

**Village of Lansing  
Planning Board Meeting  
October 28, 2014**

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: Deborah Dawson; Maria Stycos; Lisa  
4 Schleelein; Code Enforcement Officer, Marty Moseley; Village Attorney, David Dubow; Trustee Liaison,  
5 Lynn Leopold; Eric Goetzmann; Ed Ippolito from The Shops at Ithaca Mall; and Mark Wetzel from  
6 Onsite Companies.

7 Absent: John Gillott and Phil Dankert

8 **Public Comment Period**

9 Tomei opened the public comment period. With no one wishing to speak, Stycos moved to close  
10 the public comment period. Seconded by Dawson: Ayes by Tomei, Dawson, Stycos, and Schleelein.  
11

12 **Lansing Meadows Planned Development Area Alterations** (Requested change to alter Lansing  
13 Meadows PDA District regulations minimum road frontage)

14 Goetzmann noted that the Lansing Meadows PDA district regulations require that there be 75' of street  
15 frontage and he would like to have that section amended to not require any road frontage. Goetzmann  
16 added that there is no usable road frontage and that there is an easement that allows individuals to access  
17 the BJ Wholesale Store.

18 Dubow thought that during the process of developing the district regulations for the Lansing Meadows  
19 PDA District regulation the 75' street frontage was a carryover from other district regulations.

20 Goetzmann indicated that he wanted to increase the size of the parcel that fronts Oakcrest Road for  
21 financial reasons.

22 Dubow noted that the Trustees determined that this change to the PDA would be minor.

23 Dawson moved to recommend to the Trustees that the Lansing Meadows PDA District regulations be  
24 modified to not have a minimum road frontage requirement for the commercial component, thus allowing  
25 for a possible lot line change if one is requested. Seconded by Schleelein; Ayes by Tomei, Schleelein,  
26 Dawson, and Stycos.

27

28 **Public Hearing to Consider Special Permit:**

29 Tomei opened the public hearing for

30 *Special Permit #2925, Shops at Ithaca Mall, to construct a salt storage building, at 40 Catherwood Road*  
31 *in the Commercial High Traffic District, Tax Parcel Number 47.1-1-22. Because the property includes*

32 *land in the Steep Slope Conservation Combining District, Special Permit review is required pursuant to*  
33 *Section 145-48 of the Village of Lansing Code.*

34 Wentzel presented the proposed plan for a salt storage structure. Wentzel indicated that he would like to  
35 erect a steel tubing frame covered by a canvas top. The frame would be bolted to large concrete blocks.  
36 Wentzel indicated that he is willing to take necessary precautions for the storage of salt including sealing  
37 the parking lot and foundation edges.

38 Moseley noted that Wetzel would need to meet, and is in the process of meeting, the Village requirements  
39 as specified in Section 145-32.1.

40 Wentzel noted that the structure would be a year round structure and is permanent in nature.

41 Tomei asked about keeping the general public out of the building.

42 Wentzel indicated that he would park a front-end loader in the entrance, which would prohibit individuals  
43 from entering into the building.

44  
45 Tomei noted that the Village has received the required review in accordance with NYS General  
46 Municipal law 239-l and -m from the Tompkins County Planning Department, which indicated that there  
47 were no negative intercommunity or county-wide impacts.

48 Tomei noted that the applicant is here due to steep slopes being present on the site, but they are not  
49 proposing the storage building anywhere close to the identified existing steep slopes.

50 The Board worked through the application and materials.

51 Moseley noted that he has received the proof of mailings from the applicant as required by the Village  
52 Code.

53 Schleelein moved to close the public hearing. Seconded by Stycos; Ayes by Tomei, Stycos, Dawson, and  
54 Schleelein.

55 Tomei read the general conditions for special permits, Section 145-59E.

56 Dawson moved that all general conditions, in accordance with Section 145-59E, have been met. Seconded  
57 by Stycos; Ayes by Tomei, Stycos, Dawson, and Schleelein.

58 Tomei noted that a formal Short Environmental Assessment Form is not needed and therefore the Board  
59 would not proceed with a full review for the Short EAF. The Board did satisfy the requirements of its  
60 own independent environmental review as provided in Section 145-61.

61 Stycos moved the following special permit resolution with conditions:

62  
63 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT APPROVAL*  
64 *ADOPTED ON OCTOBER 28, 2014*



100                    *required for uses within a Combining District (Village of Lansing Code Section 145-61), and*  
101                    *(iv) any environmental issues deemed necessary and/or appropriate;*  
102

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

104

105                    1. *The Village of Lansing Planning Board hereby (i) determines that the environmental*  
106                    *information and materials submitted by the applicant and the details thereof are reasonably*  
107                    *related to the scope of the proposed project; (ii) waives the necessity for any additional*  
108                    *environmental information otherwise required; and (iii) finds that the proposed project will*  
109                    *not have a significant adverse impact on the environment; and*  
110

111                    2. *The Village of Lansing Planning Board hereby finds (subject to the conditions and*  
112                    *requirements, if any, set forth below) that the proposed action meets (i) all general conditions*  
113                    *required for all special permits (Village of Lansing Code Section 145-59E), (ii) any*  
114                    *applicable conditions required for certain special permit uses (Village of Lansing Code*  
115                    *Section 145-60), and (iii) any applicable conditions required for uses within a Combining*  
116                    *District (Village of Lansing Code Section 145-61); and*  
117

118                    3. *It is hereby determined by the Village of Lansing Planning Board that Special Permit No.*  
119                    *2925 is **GRANTED AND APPROVED**, subject to the following conditions and*  
120                    *requirements:*  
121

122                    A. *Required permits, approvals, consents and other authorizations from all applicable*  
123                    *Federal, State, County and local governmental and regulatory agencies shall be*  
124                    *obtained, maintained and complied with for all permitted improvements, operations*  
125                    *and activities as authorized by this special permit approval, and such improvements,*  
126                    *operations and activities shall at all times comply with all applicable Federal, State,*  
127                    *County and local laws, codes, rules and regulations.*  
128

129                    B. *Soil and Erosion control measures shall be implemented, coordinated, and approved*  
130                    *by either the Village of Lansing Code Enforcement Officer and/or the Village of*  
131                    *Lansing Engineer.*  
132

133                    C. *Stormwater Management Officer shall be allowed to require operational adjustments*  
134                    *if there is any unexpected spillage/run-off from this facility.*  
135

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

137                    *AYES: Mario Tomei, Lisa Schleelein, Maria Stycos, and Deborah Dawson*

138                    *NAYS: None*

139 *The motion was declared to be carried.*

140

141 **Other Business:**

142 The Board decided to cancel the November 25<sup>th</sup> and December 30<sup>th</sup> meetings..

143 **Approval of Minutes:**

144 None

145

146 **Trustee Report:**

147 Schleelein reported on the October 20<sup>th</sup> Trustee meeting. Please see the minutes of that meeting for a  
148 report.

149 **Adjournment**

150 Schleelein moved to adjourn at 8:30 PM. Seconded by Stycos; Ayes by Tomei, Stycos, Dawson,  
151 and Schleelein.

152