sup>th</sup>, the local law and zoning for the  
13 PDA will become incorporated into the Village of Lansing Zoning Law. Dubow stated that the Planning  
14 Board members should review and familiarize themselves with the 18 conditions. Dubow noted that the  
15 financing and security for the residential component may still need further review. Dubow explained that  
16 this might be incorporated in the Special Permit approvals. Dubow added that Triax has submitted a letter  
17 at this time stating that they would build the residential component at the same time the commercial  
18 component is being built. Curtis stated that Mike Stamm from Tompkins County Area Development would  
19 explain to the Village Boards how Industrial Development Authority financing works. Dubow noted that  
20 there will be separate special permits for construction in both areas A and B in the PDA. Dubow pointed out  
21 that the local law that was handed out and will be updated and redistributed to the Planning Board members,  
22 will create a new section 145-42.1 of the Village of Lansing Zoning Law. Dubow pointed out that there will  
23 also be a new section "O" under section 145-60, which will state the additional conditions attached to the  
24 residential component. Dubow noted that the last  
25 item is the zoning map amendment, incorporating the map provided by O'Brien and Gere. Hickey asked  
26 where the local law specifically states senior housing will be provided. Dubow noted that is in Section A of  
27 the proposed local law, which states that the PDA will include an approximately 82,000SF retail center,  
28 residential buildings providing an anticipated total of 12 senior housing units, and enhanced wetlands  
29 adapted to provide a bird habitat. Curtis noted that area C would only allow Utility service underground and  
30 natural parks. Hickey asked if it would be possible for the retail store to add office space or some type of  
31 residential housing in combination with the retail store. Curtis noted that these uses are included under uses  
32 permitted with Special Permit for area A. Tomei asked for a motion to recommend the Proposed Local law  
33 B(2010) to the Board of Trustees. Moved by Schleelein. Seconded by Stycos. Ayes by Dankert, Stycos,  
34 Schleelein, Durst, and Tomei.

### **Reports**

35 *Board of Trustees- June 7<sup>th</sup>, 2010-* Dubow noted that the Trustees adopted a retirement benefit for health  
36 Insurance. Mayor Hartill met with Brent Cross and the Mayor from Cayuga Heights to discuss sewer issues.

### **Other Business**

37 Tomei noted that Jeff Overstrom had met with Curtis and indicated that a development might be built  
38 south of Cayuga Landscape ( the old Butler farm). This land runs from Triphammer Road to East Shore  
39 Drive, and includes some land in or adjacent to the Village. Tomei stated that a joint meeting between the  
40 Village Planning Board and the Town Of Lansing Planning Board might be a good idea. Curtis noted that  
41 the development is not being proposed at this point in time, but could be at some time in the future. Curtis

1 added that he and Overstrom agreed that as there have been changes on both Planning Boards that it would  
2 be a good time to meet and get acquainted. Tomei stated that if the old Butler farm were to be developed it  
3 could create more traffic on North Triphammer Road. Hickey noted that the traffic light at the Post Office is  
4 installed. Tomei reported that there have been inquiries about assisted living in the Village, and that the  
5 Planning Board might think about using the PDA process or change the zoning law to incorporate assisted  
6 living as a new use. Curtis explained that 2 Hickory Hollow Lane is being renovated and will be a wood  
7 fired pizza restaurant. Hickey noted that the Village needs to obtain surveys for the recreational land owned  
8 by the Village so Carol Klepack can continue with her stewardship program. Tomei stated that Durst and  
9 Schleelein, accompanied by Moseley, would attend the New York Planning Federation training in  
10 September. Hickey noted that all Planning Board members need to have 4 hours of continuing education  
11 each year.

12 **Adjournment**

13 Durst moved to adjourn at 8:45 P.M. Seconded by Stycos. Ayes by Durst, Stycos, Tomei, Dankert  
14 and Schleelein.