

Village of Lansing  
Planning Board Meeting  
November 9, 2015

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

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4 Present at the meeting were Planning Board Members: Lisa Schleelein, John Gillott, and Maria Stycos;  
5 Alternate Member Mike Baker; Code Enforcement Officer, Marty Moseley; Village Trustee Liaison, John  
6 O'Neil; Village Attorney, David Dubow; Tiffany St. Bernard; and Hung Phi Tran.

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8 Absent: Deborah Dawson  
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10 Tomei appointed Mike Baker as an acting Planning Board member in place of Deborah Dawson.  
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12 **Public Comment Period**

13 Tomei opened the public comment period. With no one wishing to speak, Schleelein moved to close the  
14 public comment period. Seconded by Gillott; Ayes by Tomei, Baker, Gillott, Schleelein, and Stycos.  
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16 **Continuation of Public Hearing to Consider Tran subdivision** : Final Plat approval for a minor  
17 subdivision, Hung Phi Tran to divide one 9.35 acre lot into one 8.29 acre lot and one 1.06 acre parcel, known  
18 as tax parcel 46.1-1-6.24 pursuant to the provisions of Section 125-6 of the Village of Lansing Code. The  
19 parcel is located in the Medium Density Residential District along Dart Drive and Graham Road.  
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21 Tomei noted that this subdivision was determined to be a minor subdivision by the Board on September 29<sup>th</sup>  
22 and that this meeting was a continuation of the public hearing that was opened on October 27, 2015. Tomei  
23 asked if all of the property owners have been notified.  
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25 Moseley indicated that he has received the poof of mailings for all of the contiguous property owners.  
26 Moseley noted that there is a slight correction to the legal notice. The legal notice should read that the lot  
27 being divided is 9.334 acres and is being divided into one 8.365 lot and one .969 acre lot.  
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29 Schleelein moved to close the public hearing. Seconded by Stycos: Ayes by: Tomei, Baker, Gillott, Schleelein,  
30 and Stycos

31 Stycos moved the following resolution.

32 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR FINAL PLAT*  
33 *APPROVAL OF TRAN MINOR SUBDIVISION ADOPTED ON NOVEMBER 9, 2015*

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37 *Motion made by:* \_\_\_\_\_ *Maria Stycos*

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39 *Motion seconded by:* \_\_\_\_\_ *Mike Baker*  
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41 **WHEREAS:**

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43 *A. This matter involves consideration of the following proposed action: Final Plat approval for a minor subdivision,*  
44 *Hung Phi Tran to divide one 9.334 acre lot into one 8.365 acre lot and one .969 acre parcel, known as tax*  
45 *parcel 46.1-1-6.24 pursuant to the provisions of Section 125-6 of the Village of Lansing Code. The parcel is*  
46 *located in the Medium Density Residential District; and*

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- B. On September 29, 2015, the Village of Lansing Planning Board, in accordance with subsection D of Section 125-5 of the Village of Lansing Code, (i) reviewed the sketch plan submitted with respect to this proposed action; and (ii) classified the proposed subdivision as a minor subdivision; and
  - C. On October 27, 2015, the Village of Lansing Planning Board, in accordance with Section 123-2 of the Village of Lansing Code, determined that the approval of the proposed minor subdivision is a Type II action, and thus may be processed without further regard to Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR); and
  - D. On October 27, 2015, the Village Code Officer advised the Board that the applicant (i) had not notified a contiguous property owner of the proposed minor subdivision as required, and (ii) therefore such property owner was not personally advised of the required public hearing to be held; and
  - E. On October 27, 2015, the Planning Board and Code Enforcement Officer resolved to (i) require the applicant to provide the necessary notice to the additional contiguous property owner in a timely manner, (ii) open the public hearing as scheduled for the proposed action as required, and (iii) keep the public hearing open until its next regularly scheduled Board meeting on November 9, 2015 at which time further review would be permitted before closing the public hearing; and
  - F. On November 9, 2015, the Village of Lansing Planning Board (i) confirmed that the applicant has provided the necessary notice to the contiguous property owner in a timely manner as required, (ii) continued the public hearing as commenced at the October 27, 2015 Board meeting, and (iii) closed the public hearing; and
  - G. On November 9, 2015, the Village of Lansing Planning Board thereafter thoroughly reviewed and analyzed (i) the proposed final subdivision plat and accompanying materials and information presented by and on behalf of the applicant in support of this proposed action, including information and materials related to environmental issues, if any, which the Board deemed necessary or appropriate for its review; (ii) all other information and materials rightfully before the Board; and (iii) all issues raised during the public hearing and/or otherwise raised in the course of the Board's deliberations;

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

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1. Based upon all of its foregoing review and action, it is hereby determined by the Village of Lansing Planning Board that approval of the proposed Tran Minor Subdivision is **GRANTED**, subject to the conditions and requirements set forth below;
  2. The Chairperson of the Village of Lansing Planning Board is hereby authorized and directed to sign the final plat for the approved minor subdivision in accordance with subsection F of Section 125-6 and subsection A of Section 125-15 of the Village of Lansing Code.

The vote on the foregoing motion was as follows:

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97 *AYES: Mario Tomei, Lisa Schleelein, Marias Stycos, Mike Baker, and John Gillott*

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99 *NAYS: None*

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101 *The motion was declared to be carried.*

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103 **Discussion on Proposed Amendment to the Planned Sign Area (PSA) for the Triphammer Market**  
104 **Place:**

105 Moseley provided an updated display of a sign rendering that had been sent electronically from Manley  
106 Thaler's sign company.

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108 Schleelein asked about the lease sign that is currently in front of the Triphammer Marketplace and felt that it  
109 could be a better quality and expressed concern over too many signs in general at that spot.

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111 Moseley indicated that they are allowed to have them in place.

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113 Tomei noted that Thaler requested 11 months for the temporary signs to be in place. Tomei noted that this  
114 should not be a reoccurring sign and a time limit should be placed on the temporary signs.

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116 Moseley handed out a PSA document and further explained the details of the Triphammer Marketplace PSA  
117 to the Board. Moseley noted that during a discussion he had with the sign company today that they proposed  
118 reducing the sign along North Triphammer Road to 18 square feet on each side, which would total 54 total  
119 square feet.

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121 Schleelein asked if this temporary sign could be allowed only for the senior housing project and nothing else  
122 with a time limit.

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124 Moseley indicated that the Village and applicant would need to agree on the terms, but it would be acceptable  
125 to lay out specific requirements and limitations. Dubow agreed with Moseley.

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127 After further discussion, Gillott recommended, to the Board of Trustees, that the PSA be amended for the  
128 Triphammer Marketplace to allow for temporary signage that shall not exceed a total of 150 square feet,  
129 which would specifically provide for a 96 square foot sign along Route 13 and a 54 square foot sign along  
130 North Triphammer Road. These signs are allowed to be erected for no more than 11 months and such time  
131 shall be measured from the initial time the signs are erected. The temporary signs are only to be utilized by  
132 the Cayuga View Senior Living project, formerly known as the C.U. Suites senior living and mixed use  
133 project, and this is a "one time only" approval. After each of the temporary Cayuga View Senior Living signs  
134 have been removed, no other temporary signs shall be allowed to be erected unless and until a new  
135 amendment to the existing PSA for the Triphammer Marketplace has been approved by the required party.  
136 Seconded by Schleelein; Ayes by: Tomei, Baker, Gillott, Schleelein, and Stycos.

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138 After further review, Baker offered an amendment to the previous motion that the temporary signs shall not  
139 be lighted. Seconded by Stycos; Ayes by: Tomei, Baker, Gillott, Schleelein, and Stycos.

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141 **Approval of Minutes:** *None*

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144 **Trustee Report:**

145 Stycos reported on the Trustee meeting for November 2, 2015. For a complete report of the meeting please  
146 see the Trustee minutes.

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148 **Other Business**  
149 *Cayuga View Living Project:*  
150 Moseley handed out the proposed covenant restrictions for the Cayuga View Living project (C.U. Suites  
151 mixed use senior housing project) as provided by Manley Thaler. Moseley requested that the Board review the  
152 language and discuss this at the next meeting in December.  
153 Dubow suggested that the Trustees review this as well.  
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155 Schleelein suggested that the Village assess the Commercial High Traffic design guidelines, which were never  
156 adopted, and amend the existing guidelines as needed..  
157 Moseley noted that the guidelines are a good idea, but are not an enforceable document until a special permit  
158 is approved. The guidelines are merely to provide direction to developers when they are formulating their  
159 project ideas. Moseley added that Commercial Medium Traffic design guidelines should be developed as well  
160 and should coordinate with the Commercial Low Traffic Design Guidelines.  
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162 **Adjournment**  
163 Stycos moved to adjourn at 8:31 PM. Seconded by Baker; Ayes by Tomei, Baker, Gillott, Schleelein, and  
164 Stycos.