

**Village of Lansing
Planning Board Meeting
July 31, 2012**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:33 P.M. by Chairman
2 Mario Tomei.

3 Present at the meeting were Planning Board Members Richard Durst, Maria Stycos, Lisa
4 Schleelein, and Phil Dankert; Alternate Member Jon Kanter; Code Enforcement Officer Marty Moseley;
5 Village Attorney David Dubow; Village Engineer Brent Cross; Trustee Liaison Lynn Leopold; Yuan
6 Zhou; Xaven Chou; Michael Stenniger; John Comisi; Jeff Walters and Alvin Parker from the Lansing
7 Fire Department; Carol Chaplin and Scott Steelman; James Knittel from Dalpos Architects; Haig
8 Buchakjian from Brixmor Properties; Eric Goetzmann from Arrowhead LLC.; Dan Veaner from the
9 Lansing Star; and Community Party observer Carol Klepack.

10

11 **Public Comment Period**

12 Tomei opened the public comment period.

13 Klepack noted that she was the Community Party observer.

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

16

17

18 **Public Hearing to Consider:**

19 Tomei opened the public hearing for

20

21 **Special Permit 2672**, The Lansing Fire District, to construct an approximate 6,300
22 square foot building at 119 Oakcrest Road in the Commercial Low Traffic District, Tax
23 Parcel No. 47.1-1-17.4. Because the proposed building is being constructed in the
24 Commercial Low Traffic District, and because the proposed use and activity will occur
25 within 200' of the centerline of a stream included in the Drainageway Conservation
26 Combining District, Special Permit review is required pursuant to Section 145-42D(1)
27 and 145-48C(1) of the Village of Lansing Code.

28

29 Walters indicated that they have been talking to Cross, who indicated that an oil water separator
30 is required. Walters added that they will get the oil water separator approved by both Bolton Point and
31 Cayuga Heights.

32 Stenniger, Fire Department Engineer, noted that he will work with the Village Engineer to come
33 up with an acceptable stormwater detention facility for the site.

34 Cross presented the Village Engineers report:

35

VILLAGE OF LANSING
ENGINEER'S REPORT

DATE: July 31, 2012

TO: Planning Board

FROM: Brent Cross, Village Engineer

RE: Special Permit for Lansing Fire Station, Oakcrest Road

I have reviewed the Site Plans as prepared by Micheal Sinniger, PE, dated 4/26/12, in consideration of compliance with the Village of Lansing requirements for Special Permit approval. I have the following comments and observations:

1. Since the site is already developed as a fire station, the Engineer has maintained the existing pavement configuration and driveway access. As a fire station, the "curb cut" is extra wide and not necessarily in compliance with what would be required for any other type of occupancy. I assume that the nature of the emergency response is a valid basis for waiving of any curb cut regulations that would normally apply.

2. As per discussion with the Engineer, it is my understanding that the impervious footprint of the new building is only slightly larger than the existing. Even though there should not be a significant increase in surface run-off from the existing conditions, the Planning Board has typically required the applicant to provide some amount of stormwater management improvement when the opportunity to modify the site is considered. In discussion with Engineer, I indicated that I would be recommending a stormwater management report that would consider possible improvements using the NYSDEC Green Design Standards and/or Redevelopment Strategies. I would not expect the design to provide stormwater management for the entire run-off, but to include some basic minimum water quality practices.

3. Although the existing building is already provided with all basic utilities, the plan calls for new water/sewer, gas, electric and communications services to be installed. All such new utility connections are easily accessed and do not require special construction.

4. The plan indicates a floor drain to "run to daylight", without the use of an oil/water separator. Effluent of such untreated waste water is not allowed to be discharged to the surface. In the event that sanitary sewer is available (as in this case), the drain water must be connected to the sanitary sewer and it is up to the local wastewater treatment facility to determine treatment requirements. In this case, Bolton Point would review the design of a oil/water separator on behalf of the Cayuga Heights WWTP.

I recommend that this project be approved for Special Permit with the condition that a stormwater management plan be provided to the Village Engineer, for review/approval prior to issuing a building permit. Additionally, there should be a condition that an oil/water separator be included in the sanitary sewer connection

The Planning Board acknowledges that the curb cut is larger than what would typically be allowed due to the use continuing as an emergency response use.

Durst asked if the pavement footprint would stay relatively the same.

Cross indicated that the pavement would stay similar in nature to the existing size.

83 Parker noted that there will be no oil changing or vehicle maintenance on the proposed site.

84 Tomei asked if there would be any antenna on the fire station.

85 Walters indicated that there would not be any located on the building, but if there were, it would
86 only be approximately 18 inches.

87 Dankert asked about new exterior lighting.

88 Parker noted that currently a single light near the peak of the structure is being proposed, but they
89 would like to have some additional exterior lighting that would not be much more than what a residential
90 home would have.

91 Schleelein asked if the original light on the light pole would be returning to the site.

92 Walters indicated that NYSEG has removed the fixture and it would not be returning to the site.

93 Parker noted that he was disappointed that the light on the utility pole was removed due to the
94 light deterring individuals from being on the fire department property and possibly creating damage or
95 taking part in illegal activities.

96 Kanter asked if the stream, that is located in between the BJ's Wholesale Club and the new fire
97 station, is draining into the BJ's stormwater facility.

98 Cross noted that the stream is yet to be reconfigured, as proposed by Arrowhead Ventures, and
99 the Village does not have much jurisdiction as the reconfiguration is part of the nationwide permit from
100 the Army Corps of Engineers.

101 Goetzmann asked about the screening proposed for the station with respect to the residential
102 component of his Lansing Meadows PDA project.

103 Schleelein noted that there are some blue spruces represented on the plans.

104 Stycos asked if there would be any additional room to have plantings in the rear of the station.

105 Cross noted that the stormwater management facility should leave room for additional plantings.

106 Goetzmann indicated that he was asking about the buffering on the east side of the property,
107 which would be contiguous to future residential housing.

108 Tomei noted that Goetzmann would have some trees next to the fire station as well.

109 With no further comments from the public, Tomei asked for a motion to close the public hearing.
110 Moved by Dankert. Seconded by Stycos; Ayes by Tomei, Dankert, Stycos, Schleelein, and Durst.

111 Tomei noted that the Board would work through the Short EAF (Environmental Assessment
112 Form).

150 *Form (the “Short EAF”), Part I, and any and all other documents prepared and submitted*
151 *with respect to this proposed action and its environmental review, (ii) thoroughly analyzed*
152 *the potential relevant areas of environmental concern to determine if the proposed action*
153 *may have a significant adverse impact on the environment, including the criteria identified in*
154 *6 NYCRR Section 617.7(c), and (iii) completed the Short EAF, Part II;*
155

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

- 157
158
- 159 1. *The Village of Lansing Planning Board, based upon (i) its thorough review of the Short EAF,*
160 *Part I, and any and all other documents prepared and submitted with respect to this proposed*
161 *action and its environmental review, (ii) its thorough review of the potential relevant areas of*
162 *environmental concern to determine if the proposed action may have a significant adverse*
163 *impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c),*
164 *and (iii) its completion of the Short EAF, Part II, including the findings noted thereon (which*
165 *findings are incorporated herein as if set forth at length), hereby makes a negative*
166 *determination of environmental significance (“**NEGATIVE DECLARATION**”) in*
167 *accordance with SEQR for the above referenced proposed action, and determines that an*
168 *Environmental Impact Statement will not be required; and*

 - 169
170 2. *The Responsible Officer of the Village of Lansing Planning Board is hereby authorized and*
171 *directed to complete and sign as required the Short EAF, Part III, confirming the foregoing*
172 ***NEGATIVE DECLARATION**, which fully completed and signed Short EAF shall be*
173 *attached to and made a part of this Resolution.*

174
175
176
177 *The vote on the foregoing motion was as follows:*

178
179 *AYES: Mario Tomei, Lisa Schleelein, Phil Dankert, Maria Stycos, and Richard Durst*

180
181 *NAYS: None*

182
183 *The motion was declared to be carried.*

184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216

Tomei read the required special permit general conditions as follows:

- (1) It will not be detrimental to or endanger the public health, safety or general welfare.*
- (2) It will not be injurious to the use and enjoyment of other property in the vicinity or neighborhood.*
- (3) It will not impede the orderly development of the vicinity or neighborhood and is appropriate in appearance and in harmony with the existing or intended character of the vicinity or neighborhood.*
- (4) The street system and off-street parking facilities can handle the expected traffic in a safe and efficient manner.*
- (5) Natural surface water drainageways are not adversely affected.*
- (6) Water and sewerage or waste disposal facilities are adequate.*
- (7) The general environmental quality of the proposal, in terms of site planning, architectural design and landscaping, is compatible with the character of the neighborhood.*
- (8) Lot area, access, parking and loading facilities are sufficient for the proposed use.*
- (9) The requested use or facility conforms in all other respects to the applicable regulations of the district in which it is located.*
- (10) The applicant has shown that steps will be taken where necessary to meet all performance standards and all other applicable general regulations.*

Tomei asked for a motion that all general conditions have been met subject to any conditions that the Board may impose on the applicant. Moved by Stycos, Seconded by Durst; Ayes by: Tomei, Dankert, Stycos, Schleelein, and Durst.

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

*VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT NO. 2672
ADOPTED ON
JULY 31, 2012*

Motion made by: _____ Richard Durst

257 *during the public hearing and/or otherwise raised in the course of the Board's deliberations;*
258 *and*
259

260 E. *On July 31, 2012, in accordance with Section 725-b of the Village Law of the State of New*
261 *York and Sections 145-59, 145-60, 145-60.1 and 145-61 of the Village of Lansing Code, the*
262 *Village of Lansing Planning Board, in the course of its further deliberations, reviewed and*
263 *took into consideration (i) the general conditions required for all special permits (Village of*
264 *Lansing Code Section 145-59E), (ii) any applicable conditions required for certain special*
265 *permit uses (Village of Lansing Code Section 145-60), and (iii) any applicable conditions*
266 *required for uses within a Combining District (Village of Lansing Code Section 145-61);*
267

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

269

270

271 1. *The Village of Lansing Planning Board hereby finds (subject to the conditions and*
272 *requirements, if any, set forth below) that the proposed action meets (i) all general conditions*
273 *required for all special permits (Village of Lansing Code Section 145-59E), (ii) any*
274 *applicable conditions required for certain special permit uses (Village of Lansing Code*
275 *Section 145-60), and (iii) any applicable conditions required for uses within a Combining*
276 *District (Village of Lansing Code Section 145-61); and*
277

278 2. *It is hereby determined by the Village of Lansing Planning Board that Special Permit No.*
279 *2672 is **GRANTED AND APPROVED**, subject to the following conditions and*
280 *requirements:*

281

282 a. *Soil and erosion control measures shall be implemented and coordinated with the*
283 *Village of Lansing Code Enforcement Officer (with participation from the Village of*
284 *Lansing Engineer), and subsequently approved by the Village of Lansing Code*
285 *Enforcement Officer.*

286 b. *Approval of an oil water separator by Bolton Point and the Village of Cayuga*
287 *Heights*

288 c. *Lighting, which was represented on the proposed plans, shall be fully shielded, and*
289 *downward facing.*

290

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

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

293 *NAYS: None*

294 *The motion was declared to be carried.*

295

296 Dubow asked that the record show that the current curb cuts have been acknowledged by the Board and
297 are consistent with the previously approved plan, and to the extent a waiver is required, it has been
298 granted and approved.

299

300 **Public Hearing to Consider:**

301 Tomei opened the public hearing for

302

303 Special Permit No. 2668, Carol Chaplin and Scott Steelman, to operate a home occupation
304 consisting of a part-time private practice of psychotherapy in their home at 20 Esty Drive, located
305 in the Low Density Residential District, Tax Parcel Number 43.1-1-6. A Special Permit is
306 required pursuant to section 145-39 D (2)[d].
307

308 Tomei asked if there would be group support sessions at the house which could affect possible
309 parking restraints.

310

311 Steelman indicated that it would be very unlikely that he would be holding group sessions.

312 With no comments from the public, Durst moved to close the public hearing. Seconded by
313 Dankert; Ayes by Tomei, Dankert, Stycos, Schleelein, and Durst.

314

315 Tomei read the letter that was submitted by Chaplin and Steelman, which is attached to the
316 minutes. Tomei also read from Village Code Section 145-60D(2) regarding the home occupation
317 requirements to compare them to the information provided in the Chaplin/Steelman letter.

318 Moseley noted that he has received the proofs of mailings for all of the public hearings for this
319 evening.

320 Tomei asked for a motion that all conditions in Code Section 160D(2) have been met by the
321 applicant. Moved by Stycos. Seconded by Durst; Ayes by Tomei, Dankert, Stycos, Schleelein, and Durst.

322

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

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

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

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

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

- 332 (5) *Natural surface water drainageways are not adversely affected.*
- 333 (6) *Water and sewerage or waste disposal facilities are adequate.*
- 334 (7) *The general environmental quality of the proposal, in terms of site planning,*
335 *architectural design and landscaping, is compatible with the character of the*
336 *neighborhood.*
- 337 (8) *Lot area, access, parking and loading facilities are sufficient for the proposed use.*
- 338 (9) *The requested use or facility conforms in all other respects to the applicable*
339 *regulations of the district in which it is located.*
- 340 (10) *The applicant has shown that steps will be taken where necessary to meet all*
341 *performance standards and all other applicable general regulations.*

342 Tomei asked for a motion that all general conditions have been met subject to any conditions that
343 the Board may impose on the applicant. Moved by Stycos Seconded by Durst; Ayes by: Tomei, Dankert,
344 Stycos, Schleelein, and Durst.
345

346

347 Dubow noted that SEQRA (State Environmental Quality Review Act) is not required because a single
348 family home is exempt from SEQRA, but the Village is still obligated to make sure that potential
349 environmental issues are dealt with in conjunction with conditions attached to the special permit for the
350 applicant.

351

352 The Board members discussed what conditions should be attached to any approval of the special
353 permit and Tomei read the following proposed special permit resolution:
354

355 VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT NO. 2668
356 ADOPTED ON JULY 31, 2012

357 Motion made by: Lisa Schleelein

358 Motion seconded by: Maria Stycos

359 **WHEREAS:**

- 360 A. *This matter involves consideration of the following proposed action: Special Permit No. 2668,*
361 *Carol Chaplin and Scott Steelman, to operate a home occupation consisting of a part time private*
362 *practice of psychotherapy in their home at 20 Esty Drive, located in the Low Density Residential*
363 *District, Tax Parcel Number 43.1-1-6. A Special Permit is required pursuant to section 145-39 D*
364 *(2)[d]; and*
365

- 366 B. *On July 31, 2012, the Village of Lansing Planning Board, in accordance with (i) Article 8 of the*
367 *New York State Environmental Conservation Law - the State Environmental Quality Review Act*
368 *("SEQR), and 6 NYCRR Section 617.5, (ii) Section 145-60, subsection D(3), of the Village of*
369 *Lansing Code, and (iii) Section 123.2 of the Village of Lansing Code, hereby determines that the*
370 *approval of the proposed special permit is a Type II action, and thus may be processed without*
371 *further regard to SEQR; and*
372
- 373 C. *On July 31, 2012, the Village of Lansing Planning Board held a public hearing regarding this*
374 *proposed action, and thereafter thoroughly reviewed and analyzed (i) the materials and*
375 *information presented by and on behalf of the applicant in support of this proposed action,*
376 *including information and materials related to the environmental issues, if any, which the Board*
377 *deemed necessary or appropriate for its review, (ii) all other information and materials rightfully*
378 *before the Board (including, if applicable, comments and recommendations, if any, provided by*
379 *the Tompkins County Department of Planning in accordance with General Municipal Law*
380 *Sections 239-l and -m), and (iii) all issues raised during the public hearing and/or otherwise*
381 *raised in the course of the Board's deliberations; and*
382
- 383 D. *On July 31, 2012, in accordance with Section 725-b of the Village Law of the State of New York*
384 *and Sections 145-59, 145-60, 145-60.1, and 145-61 of the Village of Lansing Code, the Village of*
385 *Lansing Planning Board, in the course of its further deliberations, reviewed and took into*
386 *consideration (i) the general conditions required for all special permits (Village of Lansing Code*
387 *Section 145-59E), (ii) any applicable conditions required for certain special permit uses (Village*
388 *of Lansing Code Section 145-60), (iii) any applicable conditions required for uses within a*
389 *Combining District (Village of Lansing Code Section 145-61), and (iv) any environmental issues*
390 *deemed necessary and/or appropriate;*
391

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

- 393
- 394 1. *The Village of Lansing Planning Board hereby finds (subject to the conditions and*
395 *requirements, if any, set forth below) that the proposed action meets (i) all general conditions*
396 *required for all special permits (Village of Lansing Code Section 145-59E), (ii) any*
397 *applicable conditions required for certain special permit uses (Village of Lansing Code*
398 *Section 145-60), and (iii) any applicable conditions required for uses within a Combining*
399 *District (Village of Lansing Code Section 145-61); and*
400
- 401 2. *It is hereby determined by the Village of Lansing Planning Board that Special Permit No.*
402 *2668 is **GRANTED AND APPROVED**, subject to the following conditions and*
403 *requirements:*
404
- 405 A. *There shall be no parking allowed on Esty Drive at any point in time.*
406

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

408 *AYES: Mario Tomei, Lisa Schleelein, Richard Durst, Maria Stycos, and Phil Dankert.*

409 *NAYS: None*

410 *The motion was declared to be carried.*

411 **Public Hearing to Consider:**

412 Tomei opened the public hearing for

413 **Special Permit No. 2673**, Brixmor Properties to (i) construct an outside fenced-in storage area and
414 (ii) construct a new façade for the existing property located at 2309 North Triphammer Road, the
415 Cayuga Mall, located in the Commercial High Traffic District, Tax Parcel Number 46.1-5-4.2.
416 Special Permit review is required pursuant to section 145-43D(1)[j] and section 145-59.
417

418 Moseley noted that the permit number in the legal notice is incorrect and it should be 2676.

419 Buchakjian indicated that the Cayuga Mall would like to update their façade which has been
420 precipitated by new leases for the mall. Buchakjian noted that they would be splitting up the old P&C
421 space into two smaller spaces for JoAnn Fabrics and TrueValue Hardware with Party City taking the old
422 Dollar Store space. Buchakjian noted that there would also be an outside storage area, which is critical to
423 TrueValue, where people could also purchase other goods. Buchakjian added that the outside area would
424 be fenced in with screening around it.

425 Dankert asked what would be sold in the outside area.

426 Knittel indicated that possibly mulch, snow blowers, lawnmowers, plants etc.

427 Kanter asked if the area would be open to the public during normal hours of operation.

428 Buchakjian indicated that it would be.

429 Veaner asked when they would open.

430 Buchakjian indicated that the stores would like to start construction either in late summer or early
431 fall.

432 Tomei asked if the façade would be complete prior to the new tenants moving in.

433 Buchakjian noted that the façade construction would take place in conjunction with the
434 construction of the tenant space. Buchakjian noted that they would then return in the spring to finish
435 façade construction on the rest of the mall except for the Sumo Japanese restaurant, T.J. Maxx, and Big
436 Lots.

437 A resident asked what would happen to the outdoor area if TrueValue should leave.

438 Buchakjian indicated that they would remove the fencing and any improvements that were made
439 for the outdoor area and return it to parking lot.

440 Stycos asked if they could streamline the façade, similar to how it appears now, but include
441 updated changes to materials or other items included with the façade.

442 Knittel indicated that the tenants typically indicate how they would like to have the façade appear,
443 which also provides for some brand identity.

444 Leopold indicated that she did not have an issue with the aesthetics of the arches, but rather their
445 height. Leopold asked if the height could be lowered to the height of the other proposed façades.

446 John Eomisi, of the Village Office Campus, indicated that he liked the idea of all of the
447 improvements, and noted that the south end of the Shops at Ithaca Mall façade has variations with height
448 and color as well.

449 Stycos indicated that the Cayuga Mall could be planned better and show better aesthetics than the
450 other malls.

451 Durst indicated that he liked the idea of the new façade.

452 Knittel indicated that he would try and accommodate some of the concerns at the next meeting.

453 Cross asked if there would be rear ingress and egress to allow for pedestrians to get to the outside
454 sales/storage area, and how they would safely get to that area.

455 Buchakjian indicated that he felt that if a person were to use the outside area they would park near
456 that area to shop first, and then go into the store to shop.

457 Knittel thought that there would not be a back entrance for the TrueValue.

458 Kanter agreed that the arches look more artificial than the other proposed “box” façades. Kanter
459 suggested modifying the arches in such a way that would keep them at a similar height of the proposed
460 façades.

461 Leopold asked if TrueValue could move into the corner of the old P&C space in order to be
462 closer to the outside area.

463 Buchakjian indicated that TrueValue needed to have the larger area of the two spaces and needed
464 to have the loading docks.

465 Kanter noted that he liked the general idea of the project.

466 Cross noted that he would ultimately need to have dimensions on the site map for roadways,
467 parking spaces, striped areas, etc. Cross added that the Village snowplow would still need to turn around
468 in the current parking lot.

469 Buchakjian noted that there is still ample room for a tractor trailer to turn around and believes that
470 would also allow for the Village snowplow truck to turn around.

471 Tomei asked if there is currently enough room for parking for both the Friendly’s and the outdoor
472 area.

473 Buchakjian noted that the outside sales area would be seasonal and is probably only about 25% of
474 the overall sales.

475 Dubow noted that the Village will need to resolve some sort of legal agreement that would allow
476 for the Village to have a snowplow turn around in the parking lot of the Cayuga Mall. Dubow added that
477 in the past there has been poor maintenance on the mall’s side of the stub road (Catherwood East) and the

478 Village might like to take some portion of ownership to ensure that maintenance will be properly
479 continued.

480 Buchakjian indicated that they were open to suggestions, but typically he does not deal with the
481 property maintenance aspect of the mall. Buchakjian noted that he could forward the Village's request to
482 the appropriate parties.

483 Buchakjian indicated that they would need to work on the landscaping plan and would plant a
484 species of tree that does well locally.

485 The Planning Board advised Buchakjian that a deer resistant planting would work better for the
486 area.

487 Stycos asked about plantings in the front parking lot.

488 Buchakjian noted that, at this point in time, they were only proposing to have plantings near the
489 outside storage area.

490 Stycos suggested that in the future the mall consider additional plantings in the main parking lot,
491 in addition to what is existing.

492 Buchakjian noted that some plantings can be problematic with visibility.

493 Klepack noted that Wegmans has some nice grasses and low lying plantings in their parking lot.
494 Klepack added that the planters in the parking lot at the Triphammer Marketplace are very nice and well
495 maintained.

496 Cross noted that the new JoAnn's façade appears to step out from the current footprint and
497 continues past the new TrueValue façade, which then would suggest a slight extension/addition for the
498 proposed TrueValue entrance.

499 Knittel indicated that the metal canopy, in front of the old P&C bump-out, would be stripped
500 away and the new façade would be erected.

501 Moseley indicated that if there was an addition, an additional special permit would be required.

502 Tomei asked the Board if more information was needed or if they could come to a conclusion this
503 evening with attached conditions.

504 Cross noted that he would need a site plan with dimensions of roadways, parking area, setbacks,
505 vehicle and pedestrian striping, etc.

506 Tomei asked for there to be dialogue with respect to the snowplow turn around with John
507 Courtney (Department of Public Works Supervisor). Tomei also asked for additional plans to clearly
508 identify the façade with measurements.

509 The Planning Board, informally, worked through the short form SEQRA (State Environmental
510 Quality Review Act) Environmental Assessment Form (EAF) to assist in their request to the applicant to
511 provide the Board with any specific information as would be relevant to adequately fill out the Short
512 Form EAF. The Planning Board also informally worked through the 10 general conditions for the same
513 reason.

514 Klepack asked how someone would buy something from the outside storage area.

515 Buchakjian indicated that the outside storage area would also be staffed by a person at all times,
516 and there would also be a cash register in that area as well. Buchakjian added that some people may only
517 stop at the outside area and not go into the main store.

518 Moseley asked if there would be a small movable building or a tent for that area to protect the
519 person and cash register from the weather.

520 Buchakjian thought that TrueValue would like a small canopy or something similar.

521 Kanter asked for the covering for the outside area to be represented on the site plan.

522 Tomei asked to have the loading areas represented on the site plan in order to make sure that they
523 are adequate.

524 Buchakjian noted that they might manipulate the outside area and site to better accommodate the
525 vehicle and pedestrian traffic patterns.

526 Buchakjian asked if there could be some dialogue between his office and the Village.

527 Cross encouraged dialogue for his concerns because he will be unable to attend the next meeting.

528 Dubow encouraged dialogue with all Village staff.

529 All Board members generally like the direction of the Cayuga Mall, but some members would
530 like to see some minor changes, such as color, arch heights, etc...

531 Instead of taking action on the project, the Planning Board decided to adjourn the public hearing
532 until the next meeting so that additional materials can be provided and further review can be had. Moved
533 by Durst. Seconded by Dankert; Ayes by: Tomei, Dankert, Stycos, Schleelein, and Durst.
534

535 Tomei suggested that discussion about the Planned Sign Area for the Cayuga Mall be deferred to
536 the next meeting.

537

538 **Proposed Alterations to Existing Special Permit #2594 for the Lansing Meadows PDA (Planned**
539 **Development Area)**

540 Goetzmann indicated that BJ's Wholesale Club would like to move the proposed electric
541 recharging station from the north side of the parking lot to the south side of the building. Goetzmann
542 noted that he was not fully aware of the specific reasons as to why BJ's would like to move the recharging
543 station.

544 Kanter asked if there is only one charging station.

545 Goetzmann indicated that there are two charging stations, but they are located on a single pole.
546 Goetzmann added that he would also like to add more charging stations on the Shops at Ithaca Mall
547 property.

548 Schleelein thought that the new location is better for pedestrian traffic flow.

549 Schleelein move to classify this as a minor change to the existing special permit #2594. Seconded
550 by Durst; Ayes by: Tomei, Dankert, Stycos, Schleelein, and Durst.

551 Dubow noted that it could be possible, if compelled to do so, for the Board to act on this either at
552 the next meeting or at tonight's meeting. Dubow noted that this would not require a Tompkins County
553 Planning Board review (239 -l and -m).

554 Moseley indicated that the next available meeting would be in late August.

555 Cross asked about signage for the charging station.

556 Goetzmann indicated that 8 square feet was previously approved by the Planning Board for this
557 anticipated signage, which square footage would be moved to this new location.

558 Dankert moved to allow and approve the proposed minor change to the existing special permit
559 #2594. Seconded by Schleelein; Ayes by: Tomei, Dankert, Stycos, Schleelein, and Durst.

560 Goetzmann asked if there were any additional items that would be needed from the Village in
561 order to use the charging station.

562 Moseley indicated that the Village Electrical Inspector needs to approve all electrical components
563 prior to allowing it to be used.

564 **Approval of Minutes**

565 Kanter was temporarily appointed as an acting Board member for the purpose of approving the
566 June 25th meeting minutes due to the absence of other Planning Board members at that meeting.

567 Dankert moved to accept the June 25th minutes as amended. Seconded by Kanter. Ayes: Tomei,
568 Dankert, and Kanter.

569 **Reports**

570 *Tomei reported on the July 16th Trustee meeting. For a report please see the minutes for that*
571 *meeting.*

572

573 **Other Business**

574 *None*

575 **Adjournment**

576 Dankert moved to adjourn at 10:00 PM. Seconded by Durst; Ayes: Tomei, Dankert, Stycos,
577 Schleelein, and Durst.

6/11/12

Dear Mr. Moseley,

We are requesting a special permit for "Home Occupation" at 20 ESTY DRIVE, ITHACA, NY 14850. Scott Steelman, NYS licensed clinical social worker and owner of the property, requests permission to operate a part time private practice of psychotherapy out of our home.

After reviewing the Village of Lansing Code, we will address all the conditions listed to demonstrate that the character of our residential neighborhood will not be adversely affected.

- (a) The home occupation will take place wholly within the principal building.
- (b) The only individual engaged in the office will be the owner of the property, Scott Steelman.
- (c) There will be no use of equipment creating visible or audible electrical interference with any electrical appliance found in any other home.
- (d) There will be no noxious odors, vibrations, glare or fumes involved.
- (e) There will be no signage other than what is permitted by the Lansing Village sign law applicable to our zoning district.
- (f) There are no exterior storage materials used in connection with this home occupation.
- (g) There are no goods offered for sale involved with the home occupation.
- (h) There exists on the premises adequate parking for all traffic generated by the Home occupation. There will be 1 car additional to the 2 family owned vehicles on the premises only during hours of the home business.
- (i) A special permit application for Home Occupation is attached to this letter.
- (j) As indicated in h, there will be 1 additional vehicle parked on the premises which should not impact traffic in a significant way.

Respectfully submitted by,


Scott Steelman, LCSWR
Property Owner/Licensed Clinical Social Worker


Carol Chaplin
Property Owner