

Village of Lansing  
Planning Board Meeting  
Minutes of  
May 29, 2018

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

Present at the meeting were Planning Board Members: Mike Baker, Carolyn Greenwald, and Lisa Schleelein; Code Enforcement Officer, Adam Robbs; Village Trustee Liaison, John O'Neill; Village Attorney, William Troy, Roy Hogben, Andrew Sciarabba, Tony Eisenhut, Eric Eisenhut.

Absent: Planning Board Member, Jim McCauley and Alternate Member, Monica Moll

**Public Comment Period**

Tomei opened the public comment period.

Greenwald asked about the trees that were cut down at Shannon Park. She stated that in the future perhaps the Village should put signs up to give notice to people. She also asked why it was not brought before the Planning Board; Robbs explained that the Department of Public Works is in charge of tree removal and if trees are in the right of way they can remove them without PB approval. Schleelein stated that she understands there will be new trees planted to replace those removed.

Schleelein moved to close the public comment period. Seconded by Baker; Ayes by Tomei, Baker, Greenwald, and Schleelein.

**Informal presentation by Andrew Sciarabba to Discuss Possible Additions to the CLT Zoning**

Sciarabba stated that the Board has a letter he sent. He stated that it has become difficult for owners to get new tenant inquiries in the Village based on the zoning of the Commercial Low Traffic District (CLT). Sciarabba stated that there needs to be expansions in locations where there are no tenants, the Shops at Ithaca Mall is an example. Local businesses would be preferred. Tomei stated that he is not sure if the vacancies of the commercial property would affect the residential properties. Tomei also stated that the Planning Board established a Commercial Medium Traffic (CMT) area within the last few years specifically because the Village did not want small scale sales, and commercial food and beverage in the CLT. The buffer they are currently looking for is CLT. Tomei also brought up the possible repercussions if the zoning were changed from CLT to CMT zoning. Schleelein stated that she is not sure how Mr. Sciarabba presentation will benefit the Village. Greenwald asked what kind of tenants they have in his building now. Sciarabba listed the businesses in his building next door. Baker asked if he has any tenants that could not move in due to the zoning regulation, and Sciarabba states no, only that once there was someone interested but who decided not to move there. Tomei stated that everything with the CMT and CLT zoning was very purposefully done and he does not see the topic property changing to CMT. Sciarabba asked if the other local businesses joined him in the request if they would reconsider; Schleelein stated no because of concern over spot zoning issues. Sciarabba asked about Craft Road, Sciarabba stated that the setup of the intersections could handle medium traffic, with Tomei countering that Craft Road was redesigned to fix old problems, not welcome more traffic to the area. Discussion of traffic patterns on Triphammer Road ensues between speaker and Robbs. Schleelein stated that it made sense at the time of the zoning being reworked to have transitional zoning from high, to medium, and to low. Greenwald stated that she is not opposed to commercial medium traffic, that other people might not be either, and that the Village should be as walkable as possible. Robbs stated that he received unofficial complaints from residents near Bush Lane that they need more of a buffer; as well as receiving noise

52 complaints from the McDonalds construction going on. Robbs also raised safety issues that could arise  
53 from changing the zoning. Sciarabba asked why they cannot just change the zoning of where his  
54 businesses are with Baker replying that would get into the territory of spot zoning. Robbs suggested  
55 perhaps instead of rezoning, the zoning could be amended, but there are certain steps that have to be  
56 followed steps to do that. Greenwald asked Robbs what the Village zoning is like compared to other  
57 villages, Robbs stated that there are some villages that are more restrictive.

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59 Tomei stated that he does not think this rezoning request would benefit the Village and currently only  
60 benefits the speaker. Tony Eisenhut asked what the definition of CLT is, with the number of cars going in  
61 and out. Planning Board members look up the definition. Schleelein stated that perhaps it is time for the  
62 PB to review these issues again. Baker seconds this, with hopefully new studies being done there will be a  
63 decrease in vacancies. Eisenhut stated that something the Board should consider is also how technology is  
64 changing the way people interact with commercial areas. Tomei stated that the Jamex building is the  
65 buffer between the residential traffic, and CMT. More discussion ensues, Troy asked what small scale  
66 retailers does Sciarabba mean. Sciarabba stated that he is talking about the document. Tomei stated that  
67 traffic can be relative based on the area.

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69 Baker poses the question what the difference is between a coffee shop being a small-scale retailer or a  
70 commercial food and beverage. Robbs stated that having a drive through impacts the traffic for a business  
71 quite a bit. Tomei stated that Sciarabba's only option currently would be to go to the Board of Trustees  
72 with the matter; the Planning Board cannot say they are approving the request. Robbs goes into detail  
73 about the Comprehensive Plan of the Village, and what would need to change to Sciarabba plan to be  
74 approved. Robbs reiterated that instead of changing the zoning amending it instead might be an option.  
75 Discussion surrounding the businesses in the area and the impact they have on the traffic in the Village.  
76 Baker asked Sciarabba what the size of the vacant space is. Sciarabba replied that it is 3900 square feet.  
77 Tomei asked if Sciarabba has something in mind for the space, and Sciarabba stated that he does.

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79 **Informal Presentation by VPA Development:**  
80 Proposal to subdivide Tax parcel # 46.1-4-1 a 4.58-acre parcel into 2 separate parcels. Parcel A which is  
81 .68 acres and Parcel B which is 3.9 acres.

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83 Nicholas Williams, representing VPA development, was seeking approval on minor subdivision, 0.68  
84 acre in size, to build a 2-story house. Schleelein confirmed they own the whole parcel and just want to  
85 separate the one small part. Williams confirmed this. Robbs asked what the size of the building would b.  
86 Williams stated that it would be 2,300 square feet. Robbs also stated that it must be built within the  
87 setback lines, and there also has to be a public hearing if there is going to be a subdivision. Robbs stated  
88 he does not see why they would not be able to go forward with this. Baker asked why they decided to  
89 divide the lot up in the section they chose. Williams stated that it would be easiest to start in the corner  
90 and clear it. Schleelein states it might be unsafe pulling out onto Dart Drive at the corner, Williams stated  
91 that the driveway would be on Graham Road. Schleelein asked what the setback for the driveway has to  
92 be. Robbs stated that the front yard has to be 40 feet. Tomei asked what Williams has in mind for the rest  
93 of the property. Williams stated that he is not sure yet, but possibly more housing in the future. Robbs  
94 stated that if he subdivides the parcel more than 4 times in a year, it moves into the category of major  
95 subdivision. Robbs also stated that stormwater drainage needs to be looked at as well. Tomei stated that  
96 the speaker must go through a Public Hearing, an EAF, and follow the guidelines for a minor subdivision.  
97 The public hearing will tentatively be June 26<sup>th</sup> and July 9<sup>th</sup> will be the second half of that meeting.

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100 **Discussion of Revised Planting Plan for Lansing Meadows PDA**

101 Goetzmann was unable to attend. Tomei stated that based on the previous plan, there are not many  
102 changes. Specifically eliminating 8 yews and changing them to winter boxwood and also adding other  
103 approved trees. . Baker asked if there is requirement for maintaining the trees. Robbs stated yes.

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105 Greenwald moved to approve the planting plan. Seconded by Baker:  
106 Ayes by Tomei, Baker, Greenwald, and Schleelein

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108 **Trustee Report:**

109 Schleelein reported on the Trustee meeting. For a complete report of the meeting please see the Trustee  
110 minutes on the Village website.

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112 **Other Business**

113 Discussion of what should happen in the absence of a declining natural buffer near the CFCU on Craft  
114 Road.

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116 Greenwald and Schleelein will be absent from the Planning Board meeting on July 9<sup>th</sup>.  
117 Discussion on the walkability of the Village.

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119 **Adjournment**

120 Schleelein moved to adjourn at 8:59 PM. Seconded by Baker; Ayes by Tomei, Baker, Greenwald, and  
121 Schleelein.