

**Village of Lansing  
Planning Board Meeting  
August 27, 2013**

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 Phil Dankert, Lisa Schleelein, Maria  
4 Stycos, and Jon Kanter; Alternate Member, Deborah Dawson; Village Attorney, David Dubow; Code  
5 Enforcement Officer, Marty Moseley; Village Trustee Liaison, Lynn Leopold; Lansing Pathways  
6 Committee Members: Maureen Cowan, Ruth Hopkins, Rodger Hopkins, Deborah Trumbull, Dale Baker,  
7 Jennifer Miller, Dick Taylor, Sue Ruoff and Philip Snyder.

8 **Public Comment Period**

9 Tomei opened the public comment period.

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

12  
13 **Discussion with Town of Lansing Pathways Committee to see their plans for walking trails in the**  
14 **Town.**

15  
16 Tomei welcomed the Town of Lansing Pathways Committee represented by Co-founders Roger  
17 and Ruth Hopkins and Chairman, Maureen Cowan. Cowen explained the history of the Pathways  
18 Committee—adopted by a Town ordinance in September 2010--and added that former Village Planning  
19 Board Chairman, Ned Hickey, provided some guidance when they first started. The Pathways Committee  
20 is volunteer based. The Pathways Committee presented the goals and objectives for footpaths in the  
21 Town of Lansing. Roger Hopkins indicated that their ultimate goal is for future trails to connect the  
22 Town and Village of Lansing as well as other municipalities. The Pathways Committee has been  
23 successful in establishing a Town Center Trail. They are currently pursuing easements from landowners to  
24 establish several new trails along Triphammer Road and Burdick Hill Road which would connect to  
25 neighboring communities in the Village.

26 Kanter proposed that the Pathways Committee pursue possible grants to support their  
27 construction of trails because these are more than recreational trails. He recommended that the Town  
28 update its comprehensive plan by formally adopting the goals, objectives and strategies of the Pathways  
29 Committee for the trail system.

30 A lengthy discussion ensued about the benefits of the trail systems for both the Town and the  
31 Village, as well as some of the hindrances that are being addressed. One of the hindrances is the  
32 reluctance of the railroad and some homeowners to grant easements for the construction of a trail.

33 Stycos asked whether trails have been included in subdivision plans. Tomei clarified it is part of  
34 the Village's Comprehensive Plan, but the Village does not have a committee to establish a trail system.  
35 Tomei stated that it would be beneficial to have an agreement with the Town so that Town and Village  
36 residents have access to downtown Ithaca through a trail system. The Village Board was pleased with the

37 efforts of the Town Pathways Committee and the connected trails concept and thanked the Committee for  
38 their report.

39  
40 **Public Hearing to Consider:**  
41 Special Permit 2782, Suzan Schatz, to convert a portion of a detached single family residential  
42 garage into an additional residential building, for the purpose of having a total of two residential units  
43 located at 844 Cayuga Heights Road, in the Low Density Residential District, Tax Parcel No. 48.1-2-  
44 37.2. Special Permit is required pursuant to section 145-58(A) of the Village of Lansing Code.

45 This permit seeks to convert a single family detached garage into a single resident building unit at  
46 844 Cayuga Heights Road. It is in a Low Density Residential District. The detached garage currently is  
47 used for a catering business. This building is equipped with electrical and plumbing connections. With  
48 minimal renovations, it could be converted into a residential building.

49 A neighbor, Brad Olson, who is adjacent to this property, stated that he has not had time to  
50 review the application because he returned home yesterday. He asked the Planning Board for more time  
51 to review the application and its potential impact on them.

52 Tomei suggested that the Olsons' questions might be answered during the discussion period.  
53 After discussing and examining the floor plans, the Olsons had no further questions.

54 Schatz indicated that there would be no exterior changes and no changes to the footprint of the  
55 building. There is adequate parking driveway access, and set backs are not an issue. There was discussion  
56 regarding the need to have a firewall installed.

57 There being no further input from the public, Stycos moved to close the public hearing. Seconded by  
58 Kanter: Ayes by Tomei, Dankert, Kanter, Schleelein, and Stycos.

59 Tomei read the General Conditions for Special Permits 145-59E.

60 Dubow indicated that no formal SEQRA review is required.

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

62 Dankert moved that all General Conditions in accordance with 145-59E have been met. Seconded by  
63 Stycos: Ayes by Tomei, Dankert, Kanter, Schleelein, and Stycos.

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65 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT NO. 2782*  
66 *ADOPTED ON AUGUST 27, 2013*

67 *Motion made by:* \_\_\_\_\_ *Jon Kanter*

68 *Motion seconded by:* \_\_\_\_\_ *Maria Stycos*

69 ***WHEREAS:***

70 A. *This matter involves consideration of the following proposed action: Special Permit 2782,*  
71 *Suzan Schatz, to convert a portion of a detached single family residential garage into an*

72 additional residential building, for the purpose of having a total of two residential units  
73 located at 844 Cayuga Heights Road, in the Low Density Residential District, Tax Parcel  
74 No. 48.1-2-37.2. Special Permit is required pursuant to section 145-58(A) of the Village of  
75 Lansing Code; and  
76

77 B. On August 27, 2013, the Village of Lansing Planning Board, in accordance with (i) Article 8  
78 of the New York State Environmental Conservation Law - the State Environmental Quality  
79 Review Act ("SEQR"), and 6 NYCRR Section 617.5; (ii) Section 145-58(A), of the Village of  
80 Lansing Code; and (iii) Section 123.2 of the Village of Lansing Code, hereby determines that  
81 the approval of the proposed special permit is a Type II action, and thus may be processed  
82 without further regard to SEQR; and  
83

84 C. On August 27, 2013, the Village of Lansing Planning Board held a public hearing regarding  
85 this proposed action, and thereafter thoroughly reviewed and analyzed (i) the materials and  
86 information presented by and on behalf of the applicant in support of this proposed action,  
87 including information and materials related to the environmental issues, if any, which the  
88 Board deemed necessary or appropriate for its review, (ii) all other information and  
89 materials rightfully before the Board (including, if applicable, comments and  
90 recommendations, if any, provided by the Tompkins County Department of Planning in  
91 accordance with General Municipal Law Sections 239-l and -m), and (iii) all issues raised  
92 during the public hearing and/or otherwise raised in the course of the Board's deliberations;  
93 and  
94

95 D. On August 27, 2013, in accordance with Section 725-b of the Village Law of the State of New  
96 York and Sections 145-59, 145-60, 145-60.1, 145-61, and 145-58(A) of the Village of Lansing  
97 Code, the Village of Lansing Planning Board, in the course of its further deliberations,  
98 reviewed and took into consideration (i) the general conditions required for all special  
99 permits (Village of Lansing Code Section 145-59E), (ii) any applicable conditions required  
100 for certain special permit uses (Village of Lansing Code Section 145-60), (iii) any applicable  
101 conditions required for uses within a Combining District (Village of Lansing Code Section  
102 145-61), and (iv) any environmental issues deemed necessary and/or appropriate;

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

105 1. The Village of Lansing Planning Board hereby finds (subject to the conditions and  
106 requirements, if any, set forth below) that the proposed action meets (i) all general conditions  
107 required for all special permits (Village of Lansing Code Section 145-59E); (ii) any  
108 applicable conditions required for certain special permit uses (Village of Lansing Code  
109 Section 145-60); (iii) any applicable conditions required for uses within a Combining District  
110 (Village of Lansing Code Section 145-61); and (iv) any applicable conditions required for  
111 uses provided for in Section 145-58(A) of the Village of Lansing Code; and  
112

113           2. *It is hereby determined by the Village of Lansing Planning Board that Special Permit No.*  
114           *2782 is **GRANTED AND APPROVED**, subject to the following conditions and*  
115           *requirements:*

116  
117

118   The vote on the foregoing motion was as follows:

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

120   NAYS: None

121   The motion was declared to be carried.

122

123   **Approval of Minutes**

124   None

125

126   **Reports**

127           Tomei reported on the Trustees minutes of July and August. Please see the minutes of those  
128   meetings for a full report.

129

130   **Other Business**

131           The new Village offices have a proposed move-in date of November 22. In other business,  
132   Leopold stated that the Comprehensive Plan survey is complete, and the results will be forthcoming.

133

134   **Adjournment**

135   Dankert moved to adjourn at 9:27 PM. Seconded by Kanter; Ayes: Tomei, Schleelein, Dankert, and  
136   Kanter.

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139   The next meeting is September 9, 2013. Deborah Dawson will substitute for Lisa Schleelein.

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