

**Village of Lansing
Planning Board Meeting
February 28, 2012**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by Chairman
2 Mario Tomei.

3 Present at the meeting were Planning Board Members Maria Stycos, Lisa Schleelein, Richard
4 Durst, and Phil Dankert; Alternate Member Jon Kanter; Code Enforcement Officer Marty Moseley;
5 Village Attorney David Dubow; Trustee Lynn Leopold; Community Party Observer Carol Klepack;
6 Arrowhead Ventures representative Eric Goetzmann; Gina Speno for the Shops at Ithaca Mall; YMCA
7 Director Frank Towner; and Dean Shea from Sunny Brook Builders.

8

9 **Public Comment Period**

10 Tomei opened the public comment period.

11 Klepack introduced herself as the Community Party observer.

12 Towner introduced himself as the new Director for the YMCA.

13 With no one else wishing to speak Durst moved to close the public comment period. Seconded by
14 Stycos; Ayes: Tomei, Dankert, Stycos, Schleelein, and Durst.

15

16 **Public Hearing to Consider:**

17 Tomei opened the public hearing for:

18 Special Permit #2631, The Shops at Ithaca Mall, to operate a Temporary Outdoor Sale, at 40
19 Catherwood Road in the Commercial High Traffic District, Tax Parcel Number 47.1-1-22. Because
20 the operation of the Temporary Outdoor Sale would occur within the Commercial High Traffic
21 District, Special Permit review is required pursuant to Section 145-58(c) of the Village of Lansing
22 Code

23 Speno introduced Jerry Yannatnoe from Visions Automotive Group. Speno added that they were
24 the dealership that would be holding the event. Speno noted that they would like to hold the event in the
25 southwest corner of the mall parking lot, next to Best Buy.

26 Yannatnoe indicated that they would like to bring in approximately 108 used vehicles for the sale.
27 Yannatnoe added that they advertise by conventional mail to individuals.

28 Speno noted that the most recent sale was in Horseheads NY near the Arnot Mall.

29 Leopold asked how many vehicles were at the sale in Horseheads and how many vehicles were
30 sold from that sale.

31 Yannatnoe noted that there were 160 vehicles and they sold 60 during the 10 day event.
32 Yannatnoe added sales of 50 or more vehicles is a successful event.

33 Tomei asked how the vehicles were transported to the site.

34 Yannatnoe indicated that they would be trucked in a day before the event and then the trucks
35 would leave the area until the event was over.

36 Dankert asked what the hours of operation were for the event.

37 Yannatnoe stated that they would be 9 AM to 9 PM Monday-Friday, Saturday 9 AM to 6 PM,
38 and Sunday 9 AM to 5 PM.

39 Schleelein asked if there would be a need for a tent.

40 Yannatnoe indicated that since they would be able to rent a space inside the mall there would be
41 no need for a tent.

42 Speno noted that there would be no additional lighting for the event and that the current parking
43 lot lighting would be sufficient.

44 Tomei asked about the washing of the vehicles.

45 Yannatnoe indicated that they would only be rinsing off the dirt from being transported, and if
46 they were to need to wash and detail the vehicles they would send them to a local business. Yannatnoe
47 added that they also have to obtain a license to sell the Vehicles from the Department of Motor Vehicles
48 (DMV) for a maximum of 10 days.

49 Tomei asked if there were to be a large snow storm, would the event be extended, and how large
50 would the signs be for the event.

51 Yannatnoe indicated that they could not exceed the DMV permit which is 10 days. Yannatnoe
52 noted that there would be 2 signs of 12 square feet each.

53 Klepack asked what section of the code permitted outside sales in the Village.

54 Moseley indicated that the Board of Trustees amended the Village Code to allow sales of this
55 nature approximately 8 months ago, but ultimately the outside sale requires a special permit approval
56 from the Planning Board.

57 Tomei asked what happens with the trade-in vehicles.

58 Yannatnoe indicated that some of the vehicles would be placed back on the market through his
59 company and the others would be transported off site by a driver from his company.

60 Cross noted that the newly proposed location is more open, and asked if there was anything that
61 would be installed to separate the sale from the traditional mall traffic.

62 Speno indicated that they would like to have balloons on the vehicles, and they would set cones
63 up in the parking lot for the duration of the sale.

64 Moseley noted that balloons are not allowed per the Village Sign Law.

65 Tomei indicated that the Village has not received the Tompkins County Planning Department
66 review (239-l and -m) and therefore would not be able to complete the special permit review this evening.

67 Dubow indicated that since this action requires special permit approval, it is also subject to
68 review by the Tompkins County Planning Department when applicable. Dubow indicated that a special
69 meeting could be held for when the review has been received by the Village from the County. Dubow
70 added that Moseley has been in contact with the Tompkins County Planning Department, which indicated
71 that they would have a response to the Village by either Friday or Monday.

72 Goetzmann asked if the Board could vote, during this evening, with a supermajority to override
73 the County's review in order to approve the special permit tonight.

74 Dubow noted that unfortunately that approach is inconsistent with the purpose of having the
75 County's input as part of the Board's review and action.

76 The Planning Board decided to hold a special meeting on Friday, March 2nd, in hopes of having
77 the Tomkins County review in order to make a Board decision.

78 Dubow indicated that the Planning Board could work through the SEQRA (State Environmental
79 Review Act) process and discuss conditions, but cannot vote on the special permit for the project.

80 Tomei indicated that they would be working through the short form Environmental Assessment
81 Form, which is attached to this document with all of the corrections that were discussed at the meeting.

82 Moseley indicated that he has received the proof of mailings.

83 Tomei read the following SEQRA resolution which was moved by Dankert and seconded by
84 Stycos. Ayes: Tomei, Dankert, Stycos, Durst, and Schleelein.

85 :

86

87 VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR REVIEW OF SPECIAL
88 PERMIT NO. 2631 ADOPTED ON FEBRUARY 28, 2012

89

90 Motion made by: Phil Dankert

91

92 Motion seconded by: Maria Stycos

93

94 **WHEREAS:**

95

96 A. This matter involves consideration of the following proposed action: Special Permit #2631,
97 The Shops at Ithaca Mall, to operate a Temporary Outdoor Sale, at 40 Catherwood Road in
98 the Commercial High Traffic District, Tax Parcel Number 47.1-1-22. Because the operation
99 of the Temporary Outdoor Sale would occur within the Commercial High Traffic District,
100 Special Permit review is required pursuant to Section 145-58(c) of the Village of Lansing
101 Code; and
102

103 B. The proposed action provided for herein is an Unlisted Action in accordance with SEQR for
104 which the Village of Lansing Planning Board is an involved agency for the purposes of
105 environmental review; and
106

107 C. On February 28, 2012, the Village of Lansing Planning Board, in performing the lead agency
108 function for its independent and uncoordinated environmental review in accordance with
109 Article 8 of the New York State Environmental Conservation Law - the State Environmental
110 Quality Review Act ("SEQR"), (i) thoroughly reviewed the Short Environmental Assessment
111 Form (the "Short EAF"), Part I, and any and all other documents prepared and submitted with
112 respect to this proposed action and its environmental review (including any Visual
113 Environmental Assessment Form required), (ii) thoroughly analyzed the potential relevant
114 areas of environmental concern to determine if the proposed action may have a significant
115 adverse impact on the environment, including the criteria identified in 6 NYCRR Section
116 617.7(c), and (iii) completed the Short EAF, Part II;
117

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

119

120 1. The Village of Lansing Planning Board, based upon (i) its thorough review of the Short EAF,
121 Part I, and any and all other documents prepared and submitted with respect to this proposed
122 action and its environmental review, (ii) its thorough review of the potential relevant areas of
123 environmental concern to determine if the proposed action may have a significant adverse
124 impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c),
125 and (iii) its completion of the Short EAF, Part II, including the findings noted thereon (which
126 findings are incorporated herein as if set forth at length), hereby makes a negative
127 determination of environmental significance ("**NEGATIVE DECLARATION**") in
128 accordance with SEQR for the above referenced proposed action, and determines that an
129 Environmental Impact Statement will not be required; and:

130

131 2. The Responsible Officer of the Village of Lansing Planning Board is hereby authorized and
132 directed to complete and sign as required the Short EAF, Part III, confirming the foregoing
133 **NEGATIVE DECLARATION**, which fully completed and signed Short EAF shall be
134 attached to and made a part of this Resolution.

135
136

137

138

139 The vote on the foregoing motion was as follows:

140

141 AYES: Mario Tomei, Phil Dankert, Lisa Schleelein, Richard Durst, and Maria Stycos

142

143 NAYS: None

144

145 The motion was declared to be carried.

146 The Planning Board discussed the possible conditions that would be implemented if the special
147 permit were approved, which would be: There shall be no more than 110 vehicles on the premises, for
148 sale or lease, at any one point in time. There shall be no washing of the vehicles with detergent unless
149 there is a contained area for the washing of vehicles, and the contaminated water is removed from the
150 containment area and disposed of in an approved manner, the event or sale shall be no more than 10 days
151 in length, there shall be no more than 2 signs with a maximum of 12 square feet for each sign. The signs
152 shall also be located as described during the February 28th, 2012 Planning Board meeting, there shall be
153 no vehicle transport trucks left on the premises, there shall be no additional exterior lighting added during
154 the event or sale.

155 Tomei asked if the individuals that would be test driving the vehicles would be doing so within
156 the limits of the mall property.

157 Yannatnoe indicated that all vehicles would be staying on mall property.

158

159 Tomei asked for a motion for a special meeting to be held on March 2nd 2012 for the purposes of
160 finalizing the special permit #2631 due to the lack of documentation from the Tompkins County Planning
161 Department. Moved by Stycos, Seconded by Schleelein. Ayes by: Tomei, Dankert, Stycos, Durst, and
162 Schleelein.

163 **Public Hearing to Consider:**

164 Tomei opened the public hearing to consider:

165 Special Permit # 2505, Arrowhead Ventures, LLC/Triax Management Group, to develop
166 Area B of the Lansing Meadows Planned Development Area (PDA), which includes 12
167 single family senior housing units, Tax Parcel No.47.1-1-17.2 and 47.1-1-17.6. This project is
168 directly adjacent to the stand-alone retail center (BJ's Wholesale Club), Area A of the PDA,
169 that is adjacent to the Shops at Ithaca Mall, and is also adjacent to the enhanced wetlands,
170 Area C of the PDA, adapted to provide a bird habitat and buffer between Areas A and B of
171 the PDA.
172

173 Goetzmann indicated that he would like to construct 12 separate homes of approximately 1250
174 square feet each along Oakcrest Road. He added that they all have an attached single car garage.
175 Goetzmann noted that he is at his maximum build out with 12 homes due to the delineated wetlands and
176 the stormwater detention facility. Goetzmann indicated that the homes are meant to be for people that
177 would like to downsize, and the community is intended to be a walkable community. Goetzmann added
178 that the people that live in this community could walk to shopping areas, exercise areas, and restaurants.
179 Goetzmann provided elevation drawings for the Board.

180 Leopold noted she liked the idea of having garages in the rear of the buildings.

181
182 Goetzmann noted that the one-way road is not intended to be dedicated to the Village.

183
184 Cross stated that the one-way traffic flow will potentially be an issue for individuals, and should
185 possibly have additional signage indicating, to vehicles, where they should enter and exit.

186
187 Kanter noted that the actual dimension of the private road is not conducive to two-way traffic.

188
189 Cross asked if the 4 feet of shoulder was intended to be a walking area.

190
191 Goetzmann agreed with Cross. Goetzmann added that he would discuss this further with his
192 engineers.

193
194 Kanter asked what the target range of the rent would be for the units.

195
196 Goetzmann indicated that he was not sure at this point in time.

197
198 Dubow reminded the Board that at a previous meeting, Goetzmann agreed to have the housing be
199 90 percent occupied by at least one person 55 or older.

200
201 Goetzmann noted that the tallest structure would be approximately 20 feet 10 inches. There are 7
202 or 8 different designs that will be incorporated in the project.

203
204 Kanter asked what the structure would be constructed of.

205

206 Goetzmann indicated that they would be conventional build (wood framed walls, asphalt shingles,
207 vinyl siding, etc.). Goetzmann added that they would be incorporating basements with each of the homes.
208

209 Leopold asked who will maintain the areas in between all of the structures.
210

211 Goetzmann stated that his company would.
212

213 Kanter asked if any exterior lighting would be installed.
214

215 Goetzmann noted that the only lighting would be on the homes and no additional light posts
216 would be installed.
217

218 Tomei asked if there would be enough light on the proposed sidewalk to be safe.
219

220 Goetzmann indicated that he would look into the question and address it with the Lighting
221 Commission if necessary.
222

223 Tomei asked for a motion to close the public hearing. Moved by Stycos, Seconded by Schleelein.
224 Ayes by: Tomei, Dankert, Stycos, Durst and Schleelein.

225 Cross read from his engineer's report, which was as follows:

226 **VILLAGE OF LANSING**
227 **ENGINEER'S REPORT**
228

229 DATE: February 28, 2012
230

231 TO: Planning Board
232

233 FROM: Brent Cross, Village Engineer
234

235 RE: Special Permit #2505: Lansing Meadows
236

237 I have reviewed the Site Plans as prepared by O'Brien & Gere, dated 2/12, in consideration of compliance
238 with the Village of Lansing requirements for Special Permit approval. I have the following comments and
239 observations:
240

241 1. The vehicle access to this site is provided by a one-way road that enters off from Oakcrest Road at the
242 west side of the site and exits onto Oakcrest Road at the east side of the site. The ingress/egress are
243 located far enough apart on Oakcrest and far enough away from the N. Triphammer Road intersection that
244 there should be no traffic "points of conflict". Although I do not anticipate any traffic hazards, I
245 recommend that the ingress be provided with the following signage: "ENTRANCE - ONE WAY
246 TRAFFIC" and "LANSING MEADOWS" street sign, and the egress be provided with: "EXIT - ONE
247 WAY TRAFFIC" and/or "DO NOT ENTER", and a "STOP" signs.
248

249 2. The roadway is to be a 12' wide driving lane with a 4' paved shoulder on the north side (same side as
250 driveways to housing units). The route is quite circuitous and would not meet Village standards for
251 dedication, which is not being proposed.
252

253 3. There is a 4' wide concrete sidewalk within the property that is proposed to be connected to the Village
254 sidewalk system near the parking lot for the YMCA. For the portion of the sidewalk that will be located
255 within the Village ROW, I recommend that the width be increased to 5'. There is also a graphical
256 depiction of a crosswalk on the T turn at the intersection of Hickory Hollow Lane and Butler Road.
257 Although it is OK to delineate a connection between the sidewalks at each side, it would not need to be a
258 MUTCD compliant crosswalk as there does not appear to ever be an opportunity to make the road
259 continue to the west.

260
261 4. There (are) two existing wetlands located on this site. The proposed layout requires that some of the
262 wetlands be impacted with new construction. This will require that they create replacement wetlands on
263 the site. The developer has submitted the proposed wetland mitigation plan to the US Army Corp of
264 Engineers which is the authority having jurisdiction for enforcement of this work.

265
266 5. The stormwater management plan has been laid out with a central collection pond at the west end of the
267 property (low end) and on the south side of the internal roadway. It will collect run-off from all
268 impervious surfaces and provide quantity and quality treatment before discharging into the adjacent
269 wetland. The engineers will need to submit a stormwater pollution prevention plan with hydrologic and
270 hydraulic calculations as well as the necessary documentation for NYSDEC SPDES permit.

271
272 6. The site is very tight and the grading plan shows contours that are encroached upon by the footprint of
273 building #3. A revised grading plan will need to be submitted with the SWPPP.

274
275 7. The extension of water and sewer systems are shown. Since there is no identification of easements, I
276 assume that the water and sewer piping systems within the site will remain private, and not become the
277 maintenance responsibility of the Village. I have not discussed this issue with Bolton Point, but I want to
278 verify if there is a concern about protection of the public water system (cross connection control) in a
279 situation where a private owner is responsible for multiple connections as well as fire hydrants. Although
280 there is not a similar concern with private sewer connections, I do not see an easement identified for the
281 existing sewer main that runs across this property from north to south.

282
283 8. I (am) concerned about the location of the proposed stormwater management pond directly over top of
284 the existing sewer main. I would prefer to see the sewer main remain full covered to the surface with a
285 culvert pipe connecting the two sections of pond that would be separated by the sewer main.

286
287 I recommend that this project be approved for Special Permit with the condition that a stormwater
288 management plan and water/sewer details be provided to the Village Engineer for review/approval prior
289 to issuing a building permit.

290
291
292 Kanter noted that there were 4 vehicles parked where the people would cross from the newly
293 proposed sidewalk. This is located next to the CIAO! Restaurant and the YMCA. Kanter added that this
294 could potentially be an issue and someone could become injured.

295
296 Goetzmann indicated that he would look into the sidewalk issue to see if there could be a better
297 layout.

298
299 Cross indicated that if the new stormwater management design were to be instituted they would
300 need to re-submit for an amendment to the special permit. Cross added that there could be credits for
301 routing stormwater runoff to a wetland, which Goetzmann could take advantage of.

302
303 Moseley indicated that Goetzmann would need to have that discussion with his engineers prior to
304 the discussion with the Village.
305

306 Cross noted that Bolton Point has rules and regulations that will need to be followed for the
307 extension of the water main.

308 Goetzmann asked if he were to install a lateral and then dedicate that back to the Village, would
309 easements be required for that lateral which would be proposed to become a sewer or water main
310 extension.
311

312 Dubow noted that Goetzmann's comment assumes that the Village would want to take on the
313 responsibility of having the proposed extension in that area of the Village.
314

315 Cross suggested that if Goetzmann wanted to have the utilities conveyed to the Village at some
316 point in the future, his engineers might take the situation into consideration when designing the utility
317 layouts. Cross also noted that there is an indication of 2 fire hydrants to be installed with the proposed
318 water system, which would probably be a concern of Bolton Point due to cross connection control. Cross
319 noted that he did not see any indication of a sewer easement for the existing sewer line.
320

321 Stycos asked what would cover the sewer line that would run under the stormwater detention
322 facility and how deep the stormwater detention facility was.
323

324 Cross noted that the detention ponds need to be a minimum of 4 feet per the old design standards
325 from the DEC (Department of Environmental Conservation).
326

327 Dubow indicated that the current maintenance agreements, which have been signed by both the
328 Village and Goetzmann, would cover the newly proposed stormwater facility for the residential
329 component of the Lansing Meadows PDA.
330

331 Dubow explained that the Planning Board will be working through the Full Environmental
332 Assessment Form (EAF) which was originally submitted and reviewed with the original special permit
333 application, and the Board will be comparing the revised parts of the newly submitted Full EAF with the
334 original information and determinations set forth in the Full EAF that was completed on June 29th, 2010
335 as part of the PDA grant of authority and the local law adopted as part of that process. The Planning
336 Board will also be referencing a letter that was submitted by the developer with the new special permit
337 EAF setting forth comments and explanations as to the different information and answers.
338

339 The Planning Board worked through and requested changes to clarify the Full EAF form that has
340 been presented. The final copy of the Full EAF Part 1 has been attached, with the amendments by the
341 Planning Board, to these minutes at the Village Office. (The Full EAF can be found at the Village of
342 Lansing Office.)
343

344 Tomei noted that Tompkins County Planning Department has reviewed the proposed project on a
345 non-mandatory basis and indicated that an increased amount of density and pedestrian connections would
346 be desired.
347

348 Dubow clarified that the submission of the special permit matter to the County review (239 -l and
349 -m) was not a requirement, but rather a voluntary action by the Village to obtain additional input from the
350 Tompkins County Planning Department as part of its review.

351
352 Moseley indicated that the mailings were sent out to all of the contiguous property owners.
353

354 The following SEQRA resolution was moved by Durst and seconded by Dankert.
355

356 VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR REVIEW OF SPECIAL
357 PERMIT NO. 2505 ADOPTED ON FEBRUARY 28, 2012
358

359 Motion made by: Richard Durst

360

361 Motion seconded by: Phil Dankert

362

363 **WHEREAS:**

364

365 A. This matter involves consideration of the following proposed action: Special Permit # 2505,
366 Arrowhead Ventures, LLC/Triax Management Group, to develop Area B of the Lansing
367 Meadows Planned Development Area (PDA), which includes 12 single family senior housing
368 units, Tax Parcel No. 47.1-1-17.2 and 47.1-1-17.6. This project is directly adjacent to the
369 stand-alone retail center (BJ's Wholesale Club), Area A of the PDA, that is adjacent to the
370 Shops at Ithaca Mall and is also adjacent to the enhanced wetlands, Area C of the PDA,
371 adapted to provide a bird habitat and buffer between Areas A and B of the PDA; and
372

373 B. In conjunction with and prior to (i) its grant of conditional and final authorization of the
374 Lansing Meadows Planned Development Area (PDA) (formerly the Triax Planned
375 Development Area) providing for the rezoning of approximately 11.1 acres of land previously
376 in the Commercial Low Traffic District (Tax Parcel Nos. 47.1-1-17.2 & 47.1-1-17.6) between
377 Oakcrest Road and the Shops at Ithaca Mall in accordance with subsection C of Section 145-
378 33 of Article IV of Chapter 145 of the Village of Lansing Code and Appendix A-2 of said
379 Chapter 145, to include an approximately 82,000SF retail center, residential buildings
380 providing an anticipated total of 12 senior housing units, and enhanced wetlands adapted to
381 provide a bird habitat and buffer area, and (ii) its adoption of Local Law 4 (2010) amending
382 the Village Zoning Law and Zoning Map to incorporate the authorized Lansing Meadows
383 PDA [now codified as Section 145-42.1 of the Village of Lansing Code] and thereby
384 reclassifying such area from its previous Commercial Low Traffic District (CLT) zoning
385 designation on the Village of Lansing Zoning Map to the new Lansing Meadows PDA
386 designation, the Village of Lansing Board of Trustees undertook the required environmental
387 review with respect to the proposed PDA and proposed local law; and
388

- 389 C. On June 29, 2010, at a joint meeting of the Village of Lansing Board of Trustees and Village
390 of Lansing Planning Board, and with the Planning Board's participation, the Board of
391 Trustees, in performing the lead agency function for its independent and uncoordinated
392 environmental review of the proposed Lansing Meadows PDA and proposed local law related
393 thereto in accordance with Article 8 of the New York State Environmental Conservation Law
394 - the State Environmental Quality Review Act ("SEQR"), (i) completed its thorough review
395 of the Full Environmental Assessment Form (the "Full EAF"), Part 1, and any and all other
396 documents prepared and submitted with respect to the proposed Lansing Meadows PDA and
397 proposed local law related thereto and their environmental review [including traffic study
398 materials and information provided by the Village's traffic consultant; additional comments,
399 suggestions, conditions and recommendations, if any, provided by the Village of Lansing
400 Planning Board; comments and recommendations, if any, provided by the Tompkins County
401 Department of Planning in accordance with General Municipal Law Sections 239-1 and -m;
402 and comments from the public]; (ii) completed its thorough analysis of the potential relevant
403 areas of environmental concern to determine if the proposed PDA and proposed local law
404 may have a significant adverse impact on the environment, including the criteria identified in
405 6 NYCRR Section 617.7(c); (iii) completed the Full EAF, Part 2 (and, if applicable, Part 3);
406 and (iv) made a negative determination of environmental significance ("Negative
407 Declaration") in accordance with SEQR for the proposed PDA and proposed local law and
408 determined that an Environmental Impact Statement would not be required; and
409
- 410 D. On June 29, 2010, following its having made its Negative Declaration as indicated above for
411 the proposed PDA and proposed local law, the Village of Lansing Board of Trustees (i)
412 granted its final authorization of the final Lansing Meadows PDA development plan and (ii)
413 adopted Local Law 4 (2010) amending the Village Zoning Law and Zoning Map to
414 incorporate the authorized Lansing Meadows PDA [now codified as Section 145-42.1 of the
415 Village of Lansing Code] and thereby reclassifying such area from its previous Commercial
416 Low Traffic District (CLT) zoning designation on the Village of Lansing Zoning Map to the
417 new Lansing Meadows PDA designation; and
418
- 419 E. On July 27, 2010 (i) consistent with and authorized by the final Lansing Meadows PDA
420 development plan and (ii) permitted with special permit, general and additional conditions, in
421 accordance with section 145-42.1 (entitled "Lansing Meadows PDA") of Chapter 145
422 (entitled "Zoning") of the Village of Lansing Code [such section 145-42.1 having been added
423 to said Chapter 145 of the Village of Lansing Code by Local Law 4 (2010)], the Village of
424 Lansing Planning Board, after full and thorough review of a special permit application for the
425 commercial and related development of the Lansing Meadows PDA, made a negative
426 determination of environmental significance ("Negative Declaration") in accordance with
427 SEQR with respect to such proposed commercial and related development special permit
428 action, and granted conditional approval thereof; and
429
- 430 F. The proposed action provided for herein involves the residential senior housing development
431 of the Lansing Meadows PDA (i) consistent with and authorized by the final Lansing
432 Meadows PDA development plan and (ii) permitted with special permit, general and
433 additional conditions, in accordance with section 145-42.1 (entitled "Lansing Meadows
434 PDA") of Chapter 145 (entitled "Zoning") of the Village of Lansing Code [such section 145-

435 42.1 having been added to said Chapter 145 of the Village of Lansing Code by Local Law 4
436 (2010)]; and
437

438 G. On August 18, 2010, an informal presentation of the proposed special permit action provided
439 for herein was made by the applicant to the Village of Lansing Planning Board at which time
440 (i) the special permit project was described, (ii) preliminary plans and related documents
441 were provided, (iii) environmental, engineering and design issues were discussed, and (iv)
442 required additional information and materials were identified, after which it was agreed that
443 the applicant would submit his formal Special Permit application materials and a public
444 hearing would be scheduled and held; and
445

446 H. Additional information and materials have been submitted in conjunction with the proposed
447 special permit action provided for herein and any PDA conditions related thereto; and
448

449 I. The proposed action provided for herein is an Unlisted Action in accordance with SEQR for
450 which the Village of Lansing Planning Board is an involved agency for the purposes of
451 environmental review; and
452

453 J. On February 28, 2012, the Village of Lansing Planning Board, in performing the lead agency
454 function for its independent and uncoordinated environmental review in accordance with
455 Article 8 of the New York State Environmental Conservation Law - the State Environmental
456 Quality Review Act ("SEQR"), (i) pursued and completed its thorough review of the Full
457 Environmental Assessment Form (the "Full EAF"), Part 1, and any and all other documents
458 prepared, submitted and available with respect to this proposed action and its environmental
459 review [including the Full EAF reviewed and acted upon by the Village Board of Trustees
460 and the Negative Declaration made by the Village Board of Trustees as to the authorization of
461 the Lansing Meadows PDA and the adoption of Local Law 4 (2010)[now codified as Section
462 145-42.1 of the Village of Lansing Code]; comments and recommendations, if any, provided
463 by the Tompkins County Department of Planning in accordance with General Municipal Law
464 Sections 239-l and -m; and comments from the public]; (ii) thoroughly analyzed the potential
465 relevant areas of environmental concern to determine if the proposed action may have a
466 significant adverse impact on the environment, including the criteria identified in 6 NYCRR
467 Section 617.7(c); and (iii) completed the Full EAF, Part 2 (and, if applicable, Part 3);
468

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

470

471

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473

474 1. The Village of Lansing Planning Board, based upon (i) its thorough review of the Full EAF,
475 Part 1, and any and all other documents prepared and submitted with respect to this proposed
476 action and its environmental review, (ii) its thorough review of the potential relevant areas of
477 environmental concern to determine if the proposed action may have a significant adverse
478 impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c),
479 and (iii) its completion of the Full EAF, Part 2 (and, if applicable, Part 3), including the
480 findings noted thereon (which findings are incorporated herein as if set forth at length),
481 hereby makes a negative determination of environmental significance (“**NEGATIVE**
482 **DECLARATION**”) in accordance with SEQR for the above referenced proposed action, and
483 determines that an Environmental Impact Statement will not be required; and:

484
485 2. The Responsible Officer of the Village of Lansing Planning Board is hereby authorized and
486 directed to complete and sign as required the Full EAF Determination of Significance
487 confirming the foregoing **NEGATIVE DECLARATION**, which fully completed and signed
488 Full EAF shall be attached to and made a part of this Resolution.

489
490

491 The vote on the foregoing motion was as follows:

492
493 AYES: Mario Tomei, Phil Dankert, Lisa Schleelein, Maria Stycos, and Richard Durst.

494
495 NAYS: None

496
497 The motion was declared to be carried.

498
499 Dubow indicated that the foregoing resolution confirms that the Planning Board just worked
500 through Part 1 of the Full EAF, and confirms further that the Board compared the Full EAF Part 2 to the
501 other earlier EAF Part 2 (dating back to the original PDA authorization and PDA local law adoption), and
502 determined that the negative declaration determination from the previous Full EAF Part 2 has not changed
503 in any way based on the previous review and/or any of the changes that have been discussed and provided
504 at this meeting.

505 Tomei read the required special permit general conditions as follows:

506 *(1) It will not be detrimental to or endanger the public health, safety or general welfare.*

507 (2) *It will not be injurious to the use and enjoyment of other property in the vicinity or*
508 *neighborhood.*

509 (3) *It will not impede the orderly development of the vicinity or neighborhood and is*
510 *appropriate in appearance and in harmony with the existing or intended character of the*
511 *vicinity or neighborhood.*

512 (4) *The street system and off-street parking facilities can handle the expected traffic in a*
513 *safe and efficient manner.*

514 (5) *Natural surface water drainageways are not adversely affected.*

515 (6) *Water and sewerage or waste disposal facilities are adequate.*

516 (7) *The general environmental quality of the proposal, in terms of site planning,*
517 *architectural design and landscaping, is compatible with the character of the*
518 *neighborhood.*

519 (8) *Lot area, access, parking and loading facilities are sufficient for the proposed use.*

520 (9) *The requested use or facility conforms in all other respects to the applicable*
521 *regulations of the district in which it is located.*

522 (10) *The applicant has shown that steps will be taken where necessary to meet all*
523 *performance standards and all other applicable general regulations.*

524 Dubow added that there is an additional condition for this special permit that is referenced under
525 the Lansing Meadows PDA district regulations which is:

526 *One-unit residential building, two-unit residential building, multiunit residential building and*
527 *Planned Development Area clustered housing in Lansing Meadows PDA Area B.*

528 (1) *Housing units in the Lansing Meadows PDA Area B shall meet Fair Housing Act definition of*
529 *“housing for older persons”.*

530 Tomei asked for a motion that all general conditions have been met. Moved by Stycos. Seconded
531 by Durst, Ayes by: Tomei, Dankert, Stycos, Durst, and Schleelein.

532 The Board also acknowledged the application of the additional “housing for older persons”
533 condition applicable to the special permit approval.

534

535 The Board members discussed what additional conditions should be attached to any approval of
536 the special permit, and Tomei read the following proposed special permit resolution:

537

538 VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT NO. 2505

539

ADOPTED ON FEBRUARY 28, 2012

540

541

542 Motion made by: Lisa Schleelein

543

544 Motion seconded by: Maria Stycos

545

546 **WHEREAS:**

547

548 A. This matter involves consideration of the following proposed action: Special Permit # 2505,
549 Arrowhead Ventures, LLC/Triax Management Group, to develop Area B of the Lansing
550 Meadows Planned Development Area (PDA), which includes 12 single family senior housing
551 units, Tax Parcel No. 47.1-1-17.2 and 47.1-1-17.6. This project is directly adjacent to the
552 stand-alone retail center (BJ's Wholesale club), Area A of the PDA, that is adjacent to the
553 Shops at Ithaca Mall and is also adjacent to the enhanced wetlands, Area C of the PDA,
554 adapted to provide a bird habitat and buffer between Areas A and B of the PDA; and

555

556 B. In conjunction with and prior to (i) its grant of conditional and final authorization of the
557 Lansing Meadows Planned Development Area (PDA) (formerly the Triax Planned
558 Development Area) providing for the rezoning of approximately 11.1 acres of land previously
559 in the Commercial Low Traffic District (Tax Parcel Nos. 47.1-1-17.2 & 47.1-1-17.6) between
560 Oakcrest Road and the Shops at Ithaca Mall in accordance with subsection C of Section 145-
561 33 of Article IV of Chapter 145 of the Village of Lansing Code and Appendix A-2 of said
562 Chapter 145, to include an approximately 82,000SF retail center, residential buildings
563 providing an anticipated total of 12 senior housing units, and enhanced wetlands adapted to
564 provide a bird habitat and buffer area, and (ii) its adoption of Local Law 4 (2010) amending
565 the Village Zoning Law and Zoning Map to incorporate the authorized Lansing Meadows
566 PDA [now codified as Section 145-42.1 of the Village of Lansing Code] and thereby
567 reclassifying such area from its previous Commercial Low Traffic District (CLT) zoning
568 designation on the Village of Lansing Zoning Map to the new Lansing Meadows PDA
569 designation, the Village of Lansing Board of Trustees undertook the required environmental
570 review with respect to the proposed PDA and proposed local law; and

571

572 C. On June 29, 2010, at a joint meeting of the Village of Lansing Board of Trustees and Village
573 of Lansing Planning Board, and with the Planning Board's participation, the Board of
574 Trustees, in performing the lead agency function for its independent and uncoordinated
575 environmental review of the proposed Lansing Meadows PDA and proposed local law related
576 thereto in accordance with Article 8 of the New York State Environmental Conservation Law
577 - the State Environmental Quality Review Act ("SEQR"), (i) completed its thorough review
578 of the Full Environmental Assessment Form (the "Full EAF"), Part 1, and any and all other
579 documents prepared and submitted with respect to the proposed Lansing Meadows PDA and
580 proposed local law related thereto and their environmental review [including traffic study
581 materials and information provided by the Village's traffic consultant; additional comments,

582 suggestions, conditions and recommendations, if any, provided by the Village of Lansing
583 Planning Board; comments and recommendations, if any, provided by the Tompkins County
584 Department of Planning in accordance with General Municipal Law Sections 239-1 and –m;
585 and comments from the public]; (ii) completed its thorough analysis of the potential relevant
586 areas of environmental concern to determine if the proposed PDA and proposed local law
587 may have a significant adverse impact on the environment, including the criteria identified in
588 6 NYCRR Section 617.7(c); (iii) completed the Full EAF, Part 2 (and, if applicable, Part 3);
589 and (iv) made a negative determination of environmental significance (“Negative
590 Declaration”) in accordance with SEQR for the proposed PDA and proposed local law and
591 determined that an Environmental Impact Statement would not be required; and
592

593 D. On June 29, 2010, following its having made its Negative Declaration as indicated above for
594 the proposed PDA and proposed local law, the Village of Lansing Board of Trustees (i)
595 granted its final authorization of the final Lansing Meadows PDA development plan and (ii)
596 adopted Local Law 4 (2010) amending the Village Zoning Law and Zoning Map to
597 incorporate the authorized Lansing Meadows PDA [now codified as Section 145-42.1 of the
598 Village of Lansing Code] and thereby reclassifying such area from its previous Commercial
599 Low Traffic District (CLT) zoning designation on the Village of Lansing Zoning Map to the
600 new Lansing Meadows PDA designation; and
601

602 E. Local Law 4 (2010) and the Lansing Meadows PDA district regulations provided for therein
603 [now codified as Section 145-42.1 of the Village of Lansing Code] (i) designate specific
604 permitted uses within delineated portions of the proposed PDA and (ii) require special
605 permits (meeting the applicable general and additional conditions set forth in Sections 145-59
606 and 145-60 of Chapter 145 of the Village of Lansing Code) to be approved by the Village of
607 Lansing Planning Board for the commercial and residential uses proposed for the PDA area;
608 and
609

610 F. On July 27, 2010 (i) consistent with and authorized by the final Lansing Meadows PDA
611 development plan and (ii) permitted with special permit, general and additional conditions, in
612 accordance with section 145-42.1 (entitled “Lansing Meadows PDA”) of Chapter 145
613 (entitled “Zoning”) of the Village of Lansing Code [such section 145-42.1 having been added
614 to said Chapter 145 of the Village of Lansing Code by Local Law 4 (2010)], the Village of
615 Lansing Planning Board, after full and thorough review of a special permit application for the
616 commercial and related development of the Lansing Meadows PDA, made a negative
617 determination of environmental significance (“Negative Declaration”) in accordance with
618 SEQR with respect to such proposed commercial and related development special permit
619 action, and granted conditional approval thereof; and
620

621 G. The proposed action provided for herein involves the residential senior housing and related
622 development of the Lansing Meadows PDA (i) consistent with and authorized by the final
623 Lansing Meadows PDA development plan and (ii) permitted with special permit, general and
624 additional conditions, in accordance with section 145-42.1 (entitled “Lansing Meadows
625 PDA”) of Chapter 145 (entitled “Zoning”) of the Village of Lansing Code [such section 145-
626 42.1 having been added to said Chapter 145 of the Village of Lansing Code by Local Law 4
627 (2010)]; and

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- H. The Village of Lansing Board of Trustees, in conjunction with its authorization of the Lansing Meadows PDA and the adoption of Local Law 4 (2010) [now codified as Section 145-42.1 of the Village of Lansing Code] on June 29, 2010 (with the district regulations provided for therein), determined that those conditions and specifications set forth in the developer’s written statement of intent executed on May 10, 2010 (pursuant to which the Planning Board made its PDA authorization recommendation to the Village of Lansing Board of Trustees) which had not been satisfied prior thereto, could effectively be incorporated into the special permit review and approval process delegated to the Planning Board as provided for in Local Law 4 (2010) [now codified as Section 145-42.1 of the Village of Lansing Code]; and
- I. On August 18, 2010, an informal presentation of the proposed special permit action provided for herein was made by the applicant to the Village of Lansing Planning Board at which time (i) the special permit project was described, (ii) preliminary plans and related documents were provided, (iii) environmental, engineering and design issues were discussed, and (iv) required additional information and materials were identified, after which it was agreed that the applicant would submit its formal Special Permit application materials and a public hearing would be scheduled and held; and
- J. Additional information and materials have been submitted in conjunction with the proposed special permit action provided for herein and any PDA conditions related thereto; and
- K. On February 28, 2012, the Village of Lansing Planning Board held a public hearing regarding this proposed action, and thereafter thoroughly reviewed and analyzed (i) the materials and information presented by and on behalf of the applicant in support of this proposed action, including information and materials related to the environmental issues, if any, which the Board deemed necessary or appropriate for its review, (ii) all other information and materials rightfully before the Board [including comments and recommendations, if any, provided by the Tompkins County Department of Planning in accordance with General Municipal Law Sections 239-1 and –m, and comments from the public], and (iii) all issues raised during the public hearing and/or otherwise raised in the course of the Board’s deliberations; and
- L. On February 28, 2012, the Village of Lansing Planning Board determined that the proposed action is an Unlisted Action for which the Board is an involved agency, and in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act (“SEQR”), the Board (i) thoroughly reviewed the Full Environmental Assessment Form (the “Full EAF”), Part 1, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) thoroughly analyzed the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), (iii) completed the Full EAF, Part 2)and, if applicable, Part 3); and (iv) made a negative determination of environmental significance (“Negative Declaration”) in accordance with SEQR for the above referenced proposed action and determined that an Environmental Impact Statement would not be required; and

676 M. On February 28, 2012, in accordance with Section 7-725-b of the Village Law of the State of
677 New York and Sections 145-59, 145-60, 145-60.1 and 145-61 of the Village of Lansing
678 Code, the Village of Lansing Planning Board, in the course of its further deliberations,
679 reviewed and took into consideration (i) the general conditions required for all special permits
680 (Village of Lansing Code Section 145-59E), (ii) any applicable conditions required for certain
681 special permit uses (Village of Lansing Code Section 145-60), and (iii) any applicable
682 conditions required for uses within a Combining District (Village of Lansing Code Section
683 145-61);
684

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

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687
688 1. The Village of Lansing Planning Board hereby finds (subject to the conditions and
689 requirements, if any, set forth below) that the proposed action meets (i) all general conditions
690 required for all special permits (Village of Lansing Code Section 145-59E), (ii) any
691 applicable conditions required for certain special permit uses (Village of Lansing Code
692 Section 145-60), and (iii) any applicable conditions required for uses within a Combining
693 District (Village of Lansing Code Section 145-61); and

694
695 2. It is hereby determined by the Village of Lansing Planning Board that Special Permit No.
696 2505 is **GRANTED AND APPROVED**, subject to the following conditions and
697 requirements:
698 A. Erosion and sediment control plan and a stormwater drainage plan shall be
699 submitted to and approved by the Village of Lansing Engineer.
700 B. All site work shall be approved by the Village of Lansing Engineer.
701 C. If utilities are to be dedicated to and accepted by the Village Board of Trustees,
702 all required documents and easements shall be approved by the Village Attorney
703 and the Village Engineer.
704 D. Any exterior lighting shall be submitted to and approved by the Lighting
705 Commission.
706 E. A sign package for the project, including, but not limited to, “stop” signs, “do not
707 enter” signs, “one way traffic” signs and additional directional signs for vehicle
708 traffic, shall be submitted to and approved by the Village Engineer.
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714 The vote on the foregoing motion was as follows:

715

716 AYES: Mario Tomei, Maria Stycos, Phil Dankert, Lisa Schleelein, and Richard Durst

717

718 NAYS: None

719

720 The motion was declared to be carried.

721 Kanter noted that he found the landscaping plan acceptable.

722 The Planning Board indicated that Goetzmann's landscaping plan was found to be acceptable for
723 the proposed development.

724

725 **Approval of Minutes**

726 *None*

727 **Reports**

728 *None*

729

730 **Other Business**

731 *None*

732 **Adjournment**

733 Durst moved to adjourn at 9:49PM. Seconded by Dankert; Ayes by: Tomei, Dankert, Stycos, Durst and
734 Schleelein.

735

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: Minor traffic adjustments to the existing traffic pattern. No washing of the vehicles with a detergent (only allowed to rinse off the vehicles).	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: No. The site is fairly removed from any residential areas	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: No	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: No	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: No	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: No	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: None	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly:	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly:	

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.	
Village of Lansing Planning Board	<i>J. 2/28/12</i>
_____ Name of Lead Agency	_____ Date
Mario Tomei	Planning Board Chairman
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
<i>Mario Tomei</i> _____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (If different from responsible officer)

Reset

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