

**Village of Lansing
Planning Board Meeting
January 12, 2015**

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: Phil Dankert, Lisa Schleelein, Deborah
4 Dawson, Maria Stycos; Alternate Member, John Gillott; Code Enforcement Officer, Marty Moseley;
5 Larry Fabbroni; O. Lane from Seishi-Honbu world Seishi karate headquarters, and Patrick Huyge for
6 Advanced Auto Parts Store.

7 Absent: Village Attorney, David Dubow and Trustee Liaison, Lynn Leopold

8 **Public Comment Period**

9 Tomei opened the public comment period.

10 Lane indicated that the K House Karaoke Bar has been creating loud noises and becoming a public
11 nuisance. Lane provided two letters to the Board showing a summary of reports on when there was loud
12 music and when he had contacted police. Lane noted that the Sheriff's Department cannot do anything
13 because the noise is disturbing from tenant space to tenant space in the interior of the building. Lane
14 added that the landlord refuses to do anything about the situation. Lane asked if the Village could change
15 the language in the Village Code that deals with noise involving tenant to tenant issues.

16 Tomei noted that this is a civil law issue. Tomei added that Lane should approach the Board of Trustees
17 first, and if they requested input from the Planning Board then the Planning Board could assist. Tomei
18 noted that Lane would need to present his case to the Trustees.

19 Lane noted that he is directly impacted due to his tenant area and the Karaoke tenant sharing a wall that
20 does not have any sound insulation in it.

21 Dawson asked about Lane's hours of operation.

22 Lane indicated that he is there until 9:00PM or 10:00 PM to work on administrative items, but that is
23 difficult with the noise issues.

24 The Planning Board recommended that Lane start at the Board of Trustees and contact Jodi Dake to get
25 this matter on their agenda.

26 With no one else wishing to speak, Schleelein moved to close the public comment period. Seconded by
27 Dawson: Ayes by Tomei, Dankert, Dawson, Stycos, and Schleelein.

28

29 **Requested name changes in Lansing Trails II** Requested road name change to Ivar's Way and
30 requested park name change to Edward Hickey Park. .

31 Tomei noted that he had a side conversation with Ned Hickey about the park being named after him in the
32 Lansing Trails II subdivision and Hickey indicated that he does not want his name used.

33 Fabbroni indicated that he would contact Hickey and have a further conversation because Ivar Johnson
34 wanted the park to be named after Ned Hickey as a tribute to Hickey's contributions to the Village.
35 Fabbroni requested that the road named The Parkway be renamed in the subdivision as Ivar's Way.
36 Fabbroni also suggested that the public section of road connecting to the Wakefield trail system also be
37 named Ivar's Way.

38 The Planning Board determined that this would be a minor change to the subdivision.

39 Stycos moved to allow the name change, within the subdivision, from The Parkway to Ivar's Way.
40 Seconded by Dawson; Ayes by Tomei, Dawson, Dankert, Schleelein, and Stycos.

41 Dankert moved that the park, within the subdivision, be named after Edward Hickey, but only after
42 Hickey provides approval for using his name for the park. Seconded by Dawson; Ayes by Tomei,
43 Dawson, Dankert, Schleelein, and Stycos.

44

45 **Cayuga Mall signage** Consideration of Advanced Auto Parts sign:

46 Huyge indicated that under the existing Planned Sign Area, the sign for the store would only be allowed a
47 maximum of 55 sq. ft. Huyge requested that the size of the sign be increased to 88 sq.ft. to allow for
48 better visibility. Huyge added that the Advanced Auto Parts name is also a long name and would be
49 difficult to fit into 55 sq.ft.

50 Tomei noted that the store where Advanced Auto Parts is going has a larger façade than most of the rest
51 of the smaller stores. Tomei noted that the store has just as big of a façade as Party City, but it is not as
52 deep so their square footage is about half.

53 Dawson noted that there will also be at a slight disadvantage because they do not have the height of the
54 larger façades.

55 Tomei asked if there was a smaller sized sign design available.

56 Huyge indicated that they have a 71 square foot sign.

57 After further discussion, Dawson moved to recommend the following language to the Board of Trustees
58 for the purpose of amending the Cayuga Mall Planned Sign Area: (see section II d.& e.)

59 *CAYUGA MALL SIGN DEVELOPMENT PLAN*
60 *ITHACA, NEW YORK*

61

62 *I. CHARACTER AND PURPOSE OF PLANNED SIGN AREA:*

- 63 a. *The Planned Sign Area consists of Cayuga Mall, a shopping center located on North*
64 *Triphammer Road, Village of Lansing, New York. The center consists of several specialty*
65 *stores, retail stores, restaurants, auto center and a drug store.*
66

67 **II. BUILDING SIGNS:**

- 68 a. *Stores with a façade length of 1 to 23 ft may have a storefront sign not to exceed 35 sq. ft.*
69 b. *Stores with a façade length of 24 to 49 ft may have a storefront sign not to exceed 45 sq. ft.*
70 c. *Stores with a façade length of 50 to 69 ft may have a storefront sign not to exceed 55 sq. ft.*
71 d. *Stores with a façade length of 70 ft or more may have a storefront sign not to exceed 71 sq.ft.*
72 e. *Stores that occupy at least 14,000 sq ft of gross floor area may have a primary storefront and*
73 *up to two accessory signs not to exceed 150 sq. ft.*
74

75 **III. PYLON SIGN:**

- 76 a. *The shopping center identification sign located at the entrance to the property will at all*
77 *times be consistent with the dimensions as depicted on a set of drawings entitled Cayuga*
78 *Plaza, 2309 North Triphammer Road, Ithaca, NY, Design Development; consisting of 4*
79 *sheets; prepared by Poyant; dated August 21, 2012 attached herewith.*
80 b. *The business names depicted in the available panels on this sign are subject to change as*
81 *tenancy within the shopping center changes.*
82

83 **IV. IMPLEMENTATION:**

- 84 a. *Pylon Sign: within one (1) year of issuance of Special Sign Permit.*
85 b. *New Business: implementation at the time of opening of said business. Conforming to above*
86 *guidelines.*
87 c. *Existing Signs: Ten (10) years from the date of erection unless previously removed for any*
88 *reason, then new design will be required.*
89 d. *Temporary Sign: upon an opening of a new business, said signage shall be in conformance*
90 *with all applicable Village sign laws*
91

92 **V. ENFORCEMENT:**

- 93 a. *Upon notification by Village of Lansing that an existing sign is in non conformance with this*
94 *plan, such sign must be removed by the named owner of the sign 60 days after notice.*
95 b. *Planning Board approval shall be required for sign(s) that exceed 55 sq. ft. prior to the*
96 *issuance of a sign permit by the Village Zoning Officer.*
97 c. *All signs shall be required to be fully attached to the façade of the building unless otherwise*
98 *approved by the Planning Board.*
99

100 Seconded by Schleelein; Ayes by Tomei, Dawson, Dankert, Schleelein, and Stycos.

101 **Other Business:**

102 Schleelein, Dawson, and Jodi Dake are working on the Comprehensive Plan update but they are waiting
103 on Tomei and Mayor Hartill's section as well.

104 Schleelein noted that she feels that the Village should charge for special permit applications, regardless of
105 whether the project is ultimately implemented, to reflect the review time involved by Village staff and the
106 Planning Board.

107 After a short discussion, Moseley indicated that the Village could require the building/sign permit fee at
108 the same time as the application for a special permit. The Board found that acceptable.

109 **Approval of Minutes:**

110 Minutes of August 27, 2013. Motion to accept as modified by Dawson. Seconded by Stycos. Ayes by
111 Tomei, Stycos, Dawson, Dankert, and Schleelein.

112

113 Minutes of August 26, 2014. Motion to accept as modified by Dankert. Seconded by Stycos. Ayes by
114 Tomei, Stycos, Dawson, Dankert, and Schleelein.

115

116 **Trustee Report:**

117 Stycos reported on the January 5th Trustee meeting. Please see the minutes of that meeting for a report.

118 **Adjournment**

119 Dawson moved to adjourn at 8:27 PM. Seconded by Stycos; Ayes by Tomei, Dankert, Stycos,
120 Dawson, and Schleelein.

121