

Village of Lansing
Planning Board Meeting
July 31, 2018

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

Present at the meeting were Planning Board Members: Mike Baker, Carolyn Greenwald, Jim McCauley, Lisa Schleelein; Code Enforcement Officer, Adam Robbs; Village Trustee Liaison, Ronny Hardaway; Village Attorney, William Troy; Legislator Deborah Dawson, Eric Eisenhut. Andrew Sciarabba, Dan Veanor with the Lansing Star

Public Comment Period

Tomei opened the public comment period. Ronny Hardaway commented on the removal of trees from the 9 Dart Drive property. Robbs stated he is working with the owner on bringing this into compliance. Schleelein moved to close the public comment period. Seconded by Baker; Ayes by Tomei, Baker, McCauley and Schleelein

Informal Discussion of Lansing Meadows Planned Development Area

Tomei reads through the conditions for the special permit

- a. Soil and Erosion control measures and water quality techniques shall be implemented and coordinated as required and approved by the Village of Lansing Code Enforcement Officer and/or the Village of Lansing Engineer, and a plan for maintenance and said control measures and quality techniques over time shall be established with the Village of Lansing Code Enforcement Officer and/or the Village of Lansing Engineer.
- b. Prior to a building permit being issued, approval by the Village of Lansing Engineer and Village of Lansing Storm Water Officer of, but not limited to, site work, storm water management and infrastructure plans, and implementation thereof. Drainage easements for potential impact from the stormwater management facilities on neighboring parcels shall be obtained, provided to the Village for approval by the Village Engineer, Stormwater Officer and Attorney, and thereafter recorded at the Tompkins County Clerk's Office.
- c. Prior to a building permit being issued, a maintenance agreement shall be submitted to and approved by the Village Attorney, Village Engineer and Village Stormwater Management Officer pertaining to the stormwater facilities.
- d. Prior to a building permit being issued, a final lighting plan shall be submitted to and approved by Village of Lansing Lighting Commission prior to the installation.
- e. A landscaping plan shall be submitted to and approved by the Village of Lansing Planning Board prior to the installation of any plantings.
- f. Prior to a building permit being issued, approval by the Superintendent of Public Works for any proposed curb-cut and sidewalk connections shall be obtained.
- g. Required permits, approvals, consents and other authorizations from all applicable Federal, State, County and local governmental and regulatory agencies shall be obtained,

44 maintained and complied with for all permitted improvements, operations and activities as
45 authorized by this special permit approval, and such improvements, operations and
46 activities shall at all times comply with all applicable Federal, State, County and local laws,
47 codes, rules and regulations.

48 h. Prior to a building permit being issued, water consumption proposed for the occupancy of
49 the new building(s) shall be provided to the Village of Cayuga Heights and the Village of
50 Lansing for the issuance of the required sewer permits prior to the issuance of the building
51 permit.

52 i. Review and approval by the Tompkins County Department of Planning in accordance with
53 General Municipal Law Sections 239-l and 239-m must be received by the Village.

54 j. Work contemplated under Special Permit No. 4123 shall be commenced on or before
55 July 31, 2018, and if not commenced in that period, the Planning Board can require
56 further Planning Board approval(s) before any further development is done.

57 k. Work contemplated under Special Permit No. 4123 shall be completed by July 31, 2020,
58 and if not completed by that date, the Planning Board can require further Planning Board
59 approval(s) before any further development is done.

60 l. A clean set of final plans shall be approved by the Planning Board and Code Enforcement
61 Officer prior to construction commencing.

62 m. An escrow will be established, in an amount to be determined by the Village of Lansing
63 Board of Trustees in connection with the building of a sidewalk along Oakcrest Road
64 within the Village right-of-way where the subject property is located.

65 At this time Robbs stated that the developer is following the required conditions for the Special permit
66 4123. Robbs asked for permission to draft a letter to the IDA stating that compliance at this point has been
67 meet.

68 A motion was made by Greenwald that the Board approve the conditions have been meet and that Robbs
69 be allowed to draft letter to IDA, seconded by Baker; Ayes by Tomei, Baker, Greenwald, McCauley and
70 Schleelein

71 **Informal Discussion of Zoning Restrictions for Commercial Low Traffic District (CLT)**

72 Eric Eisenhut and Andrew Sciarabba wanted clarification on definitions of use for the Commercial Low
73 Traffic (CLT) zoning in the Village. Eisenhut asked for the possibility of amending or adding additional
74 uses. Tomei stated that they have to look at if the addition is good for the whole CLT area or if only for
75 the one owner. Then it would have to go before the Board of Trustees or to the Board of Zoning Appeals
76 (BZA) for a use variance. Tomei stated that the Planning Board would not wish to set any precedence.
77 Discussion was had between various members and Mr. Sciarabba and Mr. Eisenhut about what they
78 would like to see added to the definitions of the CLT. One item was a bank administration building with 2
79 tellers and a drive thru ATM. Tomei directed Sciarabba and Eisenhut to apply to the BZA. More
80 discussion was had about the process to move forward. Everyone agreeing that the BZA would be the best
81 route.

82 **Minutes for Approval**

83 None at this time.

84

85 **Trustee Report**

86 McCauley reported on the July 16, 2018 meeting. For a full report please see the Village website.

87

88 Baker moved to adjourn at 9:00 PM. Seconded by McCauley; Ayes by Tomei, Baker, Greenwald,
89 McCauley and Schleelein