

**Village of Lansing
Planning Board Meeting
March 26, 2013**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:35 P.M. by Chairman
2 Mario Tomei.

3 Present at the meeting were Planning Board Members Maria Stycos, Phil Dankert, Lisa
4 Schleelein, and Jon Kanter; Code Enforcement Officer Marty Moseley; Village Attorney David Dubow;
5 Trustee Liaison Lynn Leopold; Gina Speno from The Shops at Ithaca Mall; Craig from the Target Store;
6 Village Resident Deborah Dawson; and Community Party Observer Carla Marceau.

7

8 **Public Comment Period**

9 Tomei opened the public comment period.

10 Marceau noted that she was the observer for the Community Party.

11 With no one wishing to speak from the public, Schleelein moved to close the public comment
12 period. Seconded by Stycos; Ayes: Tomei, Stycos, Schleelein, Dankert, and Kanter.

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14 **Public Hearing to Consider:**

15 Special Permit #2743 The Shops at Ithaca Mall, to allow for temporary commercial storage for
16 the existing Target Store located at 40 Catherwood Road, located in the Commercial High Traffic
17 District, Tax Parcel Number 47.1-1-24. Special Permit review is required pursuant to section 145-
18 30.

19 Craig indicated that due to Ithaca College and Cornell having the same August weekend arrival
20 date in the fall, Target is requesting to have the temporary commercial storage in order to keep a
21 certain amount of extra stock items on hand. Craig added that the Ithaca Target will be number 1
22 in the country for sales due to the amount of stock sold during the move-in date for the colleges.

23

24 Dankert asked why the storage containers were needed as soon as July 15th.

25

26 Craig indicated that Target likes to bring in the extra stock items gradually in order to eventually
27 have a larger stock of certain items. Craig added that Target would need to add 40-50 extra employees at
28 the same time. Craig noted that the storage containers would be on camera and locked up for security
29 purposes.

30

31 Tomei asked if there would be a chain-link fence around the containers, similar to when Target
32 was remodeling.

33

34 Craig indicated that they would not have the fence because he felt it would be safer without it due
35 to people wanting to climb the fence. Craig added that Target would gradually build up the number of

36 containers starting with 2 and working up to 10, and in the same fashion Target would gradually remove
37 the storage containers as they were no longer needed.

38
39 Dankert asked about how many parking spaces would be taken by the storage containers.

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41 Craig indicated that approximately 2 spaces would be used per storage container.

42
43 Tomei indicated that the Village has received comments from the Tompkins County Planning
44 Department as required by General Municipal Law 239-1, -m and -n. Tomei noted that the County
45 determined that there would be no intercommunity or county-wide impact due to this matter.

46
47 Tomei led the Board through the New York State Short Environmental Assessment form, Parts I
48 and II. Kanter moved the following resolution, seconded by Dankert

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50

51 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR REVIEW OF SPECIAL*
52 *PERMIT NO. 2743 ADOPTED ON MARCH 26, 2013*

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54 *Motion made by:* _____ *Jon Kanter*

55

56 *Motion seconded by:* _____ *Phil Dankert*

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58 **WHEREAS:**

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61 A. *This matter involves consideration of the following proposed action: Special Permit #2743,*
62 *The Shops at Ithaca Mall, to allow for temporary commercial storage for the existing Target*
63 *Store located at 40 Catherwood Road in the Commercial High Traffic District, Tax Parcel*
64 *Number 47.1-1-24. Special Permit approval is required pursuant to Sections 145-30 and 145-*
65 *60 H.(1) of the Village of Lansing Code; and*

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67 B. *The proposed action provided for herein is an Unlisted Action in accordance with SEQR for*
68 *which the Village of Lansing Planning Board is an involved agency for the purposes of*
69 *environmental review; and*

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71 C. *On March 26, 2013, the Village of Lansing Planning Board, in performing the lead agency*
72 *function for its independent and uncoordinated environmental review in accordance with*

73 *Article 8 of the New York State Environmental Conservation Law - the State Environmental*
74 *Quality Review Act ("SEQR"), (i) thoroughly reviewed the Short Environmental Assessment*
75 *Form (the "Short EAF"), Part I, and any and all other documents prepared and submitted*
76 *with respect to this proposed action and its environmental review, (ii) thoroughly analyzed*
77 *the potential relevant areas of environmental concern to determine if the proposed action*
78 *may have a significant adverse impact on the environment, including the criteria identified in*
79 *6 NYCRR Section 617.7(c), and (iii) completed the Short EAF, Part II;*
80

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

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84 1. *The Village of Lansing Planning Board, based upon (i) its thorough review of the Short EAF,*
85 *Part I, and any and all other documents prepared and submitted with respect to this proposed*
86 *action and its environmental review, (ii) its thorough review of the potential relevant areas of*
87 *environmental concern to determine if the proposed action may have a significant adverse*
88 *impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c),*
89 *and (iii) its completion of the Short EAF, Part II, including the findings noted thereon (which*
90 *findings are incorporated herein as if set forth at length), hereby makes a negative*
91 *determination of environmental significance ("**NEGATIVE DECLARATION**") in*
92 *accordance with SEQR for the above referenced proposed action, and determines that an*
93 *Environmental Impact Statement will not be required; and*

94

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

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

104

105 *AYES: Mario Tomei, Phil Dankert, Maria Stycos, Lisa Schleelein, and Jon Kanter*

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143 prepared and submitted with respect to this proposed action and its environmental review,
144 (ii) thoroughly analyzed the potential relevant areas of environmental concern to determine if
145 the proposed action may have a significant adverse impact on the environment, including the
146 criteria identified in 6 NYCRR Section 617.7(c), (iii) completed the Short EAF, Part II; and
147 (iv) made a negative determination of environmental significance (“Negative Declaration”)
148 in accordance with SEQR for the above referenced proposed action and determined that an
149 Environmental Impact Statement would not be required, whereupon the special permit
150 application was determined to be complete; and
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152 C. On March 26, 2013, the Village of Lansing Planning Board held a public hearing regarding
153 this proposed action, and thereafter thoroughly reviewed and analyzed (i) the materials and
154 information presented by and on behalf of the applicant in support of this proposed action,
155 including information and materials related to the environmental issues, if any, which the
156 Board deemed necessary or appropriate for its review, (ii) all other information and
157 materials rightfully before the Board (including, if applicable, comments and
158 recommendations, if any, provided by the Tompkins County Department of Planning in
159 accordance with General Municipal Law Sections 239-l and -m), and (iii) all issues raised
160 during the public hearing and/or otherwise raised in the course of the Board’s deliberations;
161 and
162

163 D. On March 26, 2013, in accordance with Section 725-b of the Village Law of the State of New
164 York and Sections 145-59, 145-60, 145-60.1 and 145-61 of the Village of Lansing Code, the
165 Village of Lansing Planning Board, in the course of its further deliberations, reviewed and
166 took into consideration (i) the general conditions required for all special permits (Village of
167 Lansing Code Section 145-59E), (ii) any applicable conditions required for certain special
168 permit uses (Village of Lansing Code Section 145-60), (iii) any applicable conditions
169 required for uses within a Combining District (Village of Lansing Code Section 145-61), and
170 (iv) any environmental issues deemed necessary and/or appropriate;
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172 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

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175 1. The Village of Lansing Planning Board hereby finds (subject to the conditions and
176 requirements, if any, set forth below) that the proposed action meets (i) all general conditions
177 required for all special permits (Village of Lansing Code Section 145-59E), (ii) any
178 applicable conditions required for certain special permit uses (Village of Lansing Code
179 Section 145-60), and (iii) any applicable conditions required for uses within a Combining
180 District (Village of Lansing Code Section 145-61); and
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182 2. It is hereby determined by the Village of Lansing Planning Board that Special Permit No.
183 2743 is **GRANTED AND APPROVED**, subject to the following conditions and
184 requirements:

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186 a. *A maximum of 10 containers shall be permitted on site starting no earlier than July 15,*
187 *2013 and shall be completely removed from the site by September 15, 2013.*
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191 *The vote on the foregoing motion was as follows:*

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193 *AYES: Mario Tomei, Phil Dankert, Maria Stycos, Lisa Schleelein, and Jon Kanter*

194

195 *NAYS: None*

196

197 *The motion was declared to be carried.*

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200 **Reports**

201 Kanter reported on the March 18th Board of Trustees meeting. For a report of the meeting please
202 see the Trustee minutes.

203 **Approval of Minutes**

204 Kanter moved to accept the January 29th minutes as amended. Seconded by Stycos. Ayes: Tomei,
205 Kanter, and Stycos. Abstention by Schleelein and Dankert.

206 Schleelein moved to accept the February 11th minutes as amended. Seconded by Stycos. Ayes:
207 Tomei, Kanter, Stycos, and Schleelein. Abstention by Dankert.

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210 **Other Business**

211 Kanter indicated that the Town of Lansing is showing progress with their comprehensive plan
212 survey. Kanter indicated that there would still be time if the Village wanted to take advantage of a joint
213 comprehensive plan survey.

214 Stycos asked if residents in the Village would be included in the survey results for the Town.

215 Kanter noted that the survey for the Town would have different questions that may not be
216 applicable to the Village residents, like preservation of agricultural land.

217 Stycos asked if Village residents could state their opinion on the Town topics.

218 Kanter noted that the Village residents could still fill out a survey and would probably not be
219 excluded from the random sampling, and would also probably be asked if they lived in the Village or
220 lived in the Town.

221 Leopold indicated that the Village does need to conduct a separate survey for commercial
222 properties or businesses.

223 Kanter noted that the Town will have a random phone survey as well as a web-based survey that
224 anyone can fill out and submit to the Town electronically. Kanter noted that the web survey would be a
225 secondary approach for the survey information. Kanter indicated that the survey would be the first step in
226 getting the information out to the public that the comprehensive plan is being altered.

227 Leopold noted that the Village would need to know what the Town questions are so there is no
228 repetition. Leopold noted that they should look at old surveys to see if any of those questions are still
229 applicable. Leopold noted that the Village needs to think about what they want to know from the residents
230 of the Village.

231 Schleelein asked if the comprehensive plan survey would be discussed at the joint meeting
232 between the Town and Village of Lansing.

233 Kanter noted that it would probably be one of the many topics discussed that evening.

234 Schleelein asked if the Trustees could meet with the Planning Board jointly.

235 Leopold noted that they might be able to in May, but not earlier.

236 Tomei noted that he would work on scheduling the joint meeting.

237 **Adjournment**

238 Stycos moved to adjourn at 8:42 PM. Seconded by Stycos; Ayes by Tomei, Stycos, Schleelein,
239 Dankert, and Kanter.
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