

Village of Lansing
Planning Board Meeting
Monday, January 14, 2019

The meeting of the Village of Lansing Planning Board was called to order at 7:01 PM by Chair, Lisa Schleelein.

Present at the meeting: Planning Board Members; Lisa Schleelein, Mike Baker, Carolyn Greenwald, Jim McCauley, Monica Moll, and Alternate Member, Anthony Ingraffea; Code Enforcement Officer, Mike Scott; Village Engineer, Brent Cross; Village Trustee Liaison, John O'Neill; and approximately 8-10 additional people including; Ralph Varn of Starland Builders, LLC; Shawn Richie and Josh Stafford of Finger Lakes Tram; Crystal Fan, Yadong Wang, Howard and JoAnn Fuller, and Thomas Hartshorne,

Absent: Village Attorney, William Troy

Public Comment Period

Schleelein opened the public comment period.

Howard Fuller inquired on the passing zone on Route 34 in the area of Autumn Ridge and Burdick Hill and asked if Mayor Hartill had approached with the DOT about making that area a "no" passing zone. Schleelein answered, she was not aware that he had but that this would be a question for the Trustees.

With no one else wishing to speak, Greenwald moved to close the public comment period. Seconded by McCauley.

Ayes by: Schleelein, Baker, Greenwald, McCauley, and Moll.

Continue Public Hearing for the Preliminary Plat Application for Subdivision #4229 proposed by Starland Builders, LLC.

The applicants are seeking approval for a 3 parcel subdivision on 1510 East Shore Drive (Tax Parcel #42.1-1-46.11) in order to build (2) residential homes with walkout basement apartments. The proposed 2 lots will be located on the eastern portion of the existing 11.851 acres. Lot 1 will be 6.986 acres (Existing house), Lot 2 will be 2.103 acres and Lot 3 will be 2.828 acres.

Schleelein read the proposal and stated that the size of the lots are compliant with the Code. Cross questioned Varn of the pond near lot #3; its history and what function it served and stated he thought it could be national registered pond and that the pond should be mentioned on the Plat. Cross also commented on the easement of the driveway to lot #1 and the access to the other two lots and asked if a homeowners association would be required. Varn stated he thought only an easement agreement would be needed. He explained the utilities and waterline services to the existing house and said there would be separate meters for the new structures. There was continued conversation regarding the driveway right-of-way and who would be responsible for the maintenance of the driveway for the purpose of emergency vehicles. Cross talked about concerns for the sewer and septic systems and stated they would need approval from the health department. Additionally, he made mention of stormwater planning regulation requirements, i.e.; green standards, roof runoffs and rain gardens, where these could possibly be conditions for the subdivision.

Scott asked the Planning Board if there was more information needed for the final plat.

49 Ingraffea asked if the solar panels would be shared by all three lots as he stated he drove by the site and
50 noticed the solar panels were very large. Crystal Fan answered the solar panels would be used for only
51 their use on lot #1.

52

53 Howard Fuller asked what is allowed to be built and expressed his concern for duplexes where two
54 families could live in them. It was answered that one will have two families in it and the other would
55 have a walk out basement but would not have its separate meter. Schleelein said the Code allows two-
56 family dwellings in the low density residential (LDR) zone.

57

58 JoAnn Fuller expressed her concern that these lots are basically in their back yard and commented on the
59 solar panels being massive where they will need to invest money into some type of barrier so they are not
60 continuously looking at them and stated this is not in the spirit of what Blackchin was supposed to be.
61 She also inquired on the waterlines. Schleelein said the waterlines should not be seen or be near their
62 home and stated all the permits for the solar panels and property fencing installation comply with Village
63 Code, however it would have been more neighborly of the property owners if they had advised the
64 neighbors before they had the solar panels installed. Wang stated they chose that location for the solar
65 panels because it was the best area for full sun exposure, then gave reasons why they had solar panels
66 installed. Howard Fuller said he had no problem with the solar panels; it is just where they were placed.

67

68 Schleelein asked if there were any more questions. Baker asked if the Public Hearing would stay open.
69 Schleelein answered yes. Scott said the final plat plan would need to be written up by the next meeting in
70 order for a vote to be taken by the Planning Board.

71

72 **Public Hearing for Special Permit #4233 Proposed by Finger Lakes Tram LLC.**

73 The applicants are seeking approval for installing an approximately 200 ft. long Tram system which
74 includes a hoist drum/frame and cabin to hold up to 4 people. The Tram, located at 1510 East Shore Drive
75 (Tax Parcel #42.1-1-46.11), will run from the existing home down to the shore level of Cayuga Lake.

76

77 Shawn Richie, of Fingerlakes Tram, introduced himself and Josh Stafford. He gave a brief overview of
78 their business and explained they have installed 13 trams on the west side of Cayuga Lake but this tram
79 would be the first they would install on the east side. Schleelein asked where on the west side they
80 installed the 13 trams and if they have ever experienced any safety issues. Richie said between the Ithaca
81 and Ovid area but the majority has been near Taughannock. He explained their system and stated they
82 have many safety features in the gearing device, he talked about the speed of the tram and how it levels
83 out at different approaches. He said their systems generally carry 3-4 adults at one time. Schleelein noted
84 stairs being secondary assuming they are if anything was to go wrong with the tram. Richie said there are
85 egress stairs next to the tram in the case of power loss.

86

87 Scott asked the process of building the trams and how they access the area being in a sloped area. Richie
88 explained their process, and stated the pipes are hydraulically driven into the soil which makes it less
89 intrusive with little disruption to the soil, however, if they hit bedrock they have to dig differently. There
90 are some areas that would be installed by hand. He explained they typically install a pair of pipes with 25

91 feet of cross baring eye beams, and they use aluminum track therefore it does not corrode due to the
92 elements. He said adjustments can be made to the track if needed over time.

93

94 Thomas Hartshorne asked about the distance of the tram and the pile driving on the cliff. Richie
95 explained the process and stated this is a perfect spot for a tram.

96

97 Cross inquired on the runoff. Richie said there would be very little disruption to the soil however they
98 would repair the area if there was any. He said where they would install the tram there is no active water
99 in that area and they do not plan to excavate down the hill.

100

101 Cross asked if they had legal rights to cross the railroad tracks once they get to the bottom as there are
102 limitations to the tracks. Richie stated the tram will not cross the railroad. Wang stated his deed goes all
103 the way to the shore line of the lake. Wang was advised to contact the railroad to ensure legal crossing of
104 the tracks to the lake is allowed.

105

106 Hartshorne asked if the tram would be powered by solar. Richie answered no.

107

108 Schleelein mentioned that Brian Eden for the County expressed concern about the slope and said there
109 should be a rare plant survey of the area completed before it is disturbed during installation. Greenwald
110 asked if there was anything in the Code for this survey. Scott said this is more of a concern and the
111 specification of the General Municipal Law (GML) 239 and steep slopes and read from 145-61 in the
112 Code book regarding combined special permits for conservation areas and what it applies to. He told
113 Richie he would send him this information. There was continued conversation regarding the rare plant
114 survey and the archaeology. Richie said they have installed at sites like this in the past on Seneca Lake
115 and stated that steep slopes are a unique natural area determined by Tompkins County and said they are
116 obligated to treat it with sensitivity and should be able to satisfy the requirement.

117

118 McCauley asked if they could provide pictures of other trams they have installed and the infrastructures.
119 Richie showed an example of one and explained the process. He advised there are more pictures on their
120 website. Schleelein asked if there were any problems to be aware of in the previous installations and the
121 time it takes to install. Richie said no and stated they try to install within 3-4 days. Scott asked what the
122 ideal time of the year to install trams. Richie stated late March to the fall.

123

124 Schleelein asked how noisy the trams are. Richie compared them to an air conditioner stating they are
125 pretty quiet and gravity driven.

126

127 Moll asked if there would be regular inspections and maintenance. Richie said there is nothing that is
128 required for inspections as there is not much that could go wrong. He said the #1 call is when people
129 accidentally hit the emergency button, they would then come out and inspect, and they would also inspect
130 if requested by the owner.

131

132 Schleelein asked if there were any other questions. JoAnn Fuller asked if the subdivision would be
133 decided at the next meeting. Schleelein answered that is the intention however the questions Cross
134 brought up first need to be addressed. The process of the SEQR was then explained.

135

136 **Approval of Minutes:**

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138 **June 26, 2018:**

139 Baker moved to accept the minutes of June 26, 2018(as amended). Seconded by McCauley;

140 Ayes by; Schleelein, Baker, Greenwald, McCauley, and Moll.

141 Nays: None:

142

143 **November 12, 2018:**

144 Moll moved to accept the minutes of November 12, 2018(as amended). Seconded by Baker;

145 Ayes by; Schleelein, Baker, Greenwald, McCauley, and Moll.

146 Nays: None:

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148 **December 10, 2018:**

149 Baker moved to accept the minutes of December 10, 2018(as amended). Seconded by Moll;

150 Ayes by; Schleelein, Baker, Greenwald, McCauley, and Moll.

151 Nays: None:

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153 **New Business**

154 There was a discussion amongst the Board regarding the Board's General Rules of Procedure. Schleelein
155 said there is a need for a more organized way to ask questions during a meeting and suggested; raising of
156 hands. Greenwald expressed she would like it to be less formal than more formal and be allowed to speak
157 without first being recognized by the chair. Schleelein agreed no formal recognition seems necessary but
158 the goal is to eliminate side conversations.

159

160 It was decided meeting minutes that need to be approved would be provided electronically, and in
161 addition, a hard copy put in each Board members packets before a Planning Board Meeting.

162

163 **Trustee Report:**

164 Greenwald reported on the Trustee meetings of November 5, 2018 and November 17, 2018. For a

165 complete report of the meetings please see the Trustee minutes.

166 McCauley reported on the Trustee meeting of December 17, 2018. For a complete report of the meeting
167 please see the Trustee minutes.

168

169 Moll reported on the Trustee meeting of January 7, 2019. For a complete report of the meeting please see
170 the Trustee minutes.

171

172 **Other Business:**

173 Schleelein mentioned goals that need addressing in the near future are; sidewalk concerns, propane tank
174 buffering, solar panel setbacks, Air B&B's, accessory buildings, lot clearing guidelines and a regular
175 review of Zoning Codes, i.e.; especially Commercial Low Traffic (CLT) study. She stated that sidewalks
176 should be put at the top of the list.

177

178 There was conversation amongst the Board regarding the need for sidewalks for safety reasons, in
179 addition some conversation on Air B&B's and what should be permitted.

180

181 Schleelein asked Scott to comment on any new issues that would be coming up on January 29th.

182

183 Scott advised the Board that there will be a need for a special permit as Maguire Nissan wants to put their
184 location up near their Chevy/Cadillac location on Cinema Drive. He said there would be at least 6
185 variances needed due to setbacks being too close to buffering and parking. McCauley asked if it was to
186 go to the Board of Zoning Appeals (BZA) for a variance then why would it not go to BZA first and asked
187 if the existing store would remain and where the Nissan store would be. Scott explained the reason for
188 coming to the Planning Board first and the SEQR retirements and stated the existing store would remain
189 and the Nissan store would be built to the east of that property.

190

191 **Adjournment**

192 Baker moved to adjourn at 9:22 PM. Seconded by Greenwald.

193 Ayes by: Schleelein, Baker, Greenwald, McCauley, and Moll.

194

195 Minutes taken by: Tammy Milliman, PT Clerk

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