

**Village of Lansing
Planning Board Meeting
August 26, 2014**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:00 P.M. by Chairman
2 Mario Tomei.

3 Present at the meeting were Planning Board Members: Maria Stycos, Phil Dankert, Deborah
4 Dawson, Lisa Schleelein; Alternate Member, John Gillott; Code Enforcement Officer, Marty Moseley;
5 Village Attorney, David Dubow; Village Engineer, Brent Cross; Village Resident,; Herman Sieverding
6 from Integrated Acquisition and Development and; Rafael Larramendi, from the Shops at Ithaca Mall.

7 Absent: None

8 **Public Comment Period**

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

13 **Informal Presentation on proposed project at 9 Brown Road** (Proposed 2800 square foot addition)

14 Sieverding noted that they are requesting proposed additions totaling 2800 square feet for the existing 9
15 Brown Road building which is currently being occupied by the BinOptics Company. Sieverding added
16 that the additions would consist of a clean room, a loading dock, and a small chemical storage area that
17 will replace the existing chemical storage facility. Sieverding noted that the additions would not increase
18 the overall impervious area for the lot. Sieverding added that part of the existing parking lot and some of
19 the sidewalk will be taken to provide for the proposed additions. Sieverding noted that the front yard
20 setbacks are more than adequate for the proposed additions, the lot coverage is significantly under 25%,
21 and the existing site will lose about 9 parking spaces in total. Sieverding indicated that they would
22 propose to re-stripe the parking spaces from 9' to 8.5' which would provide for the number of parking
23 spaces to stay the same.

24 Cross questioned the reduction in parking space width and noted that the drive lanes will be
25 approximately 20' due to not having larger vehicle traffic.

26 Sieverding noted that most people utilize the Thornwood vehicle entrance/exit.

27 The following comments and questions came from the Planning Board members:

- 28 1. The building could be divided into separate uses and then determine the parking based on each
29 percentage.
30 2. In the event the existing landscaping were to be displaced additional vegetation should be planted
31 to account for the displacement.
32 3. Will there be any additional exterior lighting.
33 4. What types of chemicals would be stored on site.

34 Sieverding indicated that there would be no additional exterior lighting, that they would replace the three
35 trees that are in need of removal for the proposed addition, and they would provide a list of chemicals to

36 Moseley for approval through the New York State Building Code. Sieverding noted that the building will
37 be slightly taller to account for HVAC roof top units for the clean room.

38 Cross noted that he will submit an official report for the next meeting.

39 The Planning Board informally reviewed the short EAF (Environmental Assessment Form) and suggested
40 some minor changes.

41 **Approval of “Welcome Back Students” sign for the Shops at Ithaca Mall**

42 Larramendi indicated that the 144 square foot sign will be up until the end of September.

43 Moseley indicated that the mall would have approximately 422 square feet left in their Planned Sign
44 Area.

45 Dawson moved to approve the 144 square foot temporary sign. Seconded by Stycos; Ayes by Tomei,
46 Dankert, Stycos, Schleelein, and Dawson.

47 **Discussion on Proposed Lighting Code**

48 Schleelein explained the situation of the proposed lighting code.

49 Discussion was had about the Lighting Commission and if the Commission will continue due to the
50 proposed code.

51 Tomei indicated that he would like to continue the Lighting Commission.

52 Dubow noted that any new law as part of the Village Code would need to clarify the manner in which the
53 lighting requirements would be established and enforced, and a determination would need to be made as
54 to whether or not the lighting commission would remain, and what their role would be.

55 Moseley noted that the intent would be to have the Lighting Commission continue as they have been.

56 Dubow suggested that the proposed draft Lighting Code should be informally discussed with the Board of
57 Trustees to make sure that all parties agree with the direction being discussed.

58 **Discussion on No Parking for Dart and Graham Roads**

59 Dawson noted that she was against making parking illegal on Dart Drive and Graham Road. Dawson
60 noted that there is not currently a problem and the Board should revisit this topic if an issue develops.

61 After further discussion the Planning Board determined that they would wait and see if any parking issues
62 do in fact develop and then react to the situation at that point in time.

63 **Approval of Minutes:**

64 None

65

66 **Trustee Report:**

67 Stycos reported on the August 18th Trustee meeting. For a report on that meeting please see the Trustee
68 minutes.

69 **Other Business:**

70 Tomei suggested that, with respect to Pastor Felker's email, when all Planning Board members receive
71 emails of complaints that they wait to respond after Tomei can meet with Moseley to discuss and review
72 the files. In that manner, Moseley or possibly Tomei could provide a response to the correct individual.
73 Tomei noted that the response that was provided in this case by one of the Planning Board Members was
74 not incorrect and was polite.

75 Lisa moved to recommend to the Board of Trustees, that they consider amending the Shops at
76 Ithaca Mall to allow for a temporary sign of up to 144 square feet to be approved administratively and to
77 allow for a temporary sign to be erected for not more than 90 days per year. After a proposed sign
78 exceeds 144 square feet, the sign shall be approved by the Planning Board prior to installation. Seconded
79 by Stycos; Ayes by Tomei, Dankert, Stycos, Schleelein, and Dawson.

80 **Adjournment**

81 Dankert moved to adjourn at 9:20 PM. Seconded by Schleelein; Ayes by Tomei, Dankert, Stycos,
82 Schleelein, and Dawson.

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