

**Village of Lansing  
Planning Board Meeting  
March 10, 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, Jon Kanter;  
4 Alternate Member, Deborah Dawson; Code Enforcement Officer, Marty Moseley; Village Mayor, Donald  
5 Hartill; Trustee Liaison, Lynn Leopold; Village Attorney, David Dubow; Neal Zinsmeyer from Napierala  
6 Consulting; and Village resident, Lewis Gentsch.

7 Absent: Lisa Schleelein

8 Tomei appointed Alternate Member Deborah Dawson as Acting Member in place of Lisa  
9 Schleelein.

10 **Public Comment Period**

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

13  
14 **Discussion on Landscaping Plan for the Village of Lansing Administrative Building at 2405 North**  
15 **Triphammer Road**

16 Hartill noted that the new building still has a noise issue due to the air handler for the HVAC system and  
17 that he believes that there may be a solution in the works to diminish the sound. Hartill noted that there  
18 have been many complaints by Board members and attendees of public meetings about the noise levels.

19 Hartill indicated that he was attending the Planning Board meeting because he would like to have the  
20 suggestions of the Planning Board for a landscaping plan for the new administrative building in  
21 conjunction with the previous special permit approval granted by the Planning Board. Hartill noted that  
22 the Planning Board typically requires developers to submit a landscaping plan for approval and the  
23 Village is being held to the same standard. Hartill indicated that there have been two proposals for a  
24 landscaping plan. The first proposal came in around a proposed budget of \$100,000, and the second  
25 proposal came in around a proposed budget of \$45,000.. Hartill added that he would like to have a  
26 spending cap of about \$30,000 for the plan. Hartill noted that low maintenance is preferred, and that the  
27 plantings should be in before June of this year.

28 Leopold suggested that the plan could be implemented in phases.

29 Hartill indicated that phasing would be acceptable.

30 The Board continued discussion about the size of plantings, location of plantings, and species of  
31 plantings. The Board requested to be provided with the \$40,000 dollar plan, which could then be adjusted  
32 and revised so as not to exceed the \$30,000 budget amount.

33 Leopold indicated that the Department of Public Works staff could help move the existing planter next to  
34 the old office building.

35 Gentsch noted that it was very difficult to hear the Board's conversation due to noise issues. Gentsch  
36 added that he would recommend that a map scale size of 1/4" = 1' be required for the planting plan, that the  
37 plantings be low maintenance, that a basic design be developed which could be added to at a later date,  
38 and that simplicity of design and ease of maintenance would be a desired plan. It was agreed that the  
39 Planning Board would continue to work with the Board of Trustees in pursuing an acceptable landscaping  
40 plan.

41 **Approval of Landscaping Plan for the Dairy One Building** (*proposed at the intersection of Warren*  
42 *Road and Brown Road*)

43 Zinsmeyer noted that they have shown the additional plantings to be installed even though they are not  
44 having the set aside parking constructed at this time.

45 Discussion was had by the Board about invasive species, as identified by Tompkins County Planning  
46 Department, that were proposed for the landscaping plan. Board members suggested that Zinsmeyer  
47 should look into other species of plants, or limit the number of those specific plants.

48 Kanter pointed out that a note on the plans indicated that the originally approved bridge connecting the  
49 two Dairy One parcels of land was now not in the current plan. Kanter expressed concern with the  
50 removal of the bridge as this provides pedestrians with a safe route between properties. Kanter added that  
51 if there is no pedestrian connection, individuals would need to enter onto Warren Road, which could be  
52 unsafe for pedestrians as history has shown.

53 Dubow read the requirements of the previous special permit as it was originally approved, which did not  
54 require the bridge to remain as a result of the Planning Board decision to allow for a reduction in the  
55 number of parking spaces.

56 Kanter noted that if the bridge is not provided a sidewalk might be appropriate and useful.

57 Zinsmeyer noted that he would have a discussion about the bridge with Dairy One. Zinsmeyer also added  
58 that he would be discussing the possibility of a variance, for the proposed sign with Moseley after the  
59 meeting.

60 Dawson moved to accept the planting plan with the revisions made. Seconded by Kanter; Ayes by Tomei,  
61 Dankert, Stycos, Kanter, and Dawson.

62

63 **Other Business:**

64 Tomei encouraged the Board members to attend the upcoming Town of Lansing Comprehensive Plan  
65 meeting.

66 Tomei asked Board members if they would have an issue starting their meetings at 7:00 PM rather than  
67 the current 7:30 PM. All in attendance encouraged the earlier start time, and Tomei was going to seek  
68 Schleelein's opinion on the topic.

69

70 **Approval of Minutes:**

71 *None*

72

73 **Trustee Report:**

74 *None*

75

76 **Adjournment**

77 Kanter moved to adjourn at 8:48 PM. Seconded by Stycos; Ayes by Tomei, Dankert, Stycos, Kanter, and  
78 Dawson.

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