

**Village of Lansing  
Planning Board Meeting  
September 30, 2014**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:00 P.M. by Chairman  
2 Mario Tomei.

3 Present at the meeting were Planning Board Members: Phil Dankert, Deborah Dawson, Maria  
4 Stycos; Alternate Member, John Gillott; Code Enforcement Officer, Marty Moseley; Village Attorney,  
5 David Dubow; Village Engineer, Brent Cross; Trustee Liaison, Lynn Leopold; Trustee, John O'Neil;  
6 Village Resident, Mike Baker and Zelman Warhaft.

7 Absent: Lisa Schleelein

8 Tomei appointed Gillott as an acting member for the meeting due to the absence of Planning Board  
9 member Lisa Schleelein.

10 **Public Comment Period**

11 Tomei opened the public comment period. With no one wishing to speak, Dawson moved to  
12 close the public comment period. Seconded by Stycos: Ayes by Tomei, Dankert, Dawson, Stycos, and  
13 Gillott.

14

15 **Consideration/ Classification of Proposed Amendment to Lansing Trails II Subdivision**

16 **Plat**

17 Baker submitted three new plans that have a driveway connection on Nor Way. Baker noted that they  
18 have flipped the house design to allow for the driveway to connect to Nor Way. Baker noted that option  
19 #1 was preferred.

20 Tomei recused himself due to previously knowing Baker.

21 Dubow noted that due to the subdivision being a cluster subdivision, it allowed the Planning Board to  
22 adjust setbacks that would not typically be allowed unless an area variance was granted by the Board of  
23 Zoning Appeals. An amendment to the lot would require a new plat to be submitted reflective of the  
24 changes if approved.

25 After further discussion, Dawson moved to accept proposal #1, which would allow for a reduced  
26 setback on the west side of the lot but increase the setback on the east side of the lot. Seconded by Stycos;  
27 Ayes by Dankert, Dawson, Stycos, and Gillott. Abstention: Tomei.

28

29 **Consideration of Amendment to Lansing Trails II subdivision conditions** (Allow for a reduction in  
30 road width)

31 Cross indicated that the original subdivision plan called for paved roads that were approximately 20' in  
32 width. In 2012 there was a request to have the road width expanded to allow for safe pedestrian co-  
33 mingling with vehicle traffic.

34 Superintendent of Public Works John Courtney submitted the following:

35 *On the road that is going to be paved on at Ivars (NOR WAY?), we questioned the 30' width I*  
36 *had originally requested and board approved. On site today for the proof roll, it was determined that 30' is*  
37 *quite wide and would makes some areas dangerous for motorists because of proximity of culverts, the*  
38 *width of 30' at 2% cross slope, making the tapers to the ditch, steep.*

39 *My request from you is to allow Ivar and his contractor to pave the road 26' 8" at 2 1/4" thick using the*  
40 *same material as it would have to pave 30' at 2". Larry Frabroni, Brent Cross, Ottenschot Construction,*  
41 *and myself think it would be more appropriate.*

42 *Thanks,*

43 *John*

44 Cross indicated that the reduction in width would allow for a slightly thicker asphalt base.

45 After a short discussion about current road widths in the area Dawson moved the following resolution:

46

47 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR LANSING TRAILS II*  
48 *SUBDIVISION AMENDMENT OF COJDITIONS ADOPTED ON SEPTEMBER 30, 2014*

49 *Motion made by: \_\_\_\_\_Deborah Dawson\_\_\_\_\_*

50

51 *Motion seconded by: \_\_\_\_\_Maria Stycos\_\_\_\_\_*

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53

54 *WHEREAS, the Village of Lansing Planning Board has prior hereto approved the Lansing Trails II*  
55 *Final Subdivision Plat, its permitted Phases of construction related thereto, the various required*  
56 *Subdivision Conditions related thereto, and its several additional prior amendments thereto; and*

57

58 *WHEREAS, the Village of Lansing Planning Board has prior hereto at its meeting on October 23,*  
59 *2012 approved an amendment to the Subdivision Conditions, including specifically what is now*

60 *designated as Condition No. 24 with the various road pavement provisions thereunder applicable to*  
61 *Phase 2 of the Subdivision; and*

62

63 *WHEREAS, based upon further recent evaluation of, and agreement by, each of the Subdivision*  
64 *developer, the Village Highway Superintendent, and Village Engineer regarding the currently required*  
65 *pavement width and thickness set forth in Condition No. 24 (specifically sub-conditions "iii", "iv" and "vi")*  
66 *regarding the road designated as "Nor Way" and intended to be dedicated and conveyed to the Village,*  
67 *it has thereby been recommended by such parties to the Planning Board that such present pavement*  
68 *width and thickness requirements for such Nor Way be slightly modified as provided hereafter; and*

69 *WHEREAS, the Village of Lansing Planning Board considers such proposed amendment to the*  
70 *Final Subdivision Plat to be a "minor change" in accordance with the "Subdivision of Land" provisions set*  
71 *forth in Chapter 125, subsection 125-15.C.(2) of the Village of Lansing Code, and therefore no public*  
72 *hearing shall be required;*

73

74 *NOW, THEREFORE, BE IT*

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76 *RESOLVED, that the Village of Lansing Planning Board, based upon the recommendation of the*  
77 *Subdivision developer, the Village Highway Superintendent, and Village Engineer, hereby approves the*  
78 *proposed amendment of Condition No. 24 (specifically sub-conditions "iii", "iv" and "vi") of the Lansing*  
79 *Trails II Final Subdivision Plat regarding the road designated as "Nor Way" and intended to be dedicated*  
80 *and conveyed to the Village, so as to now provide that the previously designated pavement width of 30"*  
81 *and pavement depth of 2.25" for Nor Way as set forth in Condition 24 be modified to a pavement width*  
82 *of 26'8" and a pavement depth of 2.25"; and further*

83

84 *RESOLVED, that the Final Subdivision Plat and related Subdivision documentation be so amended*  
85 *and modified as provided for herein, and all required filing and recording of documents at the Tompkins*  
86 *County Clerk's Office be completed.*

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

89 *AYES: Mario Tomei, Deborah Dawson, Maria Stycos, Phil Dankert, and John Gillott*

90 *NAYS: None*



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*Motion made by:*                                      Maria Stycos                  

*Motion seconded by:*                              Deborah Dawson                  

**WHEREAS:**

- A. *This matter involves consideration of the following proposed action: Special Permit #2914, Zellman Warhaft, to construct an approximately 203 Square foot car port at 1030 Cayuga Heights Road in the Low Density Residential District, Tax Parcel Number 43.1-1-14. Because the property includes land in the Steep Slope Conservation Combining District, Special Permit review is required pursuant to Section 145-48 of the Village of Lansing Code; and*
  
- B. *The Village Code Enforcement/Zoning Officer has determined that the proposed action is not large-scale and therefore is not subject to a full and extensive environmental review under the Village of Lansing Zoning Law; and*
  
- C. *On September 30, 2014, the Village of Lansing Planning Board held a public hearing regarding this proposed action, and thereafter thoroughly reviewed and analyzed (i) the materials and information presented by and on behalf of the applicant in support of this proposed action, including information and materials related to the environmental issues, if any, which the Board deemed necessary or appropriate for its review, (ii) all other information and materials rightfully before the Board, and (iii) all issues raised during the public hearing and/or otherwise raised in the course of the Board's deliberations; and*
  
- D. *On September 30, 2014, in accordance with Section 725-b of the Village Law of the State of New York and Sections 145-59, 145-60, 145-60.1 and 145-61 of the Village of Lansing Code, the Village of Lansing Planning Board, in the course of its further deliberations, reviewed and took into consideration (i) the general conditions required for all special permits (Village of Lansing Code Section 145-59E), (ii) any applicable conditions required for certain special permit uses (Village of Lansing Code Section 145-60), (iii) any applicable conditions required for uses within a Combining District (Village of Lansing Code Section 145-61), and (iv) any environmental issues deemed necessary and/or appropriate;*

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

159 1. *The Village of Lansing Planning Board hereby (i) determines that the environmental*  
160 *information and materials submitted by the applicant and the details thereof are reasonably*  
161 *related to the scope of the proposed project; (ii) waives the necessity for any additional*  
162 *environmental information otherwise required; and (iii) finds that the proposed project will*  
163 *not have a significant adverse impact on the environment; and*  
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165 2. *The Village of Lansing Planning Board hereby finds (subject to the conditions and*  
166 *requirements, if any, set forth below) that the proposed action meets (i) all general conditions*  
167 *required for all special permits (Village of Lansing Code Section 145-59E), (ii) any*  
168 *applicable conditions required for certain special permit uses (Village of Lansing Code*  
169 *Section 145-60), and (iii) any applicable conditions required for uses within a Combining*  
170 *District (Village of Lansing Code Section 145-61); and*  
171

172 3. *It is hereby determined by the Village of Lansing Planning Board that Special Permit No.*  
173 *2914 is **GRANTED AND APPROVED**, subject to the following conditions and*  
174 *requirements:*  
175

176 A. *Required permits, approvals, consents and other authorizations from all applicable*  
177 *Federal, State, County and local governmental and regulatory agencies shall be*  
178 *obtained, maintained and complied with for all permitted improvements, operations*  
179 *and activities as authorized by this special permit approval, and such improvements,*  
180 *operations and activities shall at all times comply with all applicable Federal, State,*  
181 *County and local laws, codes, rules and regulations.*  
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183 B. *Soil and Erosion control measures shall be implemented, coordinated, and approved*  
184 *by either the Village of Lansing Code Enforcement Officer and/or the Village of*  
185 *Lansing Engineer.*  
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188 *The vote on the foregoing motion was as follows:*

189 *AYES: Mario Tomei, Maria Stycos, Deborah Dawson, Phil Dankert, and John Gillott*

190 *NAYS: None*

191 *The motion was declared to be carried.*

192 **Other Business:**

193 Tomei noted that the special permit hearing for 109 Brook Way has been postponed.

194 Moseley asked about the Cayuga Mall vehicle sale being able to utilize a tent for temporary offices. After  
195 a short discussion, the Board agreed that a tent could be utilized without having to amend the existing  
196 special permit.

197 **Approval of Minutes:**

198 None

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200 **Trustee Report:**

201 Dankert reported on the September 15<sup>th</sup> Trustee meeting. Please see the minutes of that meeting for a  
202 complete report.

203 **Adjournment**

204 Dawson moved to adjourn at 8:02 PM. Seconded by Gillott; Ayes by Tomei, Dankert, Stycos,  
205 Dawson, and Gillott.

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