

Village of Lansing  
Planning Board Meeting  
Minutes of  
March 27, 2018

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The meeting of the Village of Lansing Planning Board was called to order at 7:03 PM by Chairman Mario Tomei.

Present at the meeting were Planning Board Members: Mike Baker, Carolyn Greenwald, and Jim McCauley; Alternate Member, Monica Moll; Code Enforcement Officer, Adam Robbs; Village Trustee Liaison, Ronny Hardaway, Village Attorney, William Troy, Village Engineer, Brent Cross, Joshua Silver, Deborah Dawson and Dan Veanor.

Absent: Lisa Schleelein

Tomei appointed Monica Moll as an acting member for the meeting due to the absence of Planning Board member, Lisa Schleelein.

**Public Comment Period**

Tomei opened the public comment period. With no one wishing to speak, Baker moved to close the public comment period. Seconded by Moll.

Ayes: Tomei, Baker, Greenwald, McCauley and Moll.

**Public Hearing to Consider: Continuation of Public Hearing to consider Special Permit # 4122,**

H&J Hospitality LLC. to ultimately increase the amount of parking spaces by approximately 50 spaces at 1638 East Shore Drive in the Farm and craft market combining District, Tax Parcel No. 42.1-1-28.1. Special Permit is required pursuant to Section 145- 39(D)1[e] of the Village of Lansing Code.

H&J Hospitality wants to increase parking spaces within their lot by 35 extra spots at the northern end. No one from H&J was present so Robbs presented what H&J is requesting. Gravel would be used initially, but asphalt would be put in eventually once storm water requirements are met. Cross stated that the lot is a half-acre, and then he discussed the storm water issue. Moll clarified that the original special permit request was for 50 spaces where now it is 35, and that there is an official plan for the parking lot. Robbs would like to request a buffering review of the area between the parking and residence where the stream and underbrush is to be reviewed by him in the spring and to address any problems that could arise.

**EAF (Environmental Assessment Form) and SEQR Resolution**

The Planning Board worked through the short Environmental Assessment Form (EAF). After discussion, the Board filled in the appropriate areas prior to determining that the proposed action will not result in any significant adverse environmental impacts.

Tomei indicated that the Village has received the required review of the proposal from the Tompkins County Planning Department, as required by General Municipal Law 239 -l, -m, and -n. The Department has reviewed the proposal as submitted and has determined that it has no negative inter-community or county-wide impacts.

Tomei read the Resolution for SEQR Review of Special Permit #4122

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VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR  
REVIEW OF SPECIAL PERMIT NO. 4122 ADOPTED ON MARCH 27, 2018

Motion made by: Carolyn Greenwald

Motion seconded by: Mike Baker

WHEREAS:

- A. This matter involves consideration of the following proposed action: Special Permit No. 4122, H&J Hospitality LLC to increase the amount of parking spaces by approximately 50 spaces at 1638 East Shore Drive in the Farm and Craft Market Combining District, Tax Parcel No. 42.1-1-28. 1. Special Permit is required pursuant to section 145-39. D. Q) (e) of the Village of Lansing Code; and
- B. On March 27, 2018, the Village of Lansing Planning Board, 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,
- C. the State Environmental Quality Review Act ("SEQR"),
  - (i) determined that the proposed action provided for herein is a Type II Action in accordance with SEQR; (ii) thoroughly reviewed the Short Environmental completed the Short EAF, Part 2 and Part 3;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Village of Lansing Planning Board, based upon (i) its thorough review of the Short EAF, Part 1, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review (including any Visual Environmental Assessment Form deemed required, and comments and recommendations, if any, provided by the Tompkins County Department of Planning in accordance with General Municipal Law Sections 239-1 and 23m]; (ii) its thorough review of the potentially 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); and (iii) its completion of the Short EAF, Part 2 and Part 3, including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance ("Negative Declaration") in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required;and

91 2. The Responsible Officer of the Village of Lansing Planning Board is hereby  
92 authorized and directed to complete and sign as required the Short EAF and  
93 Determination of Significance confirming the foregoing Negative Declaration,  
94 which fully completed and signed Short EAF shall be attached to and made a part  
95 of this Resolution.

96  
97 The vote on the foregoing motion was as follows:

98  
99 AYES: Mario Tomei, Carolyn Greenwald, Michael Baker, James McCauley and Monica Moll

100 NAYS: None

101 The motion was declared to be carried.

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103 **Public Hearing to Consider Special Permit # 4126 H&J Hospitality LLC** This would be to  
104 develop property addressed as 1633 East Shore drive. The owner's intent is to change this from  
105 property with an abandoned house into a gravel lot for the purpose of parking employee  
106 vehicles and business vehicles from the business across the street. Tax Parcel No. 42.1-1-22  
107 Special permit is required pursuant to Section 145-50 C of the Village of Lansing Code. Lot where there is  
108 an abandoned house, to be changed into a parking lot for staff and/or valet service.

109  
110 Discussions of safety mentioned previously. Moll asked how many spaces there would be. Robbs stated  
111 that they do not know yet, but it will be half an acre or less to keep within storm management  
112 requirements. Tomei stated that there must be a condition written in relation to the safety of crossing the  
113 road at the next meeting. Public Comment from Deborah Dawson has concerns over people who drive the  
114 road often will not be looking for people coming from that area of the road, and perhaps a sign would be  
115 helpful. Cross stated that permanent signage could be worse when there is not any event going on  
116 however, during events he suggested temporary lights and cones to alert drivers there will be people  
117 walking. It was clarified what lighting conditions are for the building across from this parking lot. Robbs  
118 stated that it is part of the conditions for the special permit.

119  
120 The Planning Board worked through the Short Environmental Assessment Form (EAF). After discussion,  
121 the Board filled in the appropriate areas prior to determining that the proposed action will not result in any  
122 significant adverse environmental impacts.

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124 Tomei indicated that the Village has received the required review of the proposal from the Tompkins  
125 County Planning Department, as required by General Municipal Law 239 -l, -m, and -n. The Department  
126 has reviewed the proposal as submitted and has determined that it has no negative inter-community or  
127 county-wide impacts.

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129 Public Hearing will stay open until April 9<sup>th</sup> 2018 and resolution will be set then.

130

131 **Informal Presentation of Proposal to Install a Telecommunications Tower at 10 Substation Alley**

132 Josh Silver, representative from NYSEG, presented a proposal for a tower to be located behind the  
133 Triphammer Mall. Silver explained the purpose of the tower and how it is a "Smart Grid Technology",  
134 making the community's power more reliable and connecting to a substation. One of the uses is allowing  
135 remote monitoring from an individual's house. Cross asked to clarify who would have access to the

136 tower, Silver confirmed that only NYSEG. Silver presented an engineering report where it is a structure  
137 class III. Procedurally, Silver understands a public hearing still needs to occur. McCauley clarified the  
138 height of the tower based on the picture passed around and the height stated which is 100 feet. Moll asked  
139 how many towers are planned for, and Silver stated 4 in total, across Tompkins County. Robbs stated  
140 there is a substation across from Cayuga Medical Center. Silver stated that substation is being moved.  
141 Moll raised concerns about how large it will be in that area, where Cross stated the width is 24 inches.  
142 Cross discussed the calculations received from the tower engineers and read through the Engineer Report.  
143 Robbs stated that the tower had to be over-engineered for fall safety. Discussion on the fall zone ensues  
144 between Moll, Cross, and Silver. Robbs stated the next available date for a public hearing would be May  
145 14<sup>th</sup>.

146

147 **Continuation of Public Hearing to Consider Special Permit #4123,**

148 Arrowhead Ventures, LLC/Triax Management Group, to develop Area B of the Lansing Meadows  
149 Planned Development Area (PDA), which includes 12 single family senior housing units, Tax Parcel No.  
150 47.1-1-17.2 and 47.1-1-17.6. This project is directly adjacent to the stand-alone retail center (BJs  
151 Wholesale Club), Area A and the proposed Commercial Section A-1 of the PDA, that is adjacent to the  
152 Shops at Ithaca Mall, and is also adjacent to the enhanced wetlands, Area C of the PDA, adapted to  
153 provide a bird habitat and buffer between Areas A and B of the PDA.

154

155 Eric Goetzmann presented the latest plan for the lot. The 12 units presented in a large building form have  
156 changed to (10) one-story duplex style homes, 20 units in all. Goetzmann passed around the current plan  
157 for the lot and hopes that it addresses all of the issues the Planning Board had with the project before. He  
158 stated that he believed it fills all of the general conditions of the PDA. It is received positively from the  
159 Board. Greenwald asked about what certain shapes are on the north side of the plan; Goetzmann stated  
160 that they are plantings. Greenwald wondered if a sidewalk could be put somewhere along that edge to  
161 create walkability within the community. She also asked about the dimensions of the path on the east side  
162 of the plan. Robbs stated there are specifications that the path has to meet. Moll asked what the sizes of  
163 the units are square footage wise. Goetzmann stated that they would be approximately 1500 sq. ft. with 2  
164 bedrooms. Robbs stated that this design is not favored for the developer but it does meet what the Village  
165 wants which is preferable. Greenwald asked about parking. Goetzmann stated that the garage is a one-car  
166 garage, and one-car lot. Cross confirmed that there is no front yard requirement for the PDA. Public  
167 comment from Deborah Dawson asked if the road is one-way or two-way, and Goetzmann replied that it  
168 would be two-way, but if one-way is wanted, then it can be discussed with Cross. Goetzmann stated that  
169 it could be safer if it is a one-way street. Deborah Dawson asked about the qualifications if it is a minor or  
170 major change, Robbs and Tomei replied that it does not matter anymore because it is a different Special  
171 Permit. Speaker asked if they are hoping to build this summer. Goetzmann stated yes, as they would like  
172 to build as soon as possible, but there may be issues with finding builders who are not already booked  
173 with other projects. Goetzmann asked the Board if Arrowhead/Triax can move forward with the project.  
174 Tomei stated that at the next meeting there will be a resolution, and a small change to the EAF. Cross  
175 stated he doesn't want to move forward without the road calculations. Robbs was satisfied with the plan.  
176 Cross asked for McFarlane to put together a proposed right of way.

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178 **Approval of Minutes:**

179 None

180

181 **Trustee Report:**

182 Mario Tomei reported on the Trustee meeting of March 19<sup>th</sup> 2018. For a complete report of the meeting  
183 please see the Trustee minutes on the Village Website.

184

185 **Other Business**

186 Tomei brought up the topic of recording of PB meetings either visual or audio. Tomei stated that it would  
187 not replace the written minutes, just as an aid in writing them. Robbs stated that in other municipalities it  
188 is hard to figure out what happened at meetings when they have “bare-bone” minutes. Discussion on how  
189 many individuals read the minutes that are posted online. Troy stated that the detailed minutes hold up  
190 very well in court if a legal issue ever arises. Robbs stated that a sound system might be beneficial to the  
191 Planning Board so that other individuals may be able to hear everything, even if the minutes do not end  
192 up being recorded. Tomei stated that he will have to send a request to the Board of Trustees for the  
193 recording of Planning Board meetings. Discussion on past Planning Board procedures and how they were  
194 recorded ensues.

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196 **Adjournment** Baker moved to adjourn at 9:40 PM. Seconded by Greenwald; Ayes by Tomei, Baker,  
197 Greenwald, McCauley, and Moll.