

Village of Lansing
Planning Board Meeting

March 30, 1999

The meeting of the Village of Lansing Planning Board was called to order at 7:45 p.m. by Acting Chairman Halevy. Present at the meeting were Planning Board Members Brown, Dankert, Waterman, Village Attorney Marcus, and Code Enforcement Officer Curtis.

Public Comment

Waterman moved to close the Public Comment portion of the meeting as there was no one present who wished to speak. Seconded by Dankert. All in favor.

Special Permit #1447 - Reuning

Public hearing to consider Special Permit #1447, Patricia Reuning, to convert a single family residence to a two family residence by remodeling the basement to include an accessory apartment at 9 Essex Court, in the Shannon Park District. Tax Parcel Number 47.1-6-5.

Halevy opened the Public Hearing. As there was no one present from the public to speak, Waterman moved to close the Public Hearing. Seconded by Brown. All in favor.

Curtis said that the Shannon Park covenants allow an owner to have a second unit but it has to be accessory to the first unit. It was not known what further rules the Shannon Park covenants may have about this type of action. Shannon Park has no official representative. The Planning Board has no responsibility for enforcing Shannon Park covenants and reviewed the request on the basis of Village regulations only.

Curtis has received the proof of mailings to contiguous property owners. The driveway is more than double wide and can comfortably fit 8 to 10 cars. The requirement that the building be owner-occupied for a minimum of 3 years has been met. The owner of the one unit residence which is converted is required to occupy at least one of the units on the premises except for absences such as vacations and sabbaticals. This proposal doesn't involve any alterations to the exterior.

The Board reviewed the General Conditions required for all Special Permits. Waterman moved to accept the General Conditions. Seconded by Dankert. All in favor.

The Board conducted a SEQRA review. This is not an exempt action at this time, but will be added to the list of proposed exempt actions. Dankert moved that the Board find that this action will not have a significant negative impact on the environment. Seconded by Brown. All in favor.

Waterman moved to approve Special Permit #1447. Seconded by Brown. All in favor.

Bill Cooke Imports - PSA Security

Mr. Cooke was present with an estimate from Cayuga Landscaping for the proposed landscaping. The landscaping was a condition of the addition of Cooke Imports to the Small Mall Planned Sign Area. The weather is not yet conducive to planting, but Mr. Cooke is ready to erect the additional signs. He asked the Planning Board to accept his payment in the amount of the landscaping estimate, \$2185, for the Board to put in escrow so that Curtis can issue the required permit to erect the signs. Waterman moved that the Board accept the payment of \$2185 to put in escrow. Dankert seconded. All in favor.

Planning Consultant Proposal

The Planning Board has discussed the proposal to hire a planning consultant over the past several meetings. Halevy distributed a summary of the last discussion. The Board felt that they should consult with Joan Jurkovich in putting together a final proposal. Thys Van Cort of the Ithaca Planning Board will come to speak to the Board on May 10th.

The Victor trip could be scheduled during the week and not on a Saturday. Klepack will notify everyone.

Reports

Trustees: Halevy attended the March 8th and March 15th Trustee meetings. At the March 8 meeting, the possibility of hiring a planning consultant was discussed and there were no objections. At the March 15th meeting the Trustees agreed to send out appointment letters to the three recommended members of the Green Space Advisory Council. The budget for the new Advisory Council will be clarified after the Trustees review the budget as a whole. The Trustees reviewed the budget, and there were no major problems.

Cornell Meeting: Halevy reported that Cornell University had hosted a luncheon and slide presentation on March 18th for members of the surrounding community. Halevy attended along with Curtis, Klepack, Waterman, Buck, and Mayor Hartill. The presentation focused on the B&T Park and was intended to foster good will and to highlight the role that Cornell plays in serving the community.

Local Law, Mobile Homes

The Board reviewed the proposed amendment to the Zoning Law regarding mobile homes. The Board's purpose in proposing this amendment is to recognize the fact that many mobile homes are now comparable in quality and life span to stick built homes and modular homes and ought to be permitted in other than Low Density Residential districts. Presently, mobile homes are restricted to Low Density Residential districts only. There was concern that the minimum size requirement was too small. The minimum size requirement was raised from 640 s.f. to 1000 s.f. Waterman moved to recommend the proposed amendment with that revision to the Trustees. Seconded by Dankert. All in favor.

Village SEQRA Type II List Law

The Board reviewed the proposal to amend the supplemental list of exempt (Type II) actions under the State Environmental Quality Review Act (SEQRA). The Board added the special permit for converting a single family residence to a two family residence. Waterman moved to recommend the proposed local law with that addition to the Trustees. Seconded by Brown. All in favor.

New Business

Curtis received an application to build a house at the corner of Cherry Road and N. Triphammer Road. This residence will need an address. Curtis recommended assigning the number 5 to this house. Dankert moved that the Board assign the address of 5 Cherry Road to this house. Seconded by Waterman. All in favor.

Minutes

Waterman moved to approve the February 23, 1999 minutes as amended. Seconded by Dankert. All in favor.

Brown moved to approve the March 8, 1999 minutes as amended. Waterman seconded. All in favor.

Other Business

- James Hanson's letter of 3/9/99 contained a suggestion regarding the Proposed Local Law Concerning Accessory Buildings. Marcus noted that the Board had discussed the possibility that was suggested and decided against it.
- Marcus informed the Board that on Friday, 4/2, the WSKG news magazine program would be discussing the topic of "Remalling of America." This refers to the trend to redevelop older shopping malls and in particular to

redevelop them as a substitute for a village center in more suburban areas. Brown will tape the program.

- Hickey will be returning at the next meeting. Halevy thanked Dankert for his participation on the Board. The Board discussed the desirability of having Dankert appointed as an alternate on an on-going basis. Marcus will bring it up to the Trustees at their next meeting.

Adjourn

Waterman moved to adjourn at 9:30 p.m. Seconded by Brown. All in favor.