

**Village of Lansing
Planning Board Meeting
February 25, 2014**

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, Phil Dankert, Lisa
4 Schleelein, John Kanter; Alternate Member, Deborah Dawson; Code Enforcement Officer, Marty
5 Moseley; Village Trustee Liaison, Lynn Leopold; Village Attorney, David Dubow; Village Engineer,
6 Brent Cross; Paul Levesque from Holt Architects; and Kimberly Michaels from Trowbridge Wolf
7 Michaels Landscaping Architects.

8 Absent: None

9

10 **Public Comment Period**

11 Tomei opened the public comment period. With no one wishing to speak, Stycos moved to close
12 the public comment period. Seconded by Schleelein; Ayes by Tomei, Dankert, Stycos, Schleelein, and
13 Kanter.

14 **Alteration to Special Permit #2652 Cayuga Medical Center**

15 Requested change to: previously approved Special Permit # 2652, Cayuga Medical Center, to construct
16 two additions and reconstruct/expand the parking lot from 47 to 50 total spaces at 2435 North
17 Triphammer Road in the Commercial Low Traffic District, Tax Parcel Number 45.2-1-46.4. The
18 additions that are being proposed are (i) a 2,400 square foot addition on the rear of the current building
19 and (ii) a 100 square foot addition on the front of the building (along Craft Road).

20 The requested change proposal includes an additional canopy area and vestibule entrance area, which will
21 be in accordance with 145-59(f) of the Village of Lansing Code.

22 Levesque indicated that the proposal for the new covered walkway and the vestibule is due to new federal
23 laws that govern private practices and regulated hospital clinics. Levesque noted that it is now necessary
24 to provide for separate entrances to each entity. Levesque indicated that the walkway would be open and
25 not enclosed. Levesque added that there would be additional down-directional lighting in the proposed
26 covered walkway.

27 Tomei explained that the Board would first need to determine if the proposed amendment to the original
28 special permit approval would be classified as a minor or major amendment in accordance with section
29 145-59F.

30 Cross indicated that he felt that the proposed change would be minor to the project and for stormwater
31 management and appropriate changes have been made to the stormwater permit and the notice of intent to
32 reflect the proposed changes.

33 Based on the small increase to the footprint and the minor changes to stormwater management,
34 Schleelein moved that the proposed change be classified as a minor amendment. Seconded by Dankert;
35 Ayes by Tomei, Dankert, Stycos, Schleelein, and Kanter.

36 The Board then discussed whether the change should be allowed. Members of the Board discussed the
37 following items; additional lighting, preservation of an existing substantial tree, and the color of the
38 canopy.

39 Tomei read the general conditions for special permits, section 145-59E.

40 Kanter moved that all general conditions, in accordance with section 145-59E, have been met. Seconded
41 by Stycos; Ayes by Tomei, Dankert, Stycos, Schleelein, and Kanter.

42 After further discussion, Dankert moved to accept the proposed amendments, as presented, to the original
43 special permit approval with the condition that the lighting plan would be updated and provided for
44 approval to the Lighting Commission. Seconded by Stycos; Ayes by Tomei, Dankert, Stycos, Schleelein,
45 and Kanter.

46 **Approval of Minutes:**

47 Schleelein moved to accept the May 28th 2013 minutes as amended. Seconded by Dankert; Ayes by Tomei,
48 Dankert, and Schleelein. Abstention by Stycos and Kanter.

49
50 **Trustee Report:**

51 Tomei reported on the February 3rd Trustee meeting. For a report of the meeting please see the Trustee
52 minutes.

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54
55 **Other Business**

56 Dawson and Schleelein are interested in attending the New York Planning Federation annual
57 conference in Saratoga Springs, New York.

58 Dawson asked about the process for filling the Planning Board Alternate position and if there
59 were any individuals that might be interested. Dawson asked what a person should do if they are
60 interested.

61
62 Tomei indicated that John Gillett, who was in attendance, might be interested and is observing the
63 Board to see what the Planning Board meetings are like. Tomei suggested that any individuals that are
64 interested should attend the Board meetings to experience a meeting.

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66 **Adjournment**

67 Schleelein moved to adjourn at 8:17 PM. Seconded by Stycos; Ayes by Ayes by Tomei, Dankert,
68 Stycos, Schleelein, and Kanter