

Village of Lansing  
Planning Board Meeting  
May 11, 2015

The meeting of the Village of Lansing Planning Board was called to order at 7:03 PM by Chairman Mario Tomei.

Present at the meeting were Planning Board Members: Deborah Dawson, Lisa Schleelein, and Maria Stycos; Alternate Member, John Gillott; Code Enforcement Officer, Marty Moseley; Village Trustee Liaison, Pat O'Rourke; Village Attorney, David Dubow; Mike Baker, resident; Gina Speno, The Shops at Ithaca Mall.

Absent: Phil Dankert.

Tomei appointed Gillott as an acting member for the meeting due to the absence of Planning Board member Phil Dankert.

**Public Comment Period**

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

**Requested Sign Approval**

*Shops at Ithaca Mall requesting to erect a 238 square foot sign*

Speno presented a request for a 238 sq. ft. banner/sign to advertise Black Friday. The sign would be posted for 30 days and mounted on a wooden framework that has been erected on the south side of the Shops at Ithaca Mall parking lot, visible from Route 13. Tomei asked why the Mall wants the sign. Speno indicated that there is no longer space available to mount a sign on the building.

Gillott brought up the fact that the frame proposed for the sign is unattractive and not professionally built, and the placement could be distracting for drivers on Route 13. Schleelein agreed and said that 30 days is too long a time to keep it mounted. Dawson concurred as virtually everyone is aware of Black Friday. Dawson felt 2 weeks would be a more appropriate time. Tomei agreed with all the issues brought up and questioned why the sign could not be posted on the DSW tenant area of the building. Speno asked if there was a possibility for approval if the sign were to be posted on the building.

After further discussion, the Board generally agreed the sign is to be free-standing sign for the location, 2 weeks would be the maximum acceptable time to be posted, and the sign should be mounted on a building. Speno said that the building owners/tenants would have to agree to have the sign mounted on the building. Speno indicated she would take the Board's comments and she can then reapply.

Dawson moved to deny the sign permit application as presented. Seconded by Gillott. Ayes by Tomei, Dawson, Gillott, Schleelein, and Stycos. Nays: None.

**Requested Amendment to Planned Sign Area**

*Shops at Ithaca Mall requesting to extend their temporary sign allowance from 90 days to 180 days per year*

Speno requested an amendment to the Planned Sign Area (PSA) for the Shops at Ithaca Mall to extend the temporary sign allowance from 90 to 180 days. The Mall is allowed to have "Temporary Commercial Activities" for 120 days per year, but temporary signage for 90 days per year. She cited the need for more flexibility when new stores open to advertise their presence and for advertising temporary specialty

52 tenants (e.g. H&R Block). Discussion centered around types of events for which Speno wanted the signs,  
53 other non-sign possibilities for advertising, sign fatigue, preference for signs to be mounted on the  
54 buildings proper, and the need for all signs to be professionally done. All agreed that a healthy business  
55 environment is important to the Board, but the Board would like to avoid over cluttering the Village with  
56 signage as demonstrated by the City of Ithaca. The Board also agreed that doubling the temporary sign  
57 time allowance was not acceptable. Tomei explained to Speno that the Board needs a different proposal  
58 to be presented at a future meeting.

59  
60 No motion on the request was made.

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62 Dubow asked about signs on vehicles. Moseley indicated that the Village does not regulate signs on  
63 vehicles. He also brought up the possibility that the Board could consider removing “grand opening”  
64 signs from the temporary sign allowance time.

- 65  
66 **Approval of Minutes:**
- 67 • *Minutes of October 13, 2014.* Motion to accept as amended by Dawson. Seconded by Stycos. Ayes by  
68 Tomei, Dawson, Gillott, Schleelein, and Stycos. Nays: None. Abstentions: None.
  - 69 • *Minutes of October 28, 2014.* Motion to accept as amended by Schleelein. Seconded by Dawson;  
70 Ayes by Tomei, Dawson, Schleelein, and Stycos. Nays: none. Abstention by Gillott.
  - 71 • *Minutes of December 8, 2014.* Motion to accept as amended by Stycos. Seconded by Gillott; Ayes by  
72 Tomei, Dawson, Gillott, Schleelein, and Stycos. Nays: None. Abstentions: None.
  - 73 • *Minutes of January 12, 2015.* Motion to accept as amended by Dawson. Seconded by Schleelein;  
74 Ayes by Tomei, Dawson, Gillott, Schleelein, and Stycos. Nays: None. Abstentions: None.
  - 75 • *Minutes of February 24, 2015.* Motion to accept as amended by Stycos. Seconded by Dawson; Ayes  
76 by Tomei, Dawson, and Stycos. Nays: None. Abstentions by Gillott and Schleelein.

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78 **Trustee Report:**

79 Schleelein reported on the Trustee meeting of May 4, 2015. It was the Village’s annual organizational  
80 meeting. Items of special interest to the Planning Board:

- 81 • John Gillott and Lisa Schleelein were appointed and reappointed respectively to the Planning  
82 Board. Gillott will replace Phil Dankert effective June 1.
- 83 • The Trustee Liaison to the Planning Board meetings is changing and in the future will be on a  
84 rotating basis like the Planning Board Liaison attendance at the Trustee meetings.

85 For a complete report of the meeting please see the Trustee minutes.

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87 **Other Business**

88 Dubow said that proposed CU Suites, LLC project is back in front of the BZA. CU Suites needs the  
89 Planning Board to work through the special permit approval. The Planning Board was the lead agency  
90 last time for the SEQRA (State Environmental Quality Review Act) review and the BZA needs the  
91 SEQRA short form amended based on proposed changes. Dubow explained the procedures that will be  
92 required for CU Suites, for the BZA, and the Planning Board.

93  
94 Schleelein brought up the condition of the trees along Triphammer. Moseley suggested she contact the  
95 Department of Public Works Superintendent.

96  
97 Discussion about the natural gas moratorium imposed by the County on new construction projects. The  
98 Board needs to keep this in mind when reviewing future projects, as the addition of other fuel sources  
99 may cause a visual blight.

101 Dawson brought up the condition of the Mall Ring Road and the many potholes. Moseley said the  
102 Village would try to work with the Mall to repair the road.

103

104 Gillott reported on his attendance at the New York Planning Federation conference.

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106 **Adjournment**

107 Dawson moved to adjourn at 8:40PM. Seconded by Gillott; Ayes by Tomei, Dawson, Gillott, Schleelein,  
108 and Stycos.

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