

Village of Lansing  
Planning Board Meeting  
April 13, 2015

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

Present at the meeting were Planning Board Members: Phil Dankert, Lisa Schleelein, and Maria Stycos; Code Enforcement Officer, Marty Moseley; Village Attorney, David Dubow; Village Engineer, Brent Cross; and Village Trustee Liaison, Lynn Leopold.

Absent: Deborah Dawson and John Gillott.

Public Comment Period:

Tomei Opened the public comment period. With no one wishing to speak, Schleelein moved to close the public comment period, Seconded by Dankert: Ayes by Tomei, Dankert, Schleelein, and Stycos.

**Continued Discussion on Zoning Change**

The Board continued discussion from the March 31 meeting regarding rezoning part of the current Commercial Low Traffic District (CLT) to a Commercial Medium Traffic District (CMT) as well as other zoning language amendments and additions. Moseley provided the Board with updated documents reflecting the changes suggested at the last meeting.

*Proposed change to Commercial Low Traffic District*

The issue of permitting a drive-through in the CMT was discussed for situations such as a pharmacy or a bank. It was decided that drive-through capability should not be allowed in the CMT. There was also discussion about where certain businesses fit in terms of the different categories, e.g., a lending company is Office/studio/service, Small Scale Sales could include a bank.

There being no further discussion, Schleelein moved to reaffirm the recommendation of 145-42.2 Commercial Medium Traffic District (CMT) with the discussed amendments to the Board of Trustees. Seconded by Stycos; Ayes by Tomei, Dankert, Schleelein, and Stycos. Nays: None.

***§ 145-42.2 Commercial Medium Traffic District (CMT).***

*Intent. The legislative intent of this section is to define and establish standard regulations for the Village where the desired land uses are service facilities and small retail areas that encourage a more foot traffic and; where public utilities to serve such facilities are available. This district is fully surrounded by commercial districts and is not contiguous to any residential area (LDR, MDR, HDR), thus preserving the Commercial Low Traffic district and its original intent of preserving the residential environment of the surrounding areas. The further intent of this subsection is to define and establish permitted uses with respect to which traffic generation, site design and architectural design are consistent with (i) the other permitted uses in this district and (ii) all applicable standards and design guidelines, it being understood that all improvements should conform with the applicable CLT District Design Guidelines (to which Guidelines all applicants for permits and approvals are directed.)*

*B. Permitted uses. Permitted uses shall be as follows:*

*Utility service underground.*

*Natural parks.*

*Alteration to building or improved site with no change in use and no change in applicable parking space requirements*

52 *Temporary Non-Commercial Activities.*

53

54 *C. Permitted uses with additional conditions (see section 145-58). Uses permitted with*  
55 *additional conditions shall be as follows:*

56 *(1) Alteration to building or improved site.*

57 *(2) Temporary commercial activities. (see subsection C under §145-58)*

58 *Employee cafeteria food and beverage service*

59

60

61 *D. Permitted with Special Permit. Uses permitted with a Special Permit shall be as follows:*

62 *(1) General conditions.*

63 *Utility transmission/storage/plants.*

64 *Religious facility.*

65 *Schools.*

66 *Indoor recreation/club.*

67 *Office/studio/service.*

68 *Government buildings.*

69 *Museums/public buildings.*

70 *Clinic.*

71 *Small scale sales*

72 *Low traffic food and beverage.*

73 *Alteration to building or improved site that results in a change in use or a change in applicable parking*  
74 *space requirements*

75 *Low Impact Technology*

76

77 *(2) General and additional conditions for certain special permits (see section 145-*  
78 *60).*

79 *Home occupation.*

80 *Mixed use.*

81 *Bank administrative operations.*

82 *Redevelopment on a larger site of a pre-existing non-conforming use currently in operation in the CLT*  
83 *Zoning District.*

84 *E. Dimensions: lot, yard, building and parking requirements. Lot, yard, building and*  
85 *parking requirements shall be as follows:*

86

87 *(1) Minimum lot size.*

88 *All Uses: ten thousand (10,000) square feet. Maximum lot coverage: none, except what is required by*  
89 *minimum street frontage, front, side and rear yard setbacks and by front, side and rear parking requirements.*

90

91 *Minimum street frontage.*

92 *All uses: one hundred (100) feet.*

93

94 *(4) Front yard setback minimum*

95 *(a) All uses – twenty five (25) feet, except lots in the Commercial Medium*  
96 *Traffic District that have a front yard along North Triphammer Road.*

97 *(b) All uses for lots having a front yard along North Triphammer Road shall*  
98 *not be subject to front yard setback minimum, but, instead, shall be subject to the requirement that at least*  
99 *twenty-five (25) feet of a façade of all buildings developed on such lots be located within one (1) foot to either*

100 *side of, and parallel to, a line located a distance of twenty-five (25) feet from the front line. Such front lot line*  
101 *shall be the newly established front lot line for each such lot as a result of the Village's acquisition of*  
102 *additional road right-of-way along North Triphammer Road Reconstruction Project. No portion of such*  
103 *façade shall be located closer to such front lot line than twenty-four (24) feet.*

104  
105 (5) *Side yard setback minimum, all uses: twenty-five (25) feet.*

106  
107 (6) *Rear yard setback minimum:*  
108 (a) *All principal uses: forty (40) feet.*  
109 (b) *All accessory buildings: twenty-five (25) feet.*

110  
111 (7) *Parking setback standards.*  
112 (a) *Front yard, all uses: twenty-five (25) feet.*  
113 (b) *Side yard, all uses: fifteen (15) feet.*  
114 (c) *Rear yard, all uses: fifteen (15) feet.*  
115 (d) *Parcels Fronting on North Triphammer Road*

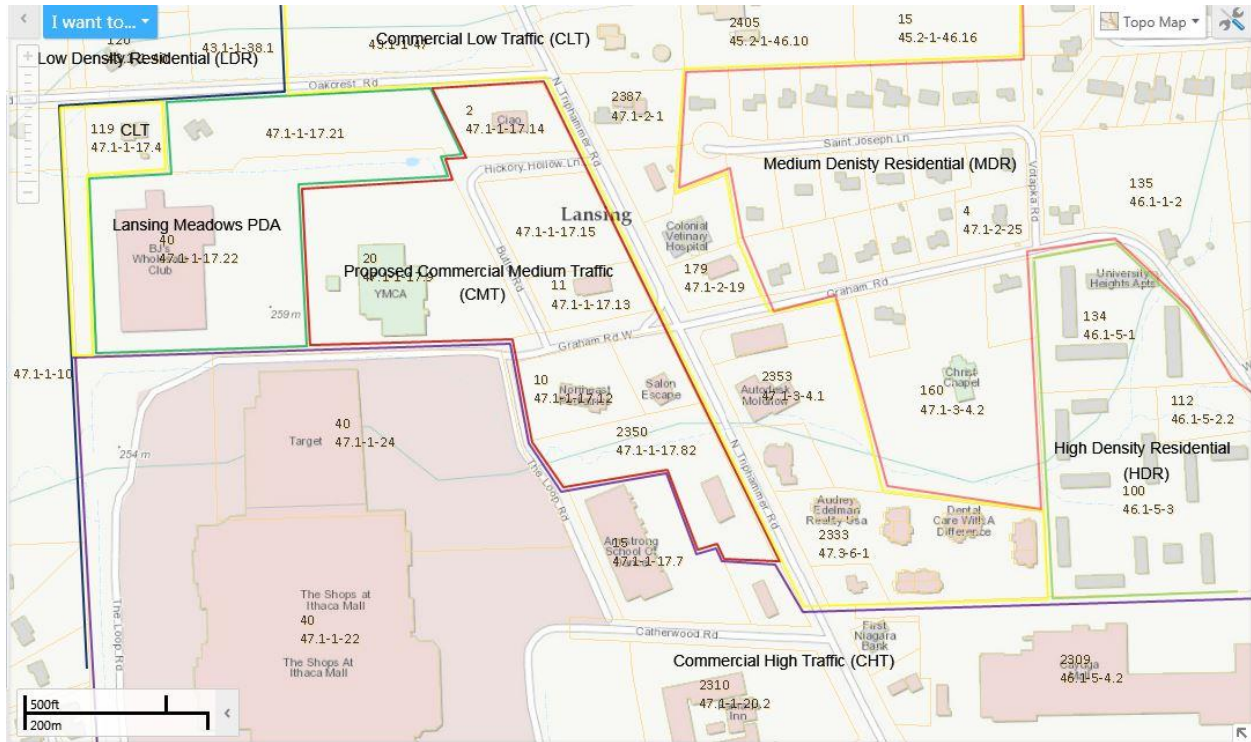
116 *Notwithstanding the foregoing parking setback standards, in the*  
117 *case of a parcel that formerly included some area acquired by the Village of Lansing in connection with the*  
118 *Village's North Triphammer Road reconstruction project, for the purposes of measuring the front yard*  
119 *parking setback requirement for new development on such parcel, the measurement shall include the width of*  
120 *the area so acquired by the Village of Lansing along North Triphammer Road.*

121 (8) *Building height maximum.*  
122 (a) *All principal uses: thirty-five (35) feet.*  
123 (b) *All accessory buildings: fifteen (15) feet.*

124  
125 (9) *Parking requirements: see Article V.*

126  
127 *Buffer strip width: seventy-five (75) feet; see § 145-24.*

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Dubow suggested the Board establish CMT District Design Guidelines as there are design guidelines for the CLT. The Board agreed this is a good idea and Moseley suggested the Board might also want to revisit CHT design guidelines which have been proposed in the past.

**Continued Discussion of 2010 Zoning Change Proposal**

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Dubow proposed new language to 145-48 Combining District regarding steep slopes:

***145-48. Conservation Combining District (CC). [Amended 5-20-1996 by L.L. No. 1- 1996]***

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*Intent. The legislative intent of this section is to establish a combining district which combines with and adds to the regulations of the basic districts to protect fragile natural areas, including wildlife habitat, the lakeshore, certain natural drainageways and steep slopes, where changes and/or development would be adverse to the environment, community values, public health, safety and general welfare of the Village. The provisions of this section take precedence over any other zoning section, law or code to the extent that the provisions of this section are inconsistent with the other provisions.*

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*All uses in the Drainageway Conservation Combining District, the Steep Slope Conservation Combining District, and the Unique Natural Area Conservation Combining District require a Special Permit and an environmental review. Development is prohibited on slopes of greater than twenty-five (25%) percent unless the applicant can demonstrate through engineering studies and to the satisfaction of the Planning Board that the proposed development will cause no adverse environmental impact that will not be satisfactorily mitigated.*

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*Dimensions and boundaries: see Zoning Map*

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156

*The Drainageway Conservation Combining District is extended along the course of all streams which are shown on the Village's Zoning Map, as well as all streams that the Planning Board, in reviewing the*

157 *subject property, determines cross the property and are subject to these regulations, including a distance*  
158 *up to two hundred (200) feet on each side of the thread of the stream. All drainageways not specifically*  
159 *included in the Drainageway Conservation Combining Districts must be protected from alteration in*  
160 *accordance with Section 145-25.*

161 *The Steep Slope Conservation Combining District includes all lots (i) that contain slopes of greater than*  
162 *fifteen percent (15%) based upon a USGS DEM (digital elevation model) which interpolates values*  
163 *between 20' contours calculated within a 33.3' grid cell, and as delineated on the Zoning Map (the*  
164 *"Steep Slope Area"); and (ii) upon which disturbance(s) are proposed to be located within fifty (50) feet*  
165 *of the outer extremity of the Steep Slope Area and/or where disturbance(s) may negatively impact the lot*  
166 *in question regardless of distance, as determined by the Village Zoning and Code Officer. [Amended \_\_-*  
167 *\_\_- 0015 by L.L. No. \_\_-2015]*

168  
169 *The Unique Natural Area Conservation Combining District includes those lands in the Village of Lansing*  
170 *that are designated as Unique Natural Areas by the Tompkins County Environmental Management*  
171 *Council.*

172  
173 There was a brief discussion about the other proposed amendments to the zoning law. **Proposed**  
174 **Amendments to the Zoning Law**

175 **145-3. Terms Defined**

176 *Under Building, residential, move "Two-unit residential building..." from C. to B. and for C. insert*  
177 *"Townhouse unit – one-unit residential building on a single lot attached to one or more one-unit*  
178 *residential buildings with lot lines centered on all shared walls. Permitted only as part of a*  
179 *cluster subdivision (see Section 125-17) or a PDA (see Zoning Appendix A-2).*

180  
181 *Delete rooming house as a defined term from this Section and as a "typical use" under Group*  
182 *Residential in Subsection 145-82 A (11).*

183  
184 *Add assisted living facility as a defined term as follows:*

185 *"Assisted living facility - A supportive housing facility designed for those who need extra help in*  
186 *their day-to-day lives but who do not require the 24-hour skilled nursing care found in traditional*  
187 *nursing homes. Typically these facilities combine housing, personal care services, and light*  
188 *medical care in an atmosphere of safety and privacy. Based on a monthly fee, basic services*  
189 *typically include meals, laundry, housekeeping, recreation and transportation. Residents typically*  
190 *have private locking rooms and bathrooms and personal care services are available on a 24-*  
191 *hour-a-day basis.*

192  
193 *Add Assisted living facility as a use "Permitted with Special Permit, General and Additional Conditions"*  
194 *in LDR, MDR, HDR, CLT, CHT, and HHS.*

195  
196 *Insert at the end of Section 145-60 Additional Conditions for certain Special Permit uses:*

197 *Assisted Living Facility. Permitted upon determination by the Planning Board that the design,*  
198 *scale, exterior appearance, projected traffic volume and pattern, lights and noise level are*  
199 *compatible with the character of the neighborhood or immediate area surrounding the proposed*  
200 *development.*

201  
202 *Amend 145-82 A*

203 *Separate Group Residential and insert Special Care Facility define both...*

204

205 *Group Residential -.Club; dormitory; fraternity or sorority house; rooming house; does not*  
206 *include private or public hospital, motel or hotel (Place in the following districts with special*  
207 *permit: HDR)*

208  
209 *Special Care Facility: Convalescent, progressive care, senior housing, or nursing home,*  
210 *adolescent or outpatient housing (Place in the following districts with special permit: LDR,*  
211 *MDR, HDR, CHT, CLT, HHS)*

212  
213 *Insert at the end of Section 145-60 Additional Conditions for certain Special Permit uses:*  
214 *Special Care Facility: Permitted upon determination by the Planning Board that the design,*  
215 *scale, exterior character of the neighborhood or immediate area surrounding the proposed*  
216 *development*

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220  
221 *145-3 Amend the definition of Building, principal as follows:*  
222 *Building, principal – A building or buildings within which is conducted the primary use of the lot*  
223 *on which the building is located, which exceeds four hundred (400) square feet and fifteen(15)*  
224 *feet in height.*  
225 *Delete the remainder.*

226  
227 *145-3 Amend the definition of Building, accessory as follows:*  
228 *Building, accessory -- A subordinate building clearly incidental to the principal building on the same*  
229 *lot and used for purposes customarily incidental to those of the principal building, such as a tool*  
230 *shed, gazebo, screen house, storage or animal shelter, and which does not exceed four hundred*  
231 *(400) square feet in area nor fifteen (15) feet in height..*

232  
233 *145-3 Amend the definition of swimming pool by deleting the last sentence.*  
234 *Swimming Pool any structure, basin, chamber, or tank which is intended for swimming, diving,*  
235 *recreational bathing or wading and which is designed to contain, or is capable of containing*  
236 *water more than 24 inches deep at any point. This includes in-ground, above-ground, and on-*  
237 *ground pools. (For the purposes of yard setbacks swimming pools would subject to building*  
238 *accessory setbacks)*

239  
240 *Amend 145-15 to add a new subsection C as follows:*  
241 *The above subsections A & B notwithstanding, in all cases the minimum yard dimensions for*  
242 *swimming pools shall be the same as that for minor buildings. (This would provide for swimming*  
243 *pools to have yard setbacks in accordance with accessory buildings.)*

244  
245 *Amend Section 145-59 D (2) as follows:*  
246 *“...at least twelve (12) days prior to a regular or special meeting of the Board...”*

247  
248 *Add a second paragraph as follows:*  
249 *“ The Code Enforcement Officer may, at his or her sole discretion, waive the twelve day*  
250 *requirement stated above if the Code Enforcement Officer determines that all other legal*  
251 *requirements such as those for public and supplementary notice will be satisfied.”*

252

253 Amend Section 145-20 B (2) b as follows:

254 Change "...twenty (20)..." to "...twenty-four (24)" and add "..., and a driveway intended for one  
255 way traffic shall not be less than twelve (12) feet wide."

256  
257 Delete the definition of Parking space, off-street from 145-3.

258  
259 Amend 145-51 as follows:

260 Off-street parking and loading must be provided as specified in this section and must be paved or  
261 graveled, drained, maintained and provided with necessary access driveways. All parking space  
262 is to be required on the lot on which it relates, unless otherwise stated, and must not therefore be  
263 encroached upon in any manner by non-parking uses. Open parking areas for five (5) cars or  
264 more must be landscaped and screened from adjoining streets, subject to approval by the  
265 Planning Board.

266  
267 An off-street parking space shall be at least nine (9) feet wide and eighteen (18) feet long. Drive  
268 lanes within or accessing parking lots shall be at least twenty-four (24) wide where intended for  
269 two way traffic and twelve (12) feet wide where intended for one way traffic.

270  
271 Amend 145-54 B as follows:

272 Residential Buildings: parking spaces for each dwelling unit shall be adequate for the number of  
273 vehicles using that dwelling unit.

274  
275 Amend 145-39.1 D to add a subsection (5) as follows:

276  
277 Additional Residential Building on a Single Lot

278  
279 Amend 145-16 as follows:

280 145-16. Proposed future roads.

281 Where a lot has frontage on a proposed future road as shown on the Official Village of Lansing  
282 Zoning Map or on a final subdivision plat approved by the Village of Lansing Planning Board  
283 and filed with the Tompkins County Clerk, the required front yard depth must be measured from  
284 the proposed future right-of-way line.

285  
286 Amend 145-82 A (10), second sentence as follows:

287 A dwelling unit housing more than three (3) dogs, over six (6) months old, is considered a kennel.

288  
289 Delete 145-82 A (14) Cluster housing. Also delete 145-60 C Cluster housing; the definition of cluster  
290 housing area in 145-3; and "cluster housing" as a use "Permitted with Special Permit: General and  
291 Additional Conditions" in 145-39 D (2) (c), 145-39.1 D (2), 145-40 D (2) (b) and 145-41 D (2) (b). (The  
292 only way that this use is allowed is by way of chapter 125 which is required to be approved by the  
293 Trustees and the Planning Board. This is referred to as a cluster subdivision. I support the idea of  
294 removing this use from the various districts)

295  
296 Amend 145-82 A (40) Low impact technology, fourth line, as follows:

297 "...trailer traffic and no loading dock;..."

298  
299 Amend 145-82 A Clinic/Hospital

300 Separate clinic/hospital uses and define...

301 *Clinic- An outpatient health clinic or facility, private or public, which provides for medical,*  
302 *surgical, or psychiatric care and treatment for the sick or the injured. The facility may be a group*  
303 *practice in which several physicians work cooperatively, and the facility would not be open on a*  
304 *24 hour basis (does not include nursing homes or veterinary clinics). (Place in the following*  
305 *districts with special permit: CHT, CMT, CLT, HDR, HHS)*

306  
307 *Hospital- an institution, private or public, that provides medical, surgical, or psychiatric care*  
308 *and treatment for the sick or the injured, which is typically open on a 24 hour basis and patients*  
309 *are allowed to stay for an extended period of time if needed (does not include nursing homes or*  
310 *veterinary hospital). (Place in the following districts with special permit: CHT, HHS)*

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314  
315 *Amend 145-82 A- insert Small Scale Sales*  
316 *Small Scale Sales–All Retail of soft and hard goods with a maximum average size of 10,000*  
317 *square feet per tenant; jewelry; clothing; pet store; pharmacy; book store; Laundromat (Place in*  
318 *the following districts with special permit: CHT, CMT,)*

319  
320 *Low traffic food and beverage: Sit-down restaurant with or without a bar where food is consumed on*  
321 *premises, which may include carry-out or similar service such as, bakery or café; where there is no drive-*  
322 *in/drive-through or separate entrance for carry-out service. (Place in the following districts with special*  
323 *permit: CHT, CMT, and remove from CLT use with special permit)*

324  
325 *Change the following wording in sections: 145-39, 145-39.1, 145-40, 145-41, 145-42, 145-42.1-145-43,*  
326 *145-44, 145-45, 145-46, 145-47, & 145-48*  
327 *“Permitted uses with additional conditions”*  
328 *Should read as follows: “Permitted uses with additional conditions (see section 145-58)”*

329  
330 *“General and additional conditions”*  
331 *Should read as follows: “ General and additional conditions for certain special permits (see section*  
332 *145-60) ”*

333  
334 *Remove Undertaking as a use in CLT districts, but continue to remain in HDR districts.*

335  
336 Dankert moved to reaffirm the recommendation of the proposed amendments to the zoning law to the  
337 Board of Trustees. Seconded by Schleelein; Ayes by Tomei, Dankert, Schleelein, and Stycos. Nays:  
338 None.

339  
340 Schleelein moved to recommend the revision to 145-48 C (2) regarding steep slopes to the Board of  
341 Trustees. Seconded by Stycos; Ayes by Tomei, Dankert, Schleelein, and Stycos. Nays: None.

342  
343 Schleelein moved to recommend 145-81 *Chart of Uses* reflecting the proposed zoning amendments and a  
344 CMT district to the Board of Trustees. Seconded by Dankert; Ayes by Tomei, Dankert, Schleelein and  
345 Stycos. Nays: None.

346  
347 **Approval of Minutes:**  
348 None



349

350 **Trustee Report:**

351 Tomei reported on the Trustee meeting of April 6, 2015. See the Trustee minutes for a complete report of  
352 the meeting.

353

354 **Other Business**

355 Tomei reminded the Board that there is no April 28 meeting because of Village elections. Next meeting  
356 is May 11, 2015. Schleelein said that the Comprehensive Plan will be sent electronically to all members  
357 and requested their input. This meeting is the last meeting for Lynn Leopold. Everyone expressed their  
358 thanks for her service and commitment to the Village. She will be missed.

359

360 **Adjournment**

361 Stycos moved to adjourn at 8:45 PM. Seconded by Schleelein; Ayes by Tomei, Dankert, Schleelein, and  
362 Stycos.