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**Village of Lansing
Planning Board Meeting
Tuesday, February 24, 2015**

10 The meeting of the Village of Lansing Planning Board was called to order at 7:00 PM by Chairman Mario
11 Tomei.

12 Present at the meeting were Planning Board Members: Deborah Dawson, Phil Dankert, and Maria Stycos;
13 Code Enforcement Officer, Marty Moseley; Village Attorney, David Dubow; Village Trustee Liaison,
14 Gerry Monaghan; Eric Goetzmann of The Shops at Ithaca Mall; and Village resident, Nick Vaczek

15 Absent: Trustee, Lynn Leopold; Lisa Schleelein; and John Gillott

16 **Public Comment Period**

17 Tomei opened the public comment period. With no one wishing to speak, Stycos moved to close the
18 public comment period. Seconded by Dawson. Ayes by Tomei, Dawson, Dankert, and Stycos.

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20 **Requested Zoning Change:** Proposed change from Commercial Low Traffic (CLT) to Commercial High
21 Traffic (CHT) fronting on the west side of North Triphammer Road

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23 Goetzmann requested that the area on the west side of Triphammer, in front of the YMCA, be changed to
24 Commercial High Traffic. Goetzmann noted that with the recent improvements to Triphammer Road, in
25 the past 10 years, the change would allow for the road to handle more traffic. Goetzmann added that he
26 would like to bring in more uses that would benefit the individuals who are in the Village and are passing
27 through the Village. This would also keep some additional stores or tenants in the Village from relocating
28 to the City. Goetzmann indicated that some tenants do not want to be located in malls. Goetzmann
29 expressed his feeling that if the Village were created today that the area from Squeaky Clean to CIAO
30 would be considered to be CHT and not CLT. Goetzmann noted that the parcel that he owns is not large
31 enough to have a destination tenant, but it would utilize the existing traffic connections to Hickory
32 Hollow Lane and Butler Road. Goetzmann added that the curb cuts would not be requested from
33 Triphammer, but rather utilize the existing Hickory Hollow and Butler Roads. Goetzmann noted that the
34 parcel in question is surrounded by other commercial development and there is no residential area that
35 would be impacted if up-zoned.

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37 The Planning Board indicated that they would need to look at a larger area for the zoning changes. They
38 don't want there to be an issue with spot zoning. Previously the Board had discussed slightly up-zoning a
39 portion of CLT to allow for some slightly different uses, like small retail shops, but that needs to be
40 reflected in the Comprehensive Plan prior to changing the Village Zoning Law. The Comprehensive Plan
41 is being updated currently and is considering whether to allow for a change in zoning for the CLT
42 District. Traffic increases have been noticed on the current Triphammer Road with the addition of the
43 new stores at the Cayuga Mall and other new uses like CIAO. The Board indicated that they would
44 consider a zoning change, but would not consider a change to CHT. They felt that increasing the use to
45 CHT was not necessary.

46
47 Schleelein submitted a letter to the Board, due to her absence, indicating that she was opposed to up-
48 zoning to CHT. One reason was that she felt it would set a precedent for that section of Triphammer
49 Road.

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51 Goetzmann noted that the senior housing PDA project is still progressing, but there are more wetlands
52 that he continues to mitigate with the Army Corps of Engineers in order to increase the density.
53 Goetzmann noted that the Village has expanded and will continue to expand with commercial
54 development.
55 The Board will continue to discuss this topic in the near future.

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57 **Commercial Storage**; Proposed language to allow for administrative Special Permit extension for
58 previously approved commercial storage special permits.

59
60 Tomei noted that Moseley had handed out the following language proposing to allow for an
61 administrative extension of a previously approved special permit for commercial storage.

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63 *145-30. Commercial storage. All storage of goods, machinery or materials must be in buildings or structures*
64 *designed for that purpose. Trailers or other movable vehicles may be used for storage or warehousing for a*
65 *time period not to exceed six (6) months by Special Permit. Such Special Permit renewals shall be allowed in*
66 *accordance with section 145-59 (G) of the Village of Lansing Zoning Law.*

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68 Section 145-59(G):

69 *G. Renewal of Special Permits for Temporary Commercial Activities and for Commercial*
70 *Storage.*

71

72 *(1) The Village Code and Zoning Officer shall have the administrative authority to*
73 *grant approval for the renewal of a previously approved Special Permit for a*
74 *Temporary Commercial Activity or Commercial Storage. No renewal of such a*
75 *previously approved Special Permit for a Temporary Commercial Activity or a*
76 *Commercial Storage shall be considered unless and until the party seeking such*
77 *renewal submits an application therefor setting forth information and material(s)*
78 *regarding such proposed amendment satisfactory to the Village Code and Zoning*
79 *Officer, together with a fee in an amount consistent with the applicable required fee*
80 *for a building/land use or Special Permit as set forth in §145-57 D above. If the*
81 *proposed Special Permit renewal application material(s) is/are determined*
82 *sufficiently adequate, satisfactory and acceptable to the Village Code and Zoning*
83 *Officer, he/she may act upon such application and grant approval thereof*
84 *administratively, in which case the application material(s) shall not be required to*
85 *be referred to the Planning Board, nor shall the renewal application need to be*
86 *referred or submitted to the Tompkins County Planning Department and*
87 *neighboring municipalities in accordance with General Municipal Law Sections 239*
88 *-l, -m and -nn. If, however, the Village Code and Zoning Officer determines that*
89 *the renewal application material(s) is/are sufficiently adequate, satisfactory and*
90 *acceptable to the Village Code and Zoning Officer, but that further and more*
91 *extensive review and evaluation should be undertaken by the Village Planning*
92 *Board, such renewal application shall be referred to and considered and acted upon*
93 *by the Village Planning Board as a minor special permit amendment as provided for*
94 *in § 145-59 F(2) above.*

95 (2) *In the event the party seeking the Special Permit renewal for the Temporary*
96 *Commercial Activity or the Commercial Storage substantively alters said*
97 *application material(s) from what was previously approved by the Planning Board,*
98 *approval for the renewal request shall be deemed to be a new and separate special*
99 *permit application and shall be acted upon in accordance with all Special Permit*
100 *provisions and procedures set forth in § 145-57 and this § 145-59. [Added 11-19-*
101 *2012 by L.L. No. 5-2012]*
102

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104 Tomei added that this would only be utilized for previously approved special permits and that the
105 applicant would not be required to come back to the Planning Board for approval unless there was a
106 substantial change to the application. Tomei noted that this is the same language and tool utilized for
107 some of the Temporary Commercial Activities.

108 Dawson moved to recommend the above language to the Board of Trustees, which would amend 145-30
109 and 145-59G to allow for administrative extensions to previously approved special permits for
110 commercial storage. Seconded by Dankert; Ayes by Tomei, Dankert, Dawson, and Stycos.

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112 **Approval of Minutes**

113 Minutes of July 30, 2013. Motion to accept as modified by Dankert. Seconded by Stycos. Ayes by
114 Tomei, Stycos, and Dankert. Abstention by Dawson.

115 Minutes of September 8, 2014. Motion to accept as modified by Dawson. Seconded by Dankert. Ayes by
116 Tomei, Stycos, Dawson, and Dankert.

117 Minutes of January 27, 2015. Motion to accept as modified by Stycos. Seconded by Dawson. Ayes by
118 Tomei, Stycos, Dawson, and Dankert.

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120 **Trustee Report**

121 Dawson reported on the Trustee meeting for February 2, 2015. Please see the minutes of that meeting for
122 a report.

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124 **Other Business**

125 None

126

127 **Adjournment**

128 Dankert moved to adjourn at 8:00PM. Seconded by Stycos; Ayes by Tomei, Dawson, Dankert, and
129 Stycos.

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