

Village of Lansing
Planning Board Meeting
October 12, 2015

The meeting of the Village of Lansing Planning Board was called to order at 7:05PM by Chairman Mario Tomei.

Present at the meeting were Planning Board Members: Lisa Schleelein, John Gillott, Deborah Dawson, and Maria Stycos; Alternate Member, Mike Baker; Code Enforcement Officer, Marty Moseley; Village Trustee Liaison, Ronny Hardaway; Village Attorney, David Dubow; Mahmood Wattoo; James Orcutt Jr.; and Eric Goetzmann on behalf of the Shops at Ithaca Mall.

Absent: none

Public Comment Period

Tomei opened the public comment period. Schleelein noted that she attended the education event at the Lansing Community Center, which was taught by the Local Department of State for New York State, and thanked Moseley for arranging the event.

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

Classification and Possible Consideration for Alteration to an Existing Special Permit: Requested alteration, to special permit number 160, (2359 North Triphammer Road) for the purpose of altering the existing plantings along Graham Road.

Wattoo indicated that he was requesting to remove 4 trees in bed number 1 for safety purposes. Wattoo indicated that the trees were not in good health and wished to remove them. Additionally, there would be a visual benefit both for the vehicles exiting his driveway and for pedestrians walking past the driveway entrance. If the trees were allowed to be removed, the lighting in the parking lot would be improved. Wattoo noted that some of the trees currently block the parking lot light. Wattoo requested that the burning bushes be cut back to 18 inches tall.

Schleelein noted that there appear to be 2 spruces, 1 maple, and 1 white pine that are being proposed to be removed.

The Planning Board expressed the following comments and questions: :

- Emphasized that safety is very important
- Noted that the original plan included fencing, trees and shrubs, and now the trees are growing into each other
- Asked about replacing some of the trees that are being removed
- Noted that cutting back the burning bushes to 18 inches would be fairly drastic
- Noted that the current bushes are too close to the sidewalk
- Agreed that most of the trees look awful
- Stated the Board needs a planting plan provided, from Wattoo, as to what is proposed to be replanted

Orcutt indicated that they do not intend to strip the land and that they plan on making this property beautiful, while keeping vehicles and pedestrians safe. Orcutt noted that they plan to re-plant with new plantings in the spring of next year. Orcutt noted that they are requesting to remove these trees and cut back the plantings

52 currently due to safety concerns. Orcutt noted that this is not a slash and burn approach, but rather an
53 attempt to aesthetically improve the property. Orcutt noted that Wattoo has been a tenant of this building for
54 the past 8 years and now has recently acquired the property, which allows him to make improvements on the
55 property. Wattoo indicated that he has seen near misses between vehicles and pedestrians.

56
57 Wattoo indicated that they need to remove the trees and shrubs for safety purposes.

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59 Schleelein noted that by trimming the lower boughs on the trees it would improve visibility.

60
61 Wattoo indicated that the tree trunks would still be an issue. After further discussion, Wattoo requested that
62 he be able to remove the current dead maple trees, two additional trees, and some fire bushes on each side of
63 the driveway to improve the line of sight for vehicles.

64
65 Gillott moved that the Board allow for removal of the two dead maples and some fire bushes on each side of
66 the driveway as needed to improve the line of sight for vehicles and pedestrians, with the understanding that
67 the applicant will return at the next Planning Board meeting with a new planting plan for review. Seconded by
68 Dawson; Ayes by Tomei, Dawson, Gillott, Schleelein, and Stycos.

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70 **Requested Amendment to Existing Planned Sign Area for the Shops at Ithaca Mall:**
71 Goetzmann requested that his property, located on the corner of North Triphammer Road and Hickory
72 Hollow Lane, be included in the Planned Sign Area (PSA) for the Shops at Ithaca Mall. If approved,
73 Goetzmann noted that he is also requesting to place a small pylon sign on this property for BJ's Wholesale
74 Club, which would also have a digital gas display. Goetzmann added that he would then remove the BJ's sign
75 currently on the gas station canopy that faces N. Triphammer Road, which is approximately 23-34 square
76 feet. Goetzmann said that the proposed pylon would be approximately 14-15 square feet in size and would be
77 elevated about 6 feet to the bottom of the proposed sign. Goetzmann indicated that the placement was
78 proposed to be closer to the old Chinese Buffet.

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80 The Board questioned why this sign could not be incorporated with the existing pylon for the Mall.

81
82 Goetzmann noted that if he were to provide a pylon sign for BJ's on the Mall property, then he would be
83 required to provide a sign for all of the businesses within the Mall. Goetzmann noted once the pending CMT
84 re-zoning takes place, then he would need to revisit the location of the proposed sign.

85 The Planning Board agreed that a sign was needed to assist individuals attempting to find BJ's and the gas
86 station. The Board asked about incorporating an arrow as well.

87
88 Goetzmann noted that he would like to erect the sign as proposed, but in the event that there is confusion, he
89 would add additional information for clarification. Goetzmann noted that the sign will be back-lit and the gas
90 sign would be digital.

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92 Dawson moved the following recommendation to the Trustees: the Planned Sign Area (PSA) for the Shops
93 at Ithaca Mall be amended to allow for a new pylon sign (11'9"x5'4") located on tax parcel # 47.1-1-17.15
94 (which is located next to the old Chinese Buffet). The pylon would consist of a sign for BJ's Whole Sale Club
95 (48"x49") and a digital gas price sign (24"x48"). Seconded by Gillott; Ayes by Tomei, Dawson, Gillott,
96 Schleelein, and Stycos.

97
98 **Review and Possible Consideration of Planting Plan for C.U. Suites Senior Housing and Mixed use**
99 **Project** (located at 16 Cinema Drive).

100 Schleelein asked why there were no plantings proposed in between the proposed project and the Homewood
101 Suites Hotel.

102

Village of Lansing Planning Board

Minutes of October 12, 2015

Page 3 of 3

103 Moseley noted that the zoning classification on both parcels is Commercial and it is not typical for plantings
104 to be placed in a location of that nature.

105
106 After further discussion, Schleelein moved to approve the planting plan as provided. Seconded by Stycos;
107 Ayes by Tomei, Dawson, Gillott, Schleelein, and Stycos.

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109 **Approval of Minutes:** *None*

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111 **Trustee Report:**
112 Schleelein reported on the Trustee meeting for October 5, 2015. For a complete report of the meeting please
113 see the Trustee minutes.

114
115 **Other Business**

116 None

117
118 **Adjournment**

119 Dawson moved to adjourn at 8:30 PM. Seconded by Stycos; Ayes by Tomei, Dawson, Gillott, Schleelein, and
120 Stycos.