

Village of Lansing
Planning Board Meeting
Monday, August 25, 2015

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

Present at the meeting were Planning Board Members: Deborah Dawson, Lisa Schleelein, and Maria Stycos; Code Enforcement Officer, Marty Moseley; Village Trustee Liaison, Gerry Monaghan; Village Attorney, David Dubow; Bob Steurer.

Absent: John Gillott and Mike Baker

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, Schleelein, and Stycos.

Public Hearing to Consider Special Permit

Tomei opened the public hearing to consider:

Special Permit 3016, Yanggeng Wu and Hua Shi to construct an approximate 4 foot addition/extension on an existing deck attached to a single family house on Tax Parcel No. 47.1-6-42 26 Beckett Way, located in the Shannon Park Planned Development Area District. Because the proposed construction will occur within 200' of the centerline of a stream, included in the Drainageway Conservation Combining District, Special Permit review is required by the Village of Lansing Code pursuant to Section 145-48 of the Village of Lansing Zoning Law.

Moseley indicated that he has received proof of mailings from the applicant as required by the Village Code.

Steurer indicated that he is the builder for 26 Beckett Way. He added that the decks are proposed to be demolished and rebuilt with a 4-foot extension past the existing house, which would allow for both decks to be connected and better utilized. Steurer indicated that there would also be stairs attached to the new deck.

Monaghan noted that there have been water issues with the neighboring property (22 Beckett Way).

Moseley said that the owner of 22 Beckett Way did make a visit to his office and was concerned that the project would impact the drainage way. Moseley indicated that after he explained that the proposed deck extension would not impact the drainage way, the owner of 22 Beckett Way did not seem to have any additional concerns. Moseley added that the owners of 22 Beckett Way had improved the drainage way water issues on their land, which can be done by any landowner in the Village because it is considered to be maintenance.

Moseley submitted the following report:

*To: Planning Board
From: Zoning Department
Subject: 26 Beckett Way Deck Extension
Date: August 17, 2015*

52 **Special Permit 3016:**

53 *Yanggeng Wu and Hua Shi to construct an approximate 4 foot*
54 *addition/extension on an existing deck attached to a single family house*
55 *on Tax Parcel No. 47.1-6-42 26 Beckett Way, located in the Shannon*
56 *Park Planned Development Area District. Because the proposed*
57 *construction will occur within 200' of the centerline of a stream,*
58 *included in the Drainageway Conservation Combining District, Special*
59 *Permit review is required by the Village of Lansing Code pursuant to*
60 *Section 145-48 of the Village of Lansing Zoning Law*

61 **Report:**

62 *The applicants are requesting to increase their existing deck size by approximately 4 feet from the outer*
63 *most edge of the existing single family house to the rear yard area. This extension and addition would*
64 *connect and combine two decks into one larger deck.*

65 *This request has prompted a special permit due to the proximity to the drainage way, as indicated on the*
66 *Village Zoning Map. The approximate distance from the existing structure to the drainage way is*
67 *approximately 18.5 feet. The 4 foot extension would reduce the distance to the drainage way to*
68 *approximately 14.5 feet.*

69 *The deck is proposed to have sunken posts for support, which would equate to minimal soil disturbance.*
70 *The topography indicates that most of the properties utilize the drainage way for their impervious area,*
71 *which ultimately is drained to the Village's stormwater facility. The drainage way appears to be indicated*
72 *as intermittent.*

73 *SEQRA review is not required as this is a single family house and therefore is exempt.*

74 *Tompkins County Planning Department GML 239 –l and –m is not required due to not being within 500*
75 *feet to any of the following: a municipal jurisdictional line, a state or county highway, the boundary of*
76 *any existing or proposed county or state park or recreation area, the existing or proposed boundary of*
77 *any county/state owned land with public building*

78 *The proposed project is not shown within any flood plains.*

79 *Should the Planning Board approve this request, I would suggest that a soil and erosion control plan be*
80 *submitted to and approved by the Village Stormwater Management Officer as a condition of the special*
81 *permit.*

82
83 *Schleelein moved to close the public hearing; Seconded by Stycos, Ayes by: Tomei, Stycos, Schleelein,*
84 *and Dawson.*

85
86
87 **General Conditions 145-59E**

88 *Tomei read the general conditions for special permits, section 145-59E. The Board evaluated the special*
89 *permit application against the required general conditions.*

90

91 The Board determined that the general conditions have been met. Dawson moved that all general
92 conditions, in accordance with section 145-59E, have been met. Seconded by Stycos; Ayes by Tomei,
93 Dawson, Schleelein, and Stycos. Nays: none.

94
95 Dawson moved the following special permit resolution:

96
97 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT APPROVAL*
98 *ADOPTED ON AUGUST 25, 2015*

99

100

101 *Motion made by:* _____ Deborah Dawson _____

102

103 *Motion seconded by:* _____ Lisa Schleelein _____

104

105 **WHEREAS:**

106

107

108 A. *This matter involves consideration of the following proposed action: Special Permit 3016,*
109 *Yanggeng Wu to construct an approximate 4 foot addition/extension on an existing deck*
110 *attached to a single family house on Tax Parcel No. 47.1-6-42 26 Beckett Way, located in the*
111 *Shannon Park Planned Development Area District. Because the proposed construction will*
112 *occur within 200' of the centerline of a stream, included in the Drainageway Conservation*
113 *Combining District, Special Permit review is required by the Village of Lansing Code*
114 *pursuant to Section 145-48 of the Village of Lansing Zoning Law; and*

115

116 B. *The Village of Lansing Zoning and Code Enforcement Officer, in accordance with Article 8*
117 *of the New York State Environmental Conservation Law - the State Environmental Quality*
118 *Review Act ("SEQR), and 6 NYCRR Section 617.5, hereby determines that the approval of*
119 *the proposed special permit is a Type II action pursuant to: (i) subsection "c (7)" of said 6*
120 *NYCRR Section 617.5 "construction or expansion of a primary or accessory/appurtenant,*
121 *non-residential structure or facility involving less than 4000 square feet of gross floor area*
122 *and not involving a change in zoning or a use variance and consistent with local land use*
123 *controls, but not radio communication or microwave transmission facilities," and (ii)*
124 *subsection "c (15)" of said 6 NYCRR Section 617.5 "minor temporary uses of land having*
125 *negligible or no permanent impact on the environment", and thus may be processed without*
126 *further regard to SEQR; and*

127

128 C. *The Village of Lansing Code Enforcement/Zoning Officer has determined that the proposed*
129 *action is not large-scale and therefore is not subject to a full and extensive environmental*
130 *review under the Village of Lansing Zoning Law; and*
131

132 D. *On August 25, 2015, the Village of Lansing Planning Board held a public hearing regarding*
133 *this proposed action, and thereafter thoroughly reviewed and analyzed (i) the materials and*
134 *information presented by and on behalf of the applicant in support of this proposed action,*
135 *including information and materials related to the environmental issues, if any, which the*
136 *Board deemed necessary or appropriate for its review, (ii) all other information and*
137 *materials rightfully before the Board, and (iii) all issues raised during the public hearing*
138 *and/or otherwise raised in the course of the Board's deliberations; and*
139

140 E. *On August 25, 2015, in accordance with Section 725-b of the Village Law of the State of New*
141 *York and Sections 145-59, 145-60, 145-60.1 and 145-61 of the Village of Lansing Code, the*
142 *Village of Lansing Planning Board, in the course of its further deliberations, reviewed and*
143 *took into consideration (i) the general conditions required for all special permits (Village of*
144 *Lansing Code Section 145-59E), (ii) any applicable conditions required for certain special*
145 *permit uses (Village of Lansing Code Section 145-60), (iii) any applicable conditions*
146 *required for uses within a Combining District (Village of Lansing Code Section 145-61), and*
147 *(iv) any environmental issues deemed necessary and/or appropriate;*
148

149 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

150 1. *The Village of Lansing Planning Board hereby (i) determines that the environmental*
151 *information and materials submitted by the applicant and the details thereof are reasonably*
152 *related to the scope of the proposed project; (ii) waives the necessity for any additional*
153 *environmental information otherwise required; and (iii) finds that the proposed project will*
154 *not have a significant adverse impact on the environment; and*
155

156 2. *The Village of Lansing Planning Board hereby finds (subject to the conditions and*
157 *requirements, if any, set forth below) that the proposed action meets (i) all general conditions*
158 *required for all special permits (Village of Lansing Code Section 145-59E), (ii) any*
159 *applicable conditions required for certain special permit uses (Village of Lansing Code*
160 *Section 145-60), and (iii) any applicable conditions required for uses within a Combining*
161 *District (Village of Lansing Code Section 145-61); and*
162

163 3. *It is hereby determined by the Village of Lansing Planning Board that Special Permit No.*
164 *3016 is **GRANTED AND APPROVED**, subject to the following conditions and*
165 *requirements:*
166

167 A. *Required permits, approvals, consents and other authorizations from all applicable*
168 *Federal, State, County and local governmental and regulatory agencies shall be*
169 *obtained, maintained and complied with for all permitted improvements, operations*

170 *and activities as authorized by this special permit approval, and such improvements,*
171 *operations and activities shall at all times comply with all applicable Federal, State,*
172 *County and local laws, codes, rules and regulations.*
173

174 *B. Soil and Erosion control measures shall be implemented, coordinated, and approved*
175 *by either the Village of Lansing Code Enforcement Officer and/or the Village of*
176 *Lansing Engineer.*
177

178
179

180 *The vote on the foregoing motion was as follows:*

181 *AYES: Mario Tomei, Lisa Schleelein, Deborah Dawson, and Maria Stycos*

182 *NAYS: None*

183 *The motion was declared to be carried.*

184 **Discussion on Affordable Housing Concerns in the Village**

185 Dawson indicated that she does not have a proposal at this time, but wanted to start the discussion about
186 the lack of affordable housing in the Village. Dawson was thankful for the discussion on the affordable
187 housing issue that the Village has previously had. Dawson noted that many of the documents that were
188 provided come from Tompkins County. Dawson noted that no other municipality has adopted these types
189 of local laws or overlay districts.

190
191 Schleelein noted that the local level of government is the only hope to assist the affordable housing effort.
192

193 Dawson noted that a Planned Development Area could have affordable housing in it, if the Village
194 required it. Dawson clarified that when she expresses concerns for affordable housing it is specifically for
195 housing that is more affordable than the market rate to the middle class person..

196
197 Schleelein was concerned with the condition of the apartments located at 134 Graham Road. Schleelein
198 asked who performs the inspections for that property.

199
200 Moseley indicated that his department inspects the common areas and exterior areas in accordance with
201 the New York State Property Maintenance Code and Fire Code. Moseley reminded the Board that the
202 NYS Codes are the minimum standards enforced.

203
204 Stycos noted that high cost of property in the Village does not allow for affordable housing projects.

205
206 Dawson noted that she does not have an answer to this issue at this point in time .

207
208 Dubow indicated that this is an interesting issue and there are some projects in the Town of Ithaca,
209 Village of Dryden, and City of Ithaca that provide affordable housing and have done well, but there are
210 others that have not done so well. Dubow added that the management of the facilities is pivotal to success.
211 Dubow reminded the Board that there were neighbors who were upset about the previously proposed
212 Lansing Reserve PDA project being developed in the Village.

213
214 Dawson noted that there were only 9 neighbors in the area that were upset with the proposed Lansing
215 Reserve project. Dawson added that one strategy is involving businesses in the Village and soliciting their
216 support for affordable housing.

217
218 Tomei posed the question as to where the Village is obligated to intervene on this topic.
219 Stycos noted that Cornell once wished to build some affordable housing but it never came to fruition.
220 Stycos added that many people cannot afford to own single family homes either.

221
222 The Board requested Joan Jerkowitz, from Tompkins County, to provide a presentation on affordable
223 housing at an October meeting due to her extensive knowledge of this subject.

224
225 Schleelein pointed out that rent is typically higher in cost than a typical mortgage payment. The Town of
226 Ithaca incorporated a required percentage of affordable housing into their comprehensive plan for
227 developments.

228
229 Moseley noted that the Town of Ithaca also has a large variety of housing demographics in their
230 jurisdictional boundaries.

231
232 Dawson noted that the Village is unfortunately in a more expensive area.

233
234 Stycos noted that the Village is a fairly stable economic environment, which should equate to some
235 housing being affordable. Stycos added that perhaps the Village could establish a donation fund for
236 affordable housing. The fund could provide subsidies without the government specifically being
237 involved in the usual and extensive subsidizing process for affordable housing.

238
239
240 **Discussion on Digital Signage within the Village**
241 Tomei indicated that Saxton Sign Company had presented the concept of digital signage to him and
242 Moseley. Both he and Moseley felt it would be important for the board to discuss this concept and
243 possible applications in the Village.

244
245 Schleelein indicated she had read some additional material on this topic and some main points seem to be
246 the following: where would we allow digital signage, if at all?; LED signs appear to be acceptable if they
247 are static as movement in signs is not a good idea; there can be a benefit for way-finding; it may make it
248 possible to eliminate sign clutter.

249 Dawson noted that Triphammer Road is currently commercial, which may be acceptable for this type of
250 signage.

251
252 Schleelein noted that the Commercial High Traffic District would be the only area for this if the Village
253 did allow it.

254
255 The Board requested that Saxton Sign provide a presentation about digital signage at a future meeting.

256
257 Dawson noted that the Village could allow properties to utilize digital signage if they did not have any
258 additional temporary signage, which would visually improve the area.

259
260 **Approval of Minutes:**

261 The Board reviewed the minutes for March 31, 2015. Schleelein moved to approve the minutes as
262 revised. Seconded by Dawson; Ayes by Tomei, Dawson, Stycos, and Schleelein.

263 The Board reviewed the minutes for April 13, 2015. Dawson moved to approve the minutes as revised.
264 Seconded by Stycos; Ayes by Tomei, Dawson, Stycos, and Schleelein.

265 The Board reviewed the minutes for July, 28, 2015. Schleelein moved to approve the minutes as revised.
266 Seconded by Dawson; Ayes by Tomei, Dawson, Stycos, and Schleelein.

267
268 **Trustee Report:**
269 Dawson reported on the Trustee meeting of August 17, 2015. For a complete report of the meeting please
270 see the Trustee minutes.

271
272 **Other Business**
273 The Board decided to cancel the following meetings: 9/14/15, 11/24/15, and 12/29/15.
274 The Board also decided to hold a joint meeting with the Board of Trustees on September 21st at 7:30PM
275 to continue discussions on the Draft Comprehensive Plan.

276 | Moseley informed board members of a continuing education course to be held October 7.

277
278 **Adjournment**
279 Dawson moved to adjourn at 8:47 PM. Seconded by Stycos; Ayes by Tomei, Dawson, Schleelein, and
280 Stycos. Nays: None.

281
282