

Village of Lansing
Planning Board Meeting
December 14, 2015

1 The meeting of the Village of Lansing Planning Board was called to order at 7:04PM by Chairman Mario
2 Tomei.

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4 Present at the meeting were Planning Board Members: Lisa Schleelein, John Gillott, Deborah Dawson, and
5 Maria Stycos; Alternate Member Mike Baker; Code Enforcement Officer, Marty Moseley; Village Engineer,
6 Brent Cross; Village Attorney, David Dubow; McDonalds owners, Courtney and Michael Feehan; Owen
7 Speulstra from Boher engineering; and Scott Buckley from McDonalds Construction Department.

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9 Absent: None

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12 **Public Comment Period**

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

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16 **Informal Presentation for a Proposed Amendment to McDonalds Special Permit:**

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18 Speulstra indicated that they are proposing the following for the McDonalds site located at 2350 North
19 Triphammer Road:

- 20 • Add an additional order area, order menu, drive-thru lane, and curbed grass island
- 21 • Add additional pedestrian connectivity from North Triphammer Road to the McDonalds restaurant
- 22 • Improve existing conditions for the exterior doors within the restaurant

23 Speulstra noted that by adding the additional drive-thru lane it would allow for additional vehicles to be
24 stacked and decrease waiting times. There would only be two parking spaces that would be removed due to
25 the proposed alterations for the additional drive-thru lane.

26
27 The Planning Board had the following comment sand questions:

- 28 • There was concern expressed with potential accidents with the new traffic pattern.
- 29 • It was noted that the current vehicle stacking could become dangerous.
- 30 • There was a concern about additional traffic from the proposed additional drive-thru lane.
- 31 • There was a concern about larger vehicles maneuvering and parking within the site based on the
32 proposed change.
- 33 • A question was asked if the new curbed area, housing the order menu, would be green space.
- 34 • A questions asking if there would be additional signage to direct vehicles to the appropriate lanes.
- 35 • There was a concern about pedestrian safety within some of the proposed walkways.
- 36 • There was a concern about vehicles impacting the existing dumpster enclosure.

37
38 Speulstra explained the following:

- 39 • That the traffic would be merging back into one lane, at a low rate of speed, after they order to be
40 able to pay and receive their food. Additionally there could be painted arrows and signs installed to
41 direct traffic to the appropriate lanes.
- 42 • There is not any anticipated additional traffic that would be a concern, but rather dealing with the
43 current vehicle issue on site.
- 44 • The proposed new island/curbed area would be grass.
- 45 • Larger vehicles should not have any issues maneuvering on the site and deliveries have been set up

- 46 to be delivered in the early mornings to avoid traffic congestion.
47 • They will add additional signage and striping for the pedestrian.
48 • A bollard can be installed to protect the existing dumpster enclosure.
49

50 Cross agreed that 13 feet is acceptable for one way traffic in between the trash enclosure and the proposed
51 striping.

52
53 Buckley indicated that the proposed improvements, for the site, are meant to improve the current service.

54
55 Cross indicated that he is familiar with the site and he has witnessed a stacking event on the site that has
56 impacted North Triphammer Road around lunch time, which seems to be a regular occurrence. Cross
57 suggested that although the proposed improvement would allow for some additional stacking of vehicles,
58 more stacking of vehicles should be incorporated. Cross also noted that a greater angle, of the existing
59 parking spaces, should be utilized as to allow ease of movement by vehicles utilizing the parking spaces.

60
61 Buckley indicated that by adding the additional drive-thru ordering lane it will improve the existing situation
62 and may not completely solve the issue. They have a desire to move vehicle faster and improve the service as
63 well.

64
65 Mike Feehan indicated that all designs have an operating capacity and this proposal should improve the
66 operation by 40%-50%.

67
68 Cross asked about re-designing to extend the drive-thru/ordering lane to be longer which would increase the
69 vehicle stacking area.

70
71 Courtney Feehan indicated that they wanted to keep the oversize parking area for larger vehicles. Courtney
72 Feehan added that there has not been any vehicle to vehicle accidents currently.

73
74 Cross indicated that there seemed to be a site constraint due to a NYSEG power easement on the north end
75 of the property.

76
77 Speulstra added that there would be dedicated right turn and left turn lanes coming out of the driveway.

78
79 Moseley noted that a stormwater maintenance agreement may need to be signed and recorded if one was
80 never recorded with the Village or the County offices.

81
82
83 **Discussion on C.U Suites/ Cayuga View Senior Living Covenant Restrictions:**

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85 Dawson indicated that 10 years was not long enough for the senior housing agreement, which the
86 developer agreed to originally for the project, and the agreement should be revisited to discuss a longer
87 duration of guaranteed senior housing. Dawson noted that she did not like the wording in item # 2 of the
88 proposed covenant restrictions because it appeared as if an 18 year old individual could live with the
89 individual over 55 years of age that was renting the apartment.

90
91 Schleelein noted that she too had an issue with the wording on #2.

92
93 Tomei noted that the tenants would police themselves to a certain extent.

94
95 Stycos liked the idea of allowing an 18 year old to move in in the event that there was a death in the

96 family.

97
98 Dubow and Moseley agreed that #3 should reflect what is required of an applicant in the event that a
99 special permit were to be amended, since this would be an amendment to an existing special permit.

100
101 The Planning Board requested that the applicant for the C.U Suites/ Cayuga View Senior Living project
102 attend a board meeting to discuss this issue and come to a resolution.

103
104 **C.U Suites/ Cayuga View Senior Living Signs:**

105 *Consideration to allow for two signs, on the Triphammer Marketplace, to advertise for the C.U Suites/
106 Cayuga View Senior Living project.*

107
108 Tomei noted that the signs appeared to be submitted in accordance with that the Planning Board approved
109 for the amendment to the Planned Sign Area for the Triphammer Marketplace.

110
111 After a small discussion, Gillott moved to accept and approve the signs in accordance with that was
112 approved for the Triphammer Mall Planned Sign Area. Seconded by Schleelein; Ayes by: Tomei, Gillott,
113 Stycos, Dawson, and Schleelein.

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115

116 **Approval of Minutes:**

117 Stycos moved to accept the June 8, 2015 minutes as amended. Seconded by Dawson; Ayes by: Tomei,
118 Stycos, Dawson, and Gillott. Abstention by Schleelein.

119 Schleelein moved to accept the September 29, 2015 minutes as amended. Seconded by Gillott; Ayes by:
120 Tomei, Stycos, Schleelein, and Gillott. Abstention by Dawson.

121 Dawson moved to accept the October 12, 2015 minutes as amended. Seconded by Schleelein; Ayes by:
122 Tomei, Stycos, Schleelein, Gillott, and Dawson.

123 Dawson moved to accept the October 27, 2015 minutes as amended. Seconded by Gillott; Ayes by:
124 Tomei, Stycos, Schleelein, Gillott, and Dawson

125 Schleelein moved to accept the November 9, 2015 minutes as amended. Seconded by Stycos; Ayes by:
126 Tomei, Stycos, Schleelein, and Gillott. Abstention by Dawson.

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129 **Trustee Report:**

130 Gillott reported on the Trustee meeting for December 7, 2015. For a complete report of the meeting please
131 see the Trustee minutes.

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133

133 **Other Business**

134 Moseley indicated that the New York State Planning Federation is coming up in April 2016. Moseley noted
135 that Catherwood Road is now an official road, and that the NYS Building Codes collection could be updated
136 this year.

137
138

138 Tomei thanked Stycos's for the many years of service, since this was Stycos's last meeting.

139 **Adjournment**

140 Stycos moved to adjourn at 8:43 PM. Seconded by Gillott; Ayes by Tomei, Stycos, Gillott, Schleelein, and
141 Dawson.