

Village of Lansing  
Planning Board Meeting  
Tuesday  
February 26, 2019

The meeting of the Village of Lansing Planning Board was called to order at 7:02 PM by Chair, Lisa Schleelein.

Present at the meeting: Planning Board Members; Lisa Schleelein, Mike Baker, Jim McCauley, Monica Moll, and Alternate Member, Anthony Ingraffea; Code Enforcement Officer, Mike Scott; Village Attorney, William Troy; Village Engineer, Brent Cross; Village Trustee Liaison, Ronny Hardaway; BZA Member, Roy Hogben; and additional people including; Dan Veanor with the Lansing Star; Ralph Varn of Starland Builders, LLC; Crystal Fan, Yadong Wang, George Turner of Saratoga Associates; Tom Schickel of Schickel Architecture; Nick Williams of V.P.A. Development, LLC; Katrina Thaler Medeiros of Thaler and Thaler; John Butler, Don Butler, Robert Butler and Michael Koplinka-Loehr.

Absent: Carolyn Greenwald

Schleelein appointed, Anthony Ingraffea, as an acting member for the meeting due to the absence of Planning Board member, Carolyn Greenwald.

**Public Comment Period**

Schleelein opened the public comment period.

With no one wishing to speak, Baker moved to close the public comment period. Seconded by McCauley. Ayes by: Schleelein, Baker, Ingraffea, McCauley, and Moll.

**Continue Public Hearing for the Preliminary Plat Application for Subdivision #4229 proposed by Starland Builders, LLC.**

The applicants are seeking approval for a 3 parcel subdivision on 1510 East Shore Drive (Tax Parcel #42.1-1-46.11) in order to build (2) residential homes with walkout basement apartments. The proposed 2 lots will be located on the eastern portion of the existing 11.851 acres. Lot 1 will be 6.986 acres (Existing house), Lot 2 will be 2.103 acres and Lot 3 will be 2.828 acres.

Schleelein asked Cross and Troy if they felt there was any information missing or any open issues for this consideration as she felt the final subdivision plat requirements had been met. Cross and Troy said everything was complete.

Schleelein asked for the Public Hearing to be closed.

Baker moved to close the public hearing. Seconded by Ingraffea.

Ayes by: Schleelein, Baker, Ingraffea, McCauley, and Moll.

Schleelein read through the draft resolution for the final plat approval of Starland Builders, LLC major subdivision #4229 adopted on February 26, 2019.

50 **VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR FINAL PLAT**  
51 **APPROVAL OF STARLAND BUILDERS, LLC MAJOR SUBDIVISION #4229 ADOPTED ON FEBRUARY 26, 2019**

52  
53 *Motion made by:* \_\_\_\_\_ *Anthony Ingraffea* \_\_\_\_\_

54  
55 *Motion seconded by:* \_\_\_\_\_ *Monica Moll* \_\_\_\_\_

56  
57 **WHEREAS:**

- 58  
59 A. *This matter involves consideration of the following proposed action: Final Plat approval for a major*  
60 *subdivision, Starland Builders, LLC, as developer and as agent of the owners of the Tax Parcel*  
61 *identified herein, seeks to approve a 3-parcel subdivision on 1510 East Shore Drive (Tax Parcel #42.1-*  
62 *1-46.11) in order to build 2 residential homes with walkout basement apartments on the Tax Parcel*  
63 *which is located in a Medium Density Residential Zone. The proposed 2 lots will be located on the*  
64 *eastern portion of the existing 11.851 acres. Lot 1 will be 6.986 acres (existing house), Lot 2 will be*  
65 *2.103 acres and Lot 3 will be 2.828 acres.*  
66  
67 B. *On October 30, 2018, the Village of Lansing Planning Board, in accordance with Section 125-7 of the*  
68 *Village of Lansing Code, (i) reviewed the sketch plan submitted with respect to this proposed action;*  
69 *and (ii) classified the proposed subdivision as a major subdivision; and*  
70  
71 C. *On February 26, 2019, the Village of Lansing Planning Board, in accordance with Section 123-2 of the*  
72 *Village of Lansing Code, determined that the approval of the proposed major subdivision is a Type II*  
73 *action, and thus may be processed without further regard to Article 8 of the New York State*  
74 *Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"); and.*  
75  
76 D. *On February 26, 2019, the Village of Lansing Planning Board thereafter thoroughly reviewed and*  
77 *analyzed (i) the proposed final subdivision plat and accompanying materials and information*  
78 *presented by and on behalf of the applicant in support of this proposed action, including information*  
79 *and materials related to environmental issues, if any, which the Board deemed necessary or*  
80 *appropriate for its review; (ii) all other information and materials rightfully before the Board; and (iii)*  
81 *all issues raised during the public hearing and/or otherwise raised in the course of the Board's*  
82 *deliberations;*

83  
84 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

- 85  
86 1. *Based upon all of its foregoing review and action, it is hereby determined by the Village of*  
87 *Lansing Planning Board that approval of the proposed Starland Builders, LLC Subdivision is*  
88 **GRANTED,**  
89 2. *The Chairperson of the Village of Lansing Planning Board is hereby authorized and directed to*  
90 *sign the Final Plat for the approved subdivision in accordance with the Village of Lansing Code.*

91  
92 *The vote on the foregoing motion was as follows:*

93  
94 **AYES:** *Lisa Schleelein, Michael Baker, Anthony Ingraffea, Jim McCauley and Monica Moll.*

95 NAYS: None

96

97 *The motion was declared to be carried.*

98 Schleelein told Varn that in the future if there are any changes to the plat they need to be brought back to  
99 the Planning Board for consideration. Schleelein signed the final plat. Cross advised Varn that the plat  
100 needed to be filed with the County and a stamped receipt returned to the Code Officer.

101 **Continue Public Hearing for Special Permit #4233 Proposed by Finger Lakes Tram LLC.**

102 The applicants are seeking approval for installing an approximately 200 ft. long Tram system which  
103 includes a hoist drum/frame and cabin to hold up to 4 people. The Tram, located at 1510 East Shore Drive  
104 (Tax Parcel #42.1-1-46.11), will run from the existing home down to the shore level of Cayuga Lake.

105

106 No one from Finger Lakes Tram LLC was present at the meeting. Yadong Wang stated that due to the  
107 snow and ice they could not proceed with the tram at this time therefore they would come to a future  
108 meeting when the weather breaks. Wang reviewed his abstract of his property and said it stated the pieces  
109 of land are subject to the right-of-way of the railroad for crossing the tracks. Troy said he is not telling  
110 them they cannot legally cross the tracks, he is just advising them the railroad company may have a  
111 different view and they can be quite aggressive. Schleelein asked about the scale drawing of the tram  
112 previously requested by Cross. Scott said he is working on the scale with Finger Lakes Tram.

113

114 Schleelein stated the public hearing would stay open.

115

116 **Continue Public Hearing for Special Permit #4242 Proposed by Maguire Nissan of Ithaca.**

117 The proposed project will include development of 35 Cinema Drive (Tax Parcel # 46.-1-6-5.1) which is a  
118 4 acre commercial property – consisting of an existing Chevrolet Cadillac dealership, and a presented new  
119 Nissan dealership. The proposed action includes: construction of a two story, 25,235 SqFt (Gross Floor  
120 Area) sales and service building with associated parking; public water, sewer and electrical services;  
121 pedestrian and vehicular circulation; site lighting and signage; retaining wall; fence screening;  
122 landscaping; and improvements to existing curb cuts along Cinema Drive and Uptown Road.

123

124 George Turner provided a packet of information and gave a brief update since the last meeting. He also  
125 included an updated SEQR revising #9 on the previous form, regarding energy star products, had been  
126 updated by the State. Turner mentioned the 150 ft. buffer and the greenery they would plant and advised  
127 they included the recommendations from the County. He showed a diagram of what the fence would look  
128 like and the materials they would use and stated the fence would be gray in color with post tops.  
129 Schleelein asked about the need for ventilation in the fence. Turner said they chose that type of fence to  
130 help eliminate the headlight glare and, in addition, they increased the height of the fence to from 8 feet to  
131 10 feet.

132

133 Schleelein asked about onsite parking facing out onto Uptown Road and concern that car head lights  
134 could shine onto passing vehicles. Turner talked about the customer parking. He said the lighting plan  
135 would be discussed at the next meeting. Schleelein said the most important concern is for protecting  
136 Gaslight Village.

137

138 Turner stated they updated the building plan and solar additions. He talked about the building elevations  
139 and how they included Boston Ivy to help cover the concrete block walls.

140

141 Turner said they moved the Maguire lettering closer to the front. Schleelein asked how tall the building  
142 to the top of the Nissan logo sign would be. Turner believes it would be approximately 31 feet and said  
143 the Nissan commercial sign would be on the NW corner of the property line. There was discussion of the  
144 total square footage of signs.

145

146 Cross asked about the western border retaining wall and what the height would be. Turner said it was 10  
147 feet tall as shown in the detail sheets. Cross said a 10-foot structural wall is significant and suggested  
148 they may want to submit the design. He expressed his concern with the Homewood Suites structural wall.  
149 There was continued conversation regarding the height of the Maguire building, the structural wall, and  
150 the existing grades. Turner said they sent a request for proposal (RFP) for the wall.

151

152 Turner said they reached out to Cross to discuss the SWPPP and the stormwater installation. He said they  
153 would install a cistern to wash vehicles and possibly for gray water and they would take care of any  
154 runoff. There was conversation regarding the SWPPP. Cross said it is nearly impossible to prevent 100  
155 percent stormwater runoff but he would like to see that their best effort is implemented and talked about  
156 green provisions. Schleelein brought up the topic of redevelopment versus development and asked for  
157 clarification as to how these different designations would impact the SWPPP. There was conversation  
158 regarding development versus redevelopment, overflow parking, and stormwater and how the area to be  
159 built on was previously categorized. Turner said they treat the current gravel parking area as lawn area  
160 and it was agreed that the proposal is correctly categorized as development not redevelopment..

161

162 Schleelein read through the Short Environmental Assessment Form (EAF).

163

164 #2 - Schleelein asked if they have approached Bolton Point regarding water. Cross said they should to  
165 make sure there are no limitations and also to be consistent.

166

167 #4/5 – it was questioned if Parkland should be marked. Decided it was not applicable.

168

169 #9 - Ingraffea asked about the solar system and its capacity. Turner explained. Schickel said they based  
170 capacity on previous projects they have done and explained the intentions for this project. Ingraffea  
171 inquired on the kwhs. Schickel said approximately 25 kwhs. There was discussion on the kwhs.  
172 Schickel said they may do a combination of electric and gas however; the units they install would be  
173 energy efficient.

174

175 #13. a – Cross asked about the wetlands, the EAF answer being “no”. Scott said it was the water across  
176 from Rte. 13, on Dart Drive. There was conversation regarding the wetlands and it was decided it is not a  
177 concern.

178

179 #14 – Moll asked if Suburban should be checked instead of Urban. It was determined that it did not  
 180 matter.  
 181  
 182 #17 & 18 – Baker asked Cross if he was ok with how Maguire answered that section. Cross was ok with  
 183 it and explained his interpretation. Turner explained their process for runoff.  
 184  
 185 Schleelein read through part 2 of the EAF, 1-11. All questions were answered as “no” and agreed on as  
 186 “no”. Part 3 Determination of Significance was determined to be not applicable.  
 187  
 188 Schleelein read through the SEQR resolution for Special Permit #4242.  
 189

190 **VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR**  
 191 **REVIEW OF SPECIAL PERMIT NO. 4242 ADOPTED ON FEBRUARY 26, 2019**  
 192

193 Motion made by: Michael Baker  
 194 Motion seconded by: Monica Moll  
 195

196 **WHEREAS:**  
 197

- 198 A. *This matter involves consideration of the following proposed action: Special Permit No. 4242, is a*  
 199 *proposal by the Maguire Nissan of Ithaca to pursue a proposed project which will include*  
 200 *development of 35 Cinema Drive (Tax Parcel #46.-1-6-5-1) which is a 4-acre commercial property*  
 201 *consisting of an existing Chevrolet Cadillac dealership, and a presented new Nissan dealership. The*  
 202 *proposed action includes: construction of a two story, 25,235 sq. ft. (gross floor area) sales and service*  
 203 *building with associated parking; public water, sewer and electrical services, pedestrian and vehicular*  
 204 *circulation, site lighting and signage, retaining wall, fence screening, landscaping and improvements*  
 205 *to existing curb cuts along Cinema Drive and Uptown Road.*  
 206
- 207 B. *On February 26, 2019, the Village of Lansing Planning Board, in performing the lead agency function*  
 208 *for its independent and uncoordinated environmental review in accordance with Article 8 of the New*  
 209 *York State Environmental Conservation Law - the State Environmental Quality Review Act (“SEQR”), (i)*  
 210 *determined that the proposed action provided for herein is an Unlisted Action in accordance with*  
 211 *SEQR; (ii) thoroughly reviewed the Short Environmental Assessment Form (the “Short EAF”) Part 1,*  
 212 *and any and all other documents prepared and submitted with respect to this proposed action and its*  
 213 *environmental review [including any Visual Environmental Assessment Form deemed required, and*  
 214 *comments and recommendations, if any, provided by the Tompkins County Department of Planning in*  
 215 *accordance with the General Municipal Law Sections 239-1 and 239-m]; (iii) completed its thorough*  
 216 *analysis of the potential relevant areas of environmental concern to determine if the proposed action*  
 217 *may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR*  
 218 *Section 617.7(c); and (iv) completed the Short EAF, Part 2).*  
 219

220 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**  
 221

222 1. *The Village of Lansing Planning Board, based upon (i) its thorough review of the Short EAF, Part 1, and*  
223 *any and all other documents prepared and submitted with respect to this proposed action and its*  
224 *environmental review [including any Visual Environmental Assessment Form deemed required, and*  
225 *comments and recommendations, if any, provided by the Tompkins County Department of Planning in*  
226 *accordance with General Municipal Law Sections 239-l and 239-m], and (ii) its thorough review of the*  
227 *potential relevant areas of environmental concern to determine if the proposed action may have a*  
228 *significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section*  
229 *617.7(c), and (iii) its completion of the Short EAF, Part 2, including the findings noted thereon (which*  
230 *findings are incorporated herein as if set forth at length), hereby makes a negative determination of*  
231 *environmental significance ("NEGATIVE DECLARATION") in accordance with SEQR for the above*  
232 *referenced proposed action, and determines that an Environmental Impact Statement will not be*  
233 *required; and*

234  
235 2. *The Responsible Officer of the Village of Lansing Planning Board is hereby authorized and directed to*  
236 *complete and sign as required the Short EAF, Part 3, confirming the foregoing NEGATIVE*  
237 *DECLARATION, which fully completed and signed Short EAF shall be attached to and made a part of*  
238 *this Resolution.*

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

240

241 *AYES: Lisa Schleelein, Michael Baker, Anthony Ingraffea, Jim McCauley and Monica Moll.*

242 *NAYS: None*

243 *The motion was declared to be carried.*

244

245 Troy asked that EAF page 5, #10 be amended to say yes and to reflect the category change of the project  
246 from "Redevelopment" to "Development". He said the change could be initialed by the applicant.

247

248 There was discussion as to what material would be helpful to present to the Board of Zoning Appeals  
249 (BZA) for the March 13, 2019 meeting. Schickel asked about possibly getting sign off on the final site  
250 plan approval. It was stated that the BZA should review the proposal first. Turner and Schickel said they  
251 would plan to be present at the next Planning Board meeting on March 11, 2019.

252

253 Schleelein moved the last item on the agenda to be discussed next.

254

255 **Informal Subdivision Approval Extension.**

256 V.P.A. Development, LLC is seeking an extension on the 9 Dart Drive (Tax Parcel # 46.1-4-1)  
257 subdivision to allow them to immediately file for a new tax map number from the County Assessment  
258 Office. The minor subdivision was approved by the Planning Board on July 9, 2018.

259

260 Schleelein advised this subdivision request was presented at a previous meeting however the subdivision  
261 approval had not been properly filed with the County.

262

263 Scott explained what the next steps would be for the approval. Williams said he would comply  
264 immediately. All agreed that that would be prudent.

265

266 Schleelein read the resolution.

267  
268 **VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR FINAL PLAT**  
269 **APPROVAL OF VPA DEVELOPMENT MAJOR SUBDIVISION ADOPTED ON**  
270 **FEBRUARY 26, 2019**  
271

272 Motion made by: Jim McCauley

273 Motion seconded by: Michael Baker

274

275 **WHEREAS:**

- 276 A. This matter involves consideration of the following proposed action: to grant an extension of time to  
277 VPA Development to complete all filings and other requirements for the completion of the Final Plat  
278 Approval of VPA Development as adopted by the Village of Lansing Planning Board on July 9, 2018;  
279 and  
280 B. VPA Development has not yet completed all of the required actions for Final Plat Approval; and  
281 C. The Village of Lansing Planning Board feels it is appropriate to give VPA Development an additional  
282 period of time in which to complete all requirements for Final Plat Approval, not to exceed 62 days  
283 from the date of this resolution.  
284

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

286

- 287 1. Based upon all of its foregoing review and action, it is hereby determined by the Village of Lansing  
288 Planning Board that approval of an extension of time, not to exceed 62 days from the date of this  
289 Resolution, for VPA Development to complete all of the requirements for Final Plat Approval is  
290 **GRANTED.**  
291

292 The vote on the foregoing motion was as follows:

293 AYES: Lisa Schleelein, Michael Baker, Anthony Ingraffea, Jim McCauley and Monica Moll.

294 NAYS: None

295

296 The motion was declared to be carried.

297

298 **Informal Land Development Discussion.**

299 Michael Koplinka-Loehr would like to receive input from the Board about a possible development of 9.35  
300 acres on Graham Road (Tax Parcel #46.1-1-6.24). He presented the Board with the following written  
301 description:

302

303 "Aging in Place" concept for review by Village of Lansing Planning Board -  
304 2/26/19, Mike Koplinka-Loehr

305 Seeking informed recommendation regarding how to proceed, such an idea is allowable.  
306

307

308 The 9.35 acre property at: Village of Lansing tax parcel # 46.1-1-6.24 (presently owned by Tran Hung  
309 Phi, vacant land, between 89 Graham Rd. and the corner house at 2 Dart Dr.) is in the Medium  
310 Density Residential District (MDR), which is required to have 20,000 sq. ft. per lot for a single family  
311 home. Some areas are unbuildable, (stream setbacks, stream crossings from Dart Drive, small wedge  
to the NE and tiny 2-plot cemetery).

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*Mike Scott, Code Enforcement Officer, suggests this would require a Cluster Development, which would increase the density, requiring an application for a PDA or a Zoning Variance. See attached tax parcel map, rudimentary sketch of "Aging in Place" housing placement ideas, and a few EAF pages on the property.*

*Vision/scenario for a future aging-in-place community:*

*We envision an intentional community for 8-10 handicap-accessible, energy-efficient homes, approximately 1200 sq. ft. or smaller, for individuals, couples or small families that wish to support aging-in-place. If we purchase the above parcel, we would build a road, set aside green space for walking and recreation, (hopefully connecting to the new Village of Lansing park), fully honoring the current deed restriction.*

*A community house will be the final building which would contain a basic kitchen, one room large enough to accommodate all residents for shared meals/activities/ presentations, an apartment / guest room for visiting family members, an office for a nurse or home health aide, a small greenhouse, a workshop, and storage space. Per the attached sketch, the 8-10 houses and community house will be clustered to the center of the parcel, with shared garden space in the center of the loop.*

*Ownership structure: At first we were thinking of a 'home-owners-association' (very difficult under NYS law,) but since then have thought about: cooperative, condominium, land trust, etc.*

*Basically we're thinking that the land would be owned by one entity, and people would 'buy-in' with a fee to that entity for the common infrastructure investments, but then own their individual residences separate from that entity.*

*We have not begun to determine road specs that we'll need (turning radius, load carrying capacity, fire truck access, etc.), or utilities (probably underground.)*

*Thanks for your thoughts and suggestions.*

Schleelein asked Koplinka-Loehr to explain his proposal. Koplinka-Loehr explained the letter he forwarded to Scott and stated the property is on Graham Road where it turns into Dart Drive and would like to consider developing "aging in place" cottages. He said the main reason for his attendance at this meeting was to ask the Board for their advice and feedback, and if this proposal would be allowable in this MDR area. He said he is exploring the idea and has not put an offer on this property as he would like to know the possibilities and how to proceed.

Cross asked if these cottages would be rentals or be privately owned. Koplinka-Loehr said the houses would be owned but the land would be leased.. Cross asked if this would be equal to a subdivision. Scott asked if it would be sectioned out to each house. There was discussion on NY State clustering, subdivisions, and if the driveway accesses would be privately owned. Koplinka-Loehr said roads would be built to Village specs. Cross talked about the road right-of-way and what land would be left. Schleelein said she encourages Koplinka-Loehr to work within the existing Village Code and for MDR available space as there are some physical constraints with the proposed site. Discussion of the size of the parcels being 20,000 sq.ft., cluster housing and subdivisions. Schleelein said duplexes could be considered under Code in MDR. Moll asked if the houses would be individually built and encouraged homeownership. Koplinka-Loehr said they would be individually built by the homeowner.



362 **Informal Lot Line Change Proposal.**

363 The Board will review a possible lot line change proposed by the Butler family located at 1583 East shore  
364 drive. The current lot line divides 2 existing lots (Tax Parcel #42.1-1-40.1) and (Tax Parcel #42.1-1-40.2).  
365

366 Katrina Thaler Medeiros of Thaler and Thaler, introduced herself as representing John Butler, the sole  
367 owner of 1583 East Shore Drive. She stated the members of the Butler family that have made this  
368 application for change are unauthorized as they are not the owners of the land. Don Butler stated they  
369 are trying to facilitate a family decision and accelerate the process as they have an interested buyer.  
370 Schleelein said this sounds like a family dispute and it is not the role of the Planning Board to settle this  
371 matter. Scott expressed frustration and stated this proposal was not presented to him as a subdivision.  
372 Schleelein said to come back to the Board for discussion once this matter was resolved amongst the  
373 family members.

374

375 **Approval of Minutes:**

376

377 **February 11, 2019**

378 Moll moved to accept the minutes of February 11, 2019, as amended. Seconded by Baker;

379 Ayes by; Schleelein, Baker, Ingraffea, McCauley, and Moll.

380 Nays: None:

381

382 **Trustee Report:**

383 None as February 18 meeting canceled due to Presidents Day.

384

385 **Other Business:**

386 Schleelein asked the Planning Board members if anyone was considering attending the New York State  
387 Planning Federation conference held in Lake George at Bolton Landing on April 30, 2019. Baker stated  
388 he thought that Greenwald may be considering to attend.

389

390 Baker advised he cannot cover as the liaison for the March 4, 2019 Board of Trustees meeting and asked  
391 if anyone could cover for him. There was no member that thought they could cover that meeting.

392

393 **Adjournment:**

394 Baker moved to adjourn at 8:48 PM. Seconded by Moll.

395 Ayes by: Schleelein, Baker, Ingraffea, McCauley, and Moll.

396

397 Minutes taken by: Tammy Milliman, PT Clerk

398

399