

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
May 31, 2022

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The meeting of the Village of Lansing Planning Board meeting via Zoom was called to order at 7:02 PM

Present at the meeting:

Planning Board Members: Mike Baker, Pat Gillespie, Jim McCauley (zoom), and Lisa Schleelein

Absent Members: None

Village Legal Counsel: Natalie French

Village Engineer: Brent Cross (zoom)

Village Trustee Liaison: Carolyn Greenwald (zoom)

Village CEO: Michael Scott

Public included: Phil Maguire and John Snyder, representing Maguire Chevy/Cadillac; David Beer, Roy Hogben, John Wisor, Jeff Dobbin, Samantha McBean, Duane Miller, Larry Bieri, and Susan Ainslie.

Approval of the Minutes

Schleelein moved to approve the minutes of May 9, 2022. Seconded by Gillespie.

Ayes: Baker, Gillespie, McCauley, and Schleelein.

Nays: None

Public Comment Period:

Larry Bieri stated he was attending as the observer for the Community Party.

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

Seconded by Schleelein.

Ayes: Baker, Gillespie, McCauley, and Schleelein.

Nays: None

Baker read the following agenda item:

Public Hearing for Subdivision 2022-4563

Gary Ormsby is proposing a subdivision of an existing parcel located at 2570 North Triphammer Road (Tax Parcel #42.1-1-54) which contains 1.92 acres or 82,764 square feet and is located in the Medium Density Residential District.

Schleelein moved to close the public hearing. Seconded by Gillespie.

Ayes: Baker, Gillespie, McCauley, and Schleelein.

46 Nays: None
47 Baker read through the following resolution:

48
49 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR FINAL PLAT*
50 *APPROVAL OF MINOR SUBDIVISION # 2022-4563 ADOPTED ON MAY 31,*
51 *2022*

52 *Motion made by:* Pat Gillespie

53 *Motion seconded by:* Jim McCauley

54 **WHEREAS:**

- 55 A. *This matter involves consideration of the following proposed action: Gary Ormsby is*
56 *proposing a subdivision of an existing parcel located at 2570 North Triphammer Road*
57 *(Tax Parcel #42.1-1-54) which contains 1.92 acres or 82,764 square feet and is located in*
58 *the Medium Density Residential District. LotA1 would be .97 acres (42,109 square feet)*
59 *and contain the existing home. LotA2 would be .95 acres (41,287 square feet) and be a new*
60 *buildable lot. Both lots do not meet Village Code Section 145-40E(1)b[1] for minimum lot*
61 *size of 1.37 acres (60,000 square feet) and would require an area variance.; and*
62
- 63 B. *On May 3, 2022, the Village of Lansing Board of Zoning Appeals approved and granted*
64 *area variances for both potential lots contingent on Planning Board subdivision approval.*
65
- 66 C. *On April 26, 2022, the Village of Lansing Planning Board, in accordance with subsection*
67 *D of Section 125-5 of the Village of Lansing Code, (i) reviewed the sketch plan submitted*
68 *with respect to this proposed action; and (ii) classified the proposed subdivision as a minor*
69 *subdivision; and*
70
- 71 D. *The Planning Board finds this to be a Type II action for SEQOR purposes; and*
72
- 73 E. *On April 26, 2022, May 9, 2022, and May 31, 2022, the Village of Lansing Planning Board*
74 *held a public hearing regarding this proposed action, and thereafter thoroughly reviewed*
75 *and analyzed (i) the proposed final subdivision plat and accompanying materials and*
76 *information presented by and on behalf of the applicant in support of this proposed action,*
77 *including information and materials related to environmental issues, if any, which the*
78 *Board deemed necessary or appropriate for its review; (ii) all other information and*
79 *materials rightfully before the Board; and (iii) all issues raised during the public hearing*
80 *and/or otherwise raised in the course of the Board's deliberations.*
81

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

83

84 1. *Based upon all of its foregoing review and action, it is hereby determined by the Village*
85 *of Lansing Planning Board that approval of the proposed Ormsby Minor Subdivision*
86 *is **GRANTED**, subject to the conditions and requirements set forth below;*
87

88 *Conditions and Requirements*

89 2. *The Chairperson of the Village of Lansing Planning Board is hereby authorized and*
90 *directed to sign the final plat for the approved minor subdivision in accordance with*
91 *subsection G of Section 125-6 and subsection A of Section 125-15 of the Village of*
92 *Lansing Code.*
93

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

95 *AYES: Baker, Gillespie, McCauley, and Schleelein*

96 *NAYS: None*

97 *The motion was declared to be carried.*

98

99 Baker read the following agenda item:

100

101 **Public Hearing for Special Permit #2022-4575**

102 *Maguire Chevrolet/ Cadillac, located at 35 Cinema Drive (Tax Parcel #46.1-6-5.12), is seeking to update*
103 *the existing building with improvements to the interior showroom areas, service area, and body shop. John*
104 *Snyder, representing Maguire Chevrolet/Cadillac, will review the proposed changes which include a new*
105 *entrance to the West façade and a second floor for the new Cadillac showroom.*

106 Schleelein moved to open the public hearing for Special Permit #2022-4575. Seconded by
107 Gillespie.

108 Ayes: Baker, Gillespie, McCauley, and Schleelein.

109 Nays: None

110

111 Scott said that he did receive the required mailings and he contacted the County for the GML-239
112 notification. The County is requesting more information on the renovation side of the project.

113

114 Maguire introduced himself and stated that this is the phase II of the total project which started
115 with the development of the Nissan building.

116

117 Snyder stated that the front section of the building will be removed and an addition added for the
118 Cadillac portion of the dealership. The remainder of the building will be renovated by removing
119 walls and updating infrastructure. The new Chevrolet showroom to the west will have additional

120 handicap parking. The western retaining wall will be removed and a similar wall to the Nissan
121 dealership will be installed. The landscaping work will be similar to the Ford dealership located in
122 Ithaca. The sidewalk installed during the Nissan project will be continued down to the Cinema
123 Drive corner.

124

125 Snyder showed some rendered views of the proposed Cadillac façade which would contain a
126 second floor for parts and business offices. There will be some added electrical charging stations
127 along the service area to serve customers.

128

129 Schleelein asked about new lighting.

130

131 Snyder replied that the lighting on the Maguire property will be replaced but, the lighting along the
132 street belongs to the Village.

133

134 Schleelein was interested in the signage.

135

136 Cross stated that there are a couple of items still open from the Nissan project. First, there is an
137 issue of the trucks unloading cars in the street. It has become a hazard for drivers and Cross would
138 like to see an alternative solution. Second, some of the Nissan stormwater facility is located on the
139 Chevy/Cadillac property and should have some type of easement on file. Cross added that he
140 would like to see Saratoga Associates review the stormwater for this project and possibly upgrade
141 the system.

142

143 Maguire stated that in regard to the unloading of cars, the independent truck companies are hard to
144 control because they have their own schedule. Chevy/Cadillac will work on a way to mitigate the
145 situation with a truck delivery plan.

146

147 Baker stated that the emphasis of the Planning Board review will be on signage, landscaping, and
148 lighting.

149

150 Scott said that Snyder provided him with a short EAF and asked Snyder to provide further plans on
151 the renovation.

152

153 Baker read the following agenda item:

154

155 **Public Hearing for Special Permit #2022-4576**

156 *Richard Briggs, representing the Brixmor Property Group, is proposing to remodel the former*
157 *“Party City” section of the Cayuga Mall, located at 2309 North Triphammer Road (Tax Parcel*
158 *#46.1-5-4.2), into the Tompkins County VA Outpatient Clinic.*

159

160 Schleelein moved to open the public hearing for Special Permit #2022-4576. Seconded by
161 Gillespie.

162 Ayes: Baker, Gillespie, McCauley, and Schleelein.

163 Nays: None

164

165 Scott stated that he did receive the required mailings and that this special permit does not require
166 County notification because it is a commercial project with no change in the building footprint.

167

168 Schleelein stated that this would be a good time to take a look at the Cayuga Mall parking lot as
169 the Planning Board did for the Shops at Ithaca with the Cayuga Medical special permit.

170

171 Scott said that this is a slightly different situation as the VA Clinic does not own the parking lot.
172 Scott suggested he contact a Brixmor representative and ask them to attend the next meeting. Scott
173 also stated that Brixmor currently has a building permit to construct a demising wall for an added
174 tenant space.

175

176 Schleelein would like more information about the flagpole and lighting because as currently drawn
177 there are some height and lighting code issues.

178

179 Baker would like more information about the pharmacy operations.

180

181 Cross would like a water consumption estimate.

182

183 The public hearing will remain open.

184

185 Baker read the following agenda item:

186

187 **Continue Public Hearing for the Final Plat of Cluster Subdivision Proposal #2021-4464 by**
188 **Beer Properties, LLC.**

189 *Beer Properties, LLC and Hunt Engineers are providing a Final Plat of a cluster subdivision for*
190 *property Parcel # 45.2-1-47.2 which consists of approximately 40 acres of vacant land located*
191 *between Craft Road and Bush Lane. The Final Plat, along with details of proposed duplex lots*
192 *will be reviewed by the Planning Board.*

193

194 Beer stated that after a meeting with Cross and Courtney, he and Chris Wood were able to fit
195 everything needed into the 60' right-of-way. Beer has provided the Planning Board with a site plan
196 showing the trail system.

197

198 Cross said that since the meeting a few months ago, the Beers have satisfied many of the concerns
199 and requests stated in our original punch list.

200

201 Beer said that if everything is agreeable then his engineers have about another 40 hours to
202 complete the final project plat.

203

204 The loop road sidewalk may not be necessary but, the Planning Board can require an escrow for
205 future installation.

206

207 Schleelein inquired about the Quonset hut and the vehicles parked by it. Beer said that if the
208 vehicle bothered people, he could park them behind the building.

209 The Planning Board is agreeable to the trail layout presented and will check with the Greenway
210 Committee for the suitability of the surface material.

211

212 **Other Business**

213 There was some discussion about the Tree Conservation Law. French and Schleelein will meet to
214 review the proposal.

215

216 Scott will work on some language changes in the Village Code.

217

218 The next meeting will also involve discussion of possible new members.

219

220 There was some discussion about possibly changing the meeting night schedule.

221

222 Scott will review the possible subdivision effects of the new sewer project on East Shore Drive and
223 Cayuga Heights Road.

224

225 **Trustee Report**

226 Gillespie gave a report on the May 16 Board of Trustees meeting. Minutes for this meeting can be
227 viewed on the Village website.

228

229 **Adjournment**

230 Gillespie moved to adjourn at 8:25. Seconded by McCauley.

231 Ayes: Baker, Gillespie, McCauley, and Schleelein.

232 Nays: None

233

234 Minutes taken by: Michael Scott, CEO