

**Village of Lansing
Planning Board Meeting
March 27, 2012**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by Chairman
2 Mario Tomei.

3 Present at the meeting were Planning Board Members Maria Stycos, Richard Durst, Lisa
4 Schleelein, and Phil Dankert; Alternate Member Jon Kanter; Code Enforcement Officer Marty Moseley;
5 Village Attorney David Dubow; Trustee Liaison Julie Baker; Jeff Walters representing the Lansing Fire
6 District; Owner of the SUMO Japanese Restaurant Besie Chen; Joel Abrams from Audrey Edelman
7 Realty; and Community Party Observer Stu Grinnell.

8 **Public Comment Period**

9 Tomei opened the public comment period.

10 Chen indicated that she would like to have a larger sign than what the Planning Board
11 recommended to the Trustees, which was 45 Square feet. Chen added that she could not fit what she
12 wanted in the 45 square foot area and still have the curb appeal that she desires.

13 Tomei indicated that the Planning Board has suggested to the Trustees a larger sign of 45 square
14 feet which is not in conformance with the original Planned Sign Area for the Cayuga Mall. Tomei added
15 that the representative from Brixmor previously indicated that they would be re-designing the façade of
16 the mall including amending the Planned Sign Area.

17 Chen noted that she thought that Brixmor would not be amending the Planned Sign Area, but
18 only fixing the façade of the mall. Chen added that the sign maker would have a tough time making the
19 smaller sign.

20 Tomei indicated that they could have a discussion about the size of the sign if there was any new
21 information on why she believed she deserved a larger sign than what has already been suggested to the
22 Trustees. Tomei added that the Planning Board would like to hear directly from Brixmor if they have
23 decided not to amend their Planned sign Area in the next 9-11 months.

24 Dankert indicated that he thought that the Village has been generous amending the Planned Sign
25 Area for one tenant instead of requiring the mall to file an amendment on the entire Planned Sign Area.

26 Tomei noted that there are other tenants who abide by the rules and regulations of the Sign Law
27 or by their Planned Sign Area provisions.

28 Stycos suggested shrinking certain aspects of the proposed sign in order to fit it within the 45
29 square feet.

30 Kanter suggested changing the style of the sign to accommodate the 45 square feet.

31 Chen asked if they separated the sign area to have two signs (one high and one low) would that
32 eliminate the need to count the space.

33 Tomei noted that would not be allowed.

34 Chen asked about interior window signs.

35 Moseley indicated that window signs are allowed.

36 With no one else wishing to speak Durst moved to close the public comment period. Seconded by
37 Schleelein; Ayes: Tomei, Dankert, Stycos, Schleelein, and Durst.

38

39 **Informal Presentation and Update on The New Lansing Fire Station**

40 Walters provided a plan for the Planning Board which included metal siding and stone
41 veneer, metal roof, 4 bays with 4 smaller doors, and peaked roof system. The roof system and the
42 smaller overhead doors were designed to make the building seem to look more residential.
43 Walters indicated that the building would be moved closer to the rear property line to allow the
44 fire trucks to park the equipment easier.

45 Tomei asked if all of the setbacks have been met.

46 Walters noted that the architect has been working on that aspect. Walters added that he
47 would leave the plans if anyone wanted to look them over. Walters noted that the facility would
48 have 5 bunkrooms and 2 bathrooms with 1 being ADA (American with Disabilities Act)
49 compliant for the public.

50 Durst asked if firefighters would be staying at the new facility.

51 Walters indicated that he hoped to have a program similar to the Cayuga Heights Fire
52 Department where they would have some people stay at the facility to respond to calls faster.
53 Walters added that they planned on demolishing the old station in about 2 weeks. Walters noted
54 that they will be able to pay for the new facility from their general funds which allows them to
55 not have to bond the project.

56 Kanter asked what the expected cost would be.

57 Walters indicated that the cost would be approximately 800,000 dollars, but they have
58 about 1,000,000 set aside for the project.

59 Dankert asked when they wanted to have the building done.

60 Walters noted hopefully by the end of the year. Walters added that there will continue to
61 be no exterior siren on the new building.

62 Schleelein asked if Walters would be discussing lighting with the Lighting Commission.

63 Walters noted that they would work with the Lighting Commission, but there also was
64 some documentation in the plans, that he was leaving, about some of the lighting.

65 Baker asked if they would need to buy new equipment for the new building.

66 Walters indicated that they have the current equipment, but they would order a new ladder
67 truck, which would probably be in next year's budget but would not be delivered until the
68 following year because it would need to be built.

69 Stycos asked how the bunking arrangement would work.

70 Walters stated that the Department was working on the official rules, but the applicant
71 would need to work a set number of hours per week in order to stay at the facility. Walters added
72 that they would like not to have all college students and possibly get some other individuals that
73 are more responsible to stay at the facility.

74 *Tomei noted that the agenda item for the Lighting Commission has been moved to the*
75 *next meeting.*

76 **Potential Zoning Amendment:** *Consideration of allowing motel/hotel use to be added to the*
77 *Commercial Low Traffic (CLT) district regulations.*

78 Tomei explained that there was a letter distributed to the Planning Board, which indicated
79 that a 2 story hotel would not be allowed by the franchises that the Visions Hotel works with.
80 This letter was from the Halpin Firm who represents Visions Hotel. Tomei added that this topic
81 should be discussed.

82 Dubow reminded the Planning Board that this change would affect the entire CLT
83 District and not just the one lot where the hotel is being proposed.

84 Abrams indicated that he thought that they would be able to meet the height restrictions
85 for the Village Zoning. Abrams added that the hotel would work with the YMCA. Abrams added
86 that there would be no visible parking from Triphammer Road. He added that the issue is more
87 related to whether the Board would like to have a quality hotel in the CLT District. Abrams
88 noted that this is an expensive piece of land, and the chances are if this project does not move
89 forward then the land will probably stay vacant due to the amount of money that is being asked.
90 Abrams noted that the hotel would not have conference rooms, swimming pool, and restaurant.
91 Abrams indicated that the hotel patrons could use the YMCA for the pool use. Abrams stated
92 that the traffic counts would be considerably lower than any other use that could be built on the
93 current site. Abrams noted that the Village, if compelled to do so, would have multiple options
94 with respect to zoning restrictions that could be implemented on a hotel use in the CLT District.
95 Abrams indicated that he felt the Village would still have control over the project even if there
96 were no restrictions. Abrams noted that he also felt that the hotel would be comparable to other
97 low traffic uses with respect to the traffic.

98 Tomei explained that the use change would also affect the entire CLT area, and is not just
99 specifically contained to this site. Tomei added that at the last board meeting it seemed that they
100 felt a building that tall would create a canyon effect along Triphammer Road.

101 Schleelein asked Abrams about his comment about the height limitation of the building.

102 Abrams indicted that the building could be built within the height requirements of the
103 District. Abrams added that he felt that a building of this caliber would be an improvement to the
104 Triphammer Road corridor. Abrams noted that there are not too many builders that would buy
105 this land to develop because of the property cost, and he felt that this development opportunity
106 would not come along again in the near future.

107 Tomei asked the Board members whether this added use to the CLT District would be
108 good for the Village.

109 Kanter indicated that the Board should look at what uses are currently permitted in the
110 CLT District and then evaluate whether those current uses are realistic and appropriate for this
111 parcel in question. Kanter noted that mixed use would be allowed in the CLT District, which
112 might strengthen the Triphammer Road corridor. Kanter asked what the useful life of a hotel is if
113 it were to be constructed today.

114 Abrams indicted that he was not sure, but he believed that it would be about 20 years.
115 Abrams added that the hotel owners that would like to develop also own hotels in Cortland and
116 Horseheads.

117 Baker noted that she was sitting in for Trustee Leopold. Baker indicated that Leopold was
118 concerned about the proximity to the road and the height of the structure. Baker added that
119 Leopold was not particularly fond of BJ's Wholesale Club presence if looked at from the other
120 side of Cayuga Lake.

121 Stycos noted that the idea of the Triphammer Road corridor is to build the buildings
122 closer to the road to make it feel more like a Village.

123 There was discussion among the Board about what other uses would include building to
124 the maximum height allowed in the CLT District.

125 Schleelein indicated that she was somewhat concerned with the overall height of the
126 structure.

127 Schleelein noted that there is a current parking issue with the CIAO! Restaurant and they
128 are not parking their vehicles within the designated area.

129 The Planning Board determined that at this point in time they were not ready to make a
130 definitive decision with respect to the request to add the use hotel/motel to the CLT District
131 regulations. Furthermore, they have determined that a further look at all of the uses allowed in
132 the CLT District would be appropriate to determine if they should still be acceptable to be built
133 in the CLT District.

134 Schleelein asked if the Planning Board could take a look at the building height maximum
135 in the CLT District regulations.

136 Dubow indicated that the Board of Trustees is allowed to re-evaluate zoning and change
137 zoning if they feel that is appropriate. Dubow added that the entire Village, except for the
138 Business and Technology District, has a height restriction of 35 feet, including the CLT District.

139 Durst asked if anyone knew the intent of why certain uses were added to the CLT District
140 regulations.

141 Dubow noted that the uses have not changed too much over time, but someone could look
142 back at the documents to try and determine what was being thought at that point in time.

143 Kanter suggested to also look at updating the Comprehensive Plan.

144 Stycos indicated that she thought that having two zoning districts for CLT might be a
145 benefit for the Village. Stycos added that based on the current uses allowed in the CLT District,
146 she did not see a problem with allowing an extended stay hotel to build near Triphammer Road.
147 Stycos added that she was worried about the residential areas that would see an increase in
148 traffic, but Dankert indicated that the traffic would probably not impact the residential
149 neighborhoods too much because there is large traffic volume that already exists. Stycos added
150 that she did not like the idea of having the use “construction sales & storage” in the CLT District.

151 Moseley indicated that the “construction sales & storage” use is not a self-serve use but
152 rather something like Builders Best in the Cayuga Mall. Moseley added that there is a percentage
153 that is allowed to be self-service but it is very small. A person would typically need to order
154 materials or be required to have a sales associate retrieve the materials for them. Moseley
155 indicated that a warehouse might be on site to house material, but the general public would
156 typically not be allowed to have access to it. Moseley added that the description for the
157 construction sales & storage use is very detailed to guard against a Lowes or a Home Depot.

158 Kanter noted that Ithaca College has typically overbooked on enrollment and then rented
159 hotel rooms to cover the boarding of the students.

160 Dubow pointed out that the Village Zoning Law provisions were adopted at a point in
161 time when Triphammer Road was not constructed like it appears today. Dubow noted that this
162 may not be a traffic issue but more of a commercial density issue.

163 Kanter noted that mixed use in the CLT District would work better with retail and might
164 require 3 floors to make it successful.

165 Currently there are mixed feelings among the Board members as to whether or not a hotel
166 use would be compatible along the Triphammer Road corridor.

167 Kanter suggested a closer look into what the Village thinks the Triphammer Road
168 corridor should look like.

169 Dubow noted that there are many options for the Village if they felt that the CLT zoning
170 should change.

171 Tomei directed the Board's attention to the CLT District regulations in the Zoning
172 Law/Village Code. Tomei suggested that the Board review the uses so they could have a
173 discussion at the April 9th meeting.

174 Moseley suggested that the Board also look at section 145-82 that gives examples of the
175 uses more specifically.

176 **Amendment to the Lansing Meadows Planned Development Area (PDA) Subdivision**

177 Dubow noted that the subdivision separated the commercial portion and the residential
178 portion of the Planned Development Area (PDA), but a majority of the wetland would be
179 included with the commercial property. Dubow added that on the list of conditions for the
180 subdivision, there was a specific condition that instituted a timeline for the purpose of
181 consolidation for a smaller parcel of property (129 Oakcrest Rd. next to the Fire Station) into the
182 larger (residential) piece of property that would be along Oakcrest Road. Dubow added that
183 Arrowhead Ventures has run into complications with the IDA (Industrial Development Agency)
184 funding, which has an interest in the entire parcel at this point in time (both residential,
185 commercial, and wetland). Dubow noted that Arrowhead Ventures is trying to work through the
186 situation and coordinate that with their closing on their financing for the residential portion of the
187 PDA. Dubow indicated that he had been in contact with the Tompkins County Assessment
188 Department on this topic and they have given Arrowhead Ventures a deadline of July 1st to
189 finalize and solve the complicated situation. Dubow noted that the condition from the Village
190 references a 30-day time table. Dubow added that the Planning Board could amend the original
191 final subdivision and adopt the July 1st deadline or continue on with the original condition.

192 Tomei asked for a motion to amend the original subdivision approval (a minor
193 amendment) for the Lansing Meadows PDA, dated January 9th for the purposes of extending the
194 deadline for filing subdivision and completing the required property consolidation process to
195 July 1, 2012.

196 Moved by Dankert. Seconded by Stycos; Ayes: Tomei, Dankert, Stycos, Schleelein, and
197 Durst.

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199 **Approval of Minutes**

200 Durst moved to accept the January 9th minutes as altered. Seconded by Stycos; Ayes by
201 Tomei, Dankert, Stycos, Schleelein, and Durst.

202 Schleelein moved to accept the February 13th minutes as altered. Seconded by Stycos;
203 Ayes by Tomei, Dankert, Stycos, and Schleelein. Abstention by Durst

204 **Reports**

205 *Schleelein reported on the March 19th Trustee meeting. Please see the minutes of that*
206 *meeting for a report.*

207

208 **Other Business**

209 Tomei reminded the Board that they would be canceling the April 24th meeting due to the
210 conflict with election voting.

211 **Adjournment**

212 Durst moved to adjourn at 9:05PM. Seconded by Dankert; Ayes: Tomei, Dankert, Stycos,
213 Schleelein, and Durst.

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