

**Village of Lansing
Planning Board Meeting
October 13, 2014**

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, Deborah Dawson, Maria
4 Stycos; Lisa Schleelein; Alternate Member, John Gillott; Code Enforcement Officer, Marty Moseley;
5 Village Attorney, David Dubow; Village Engineer, Brent Cross; Trustee Liaison Lynn Leopold; Trustee
6 John O'Neil; and Alex Balada .

7 Absent: None

8 **Public Comment Period**

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

13 Tomei noted that the Lansing Meadows Planned Development Area (PDA) Alterations will be re-
14 scheduled for a different date and time.

15 **Special Permit to Consider: Carport at 1030 Cayuga Heights Road**

16 Tomei opened the public hearing for

17 Special Permit #2915, Mikhail Nasrallah, to construct a 140 ft² addition onto their existing
18 attached garage at 109 Brook Drive, located in the Medium Density Residential District, Tax
19 Parcel Number 45.2-1-35 Because the proposed construction will occur within 200' of the
20 centerline of a stream, included in the Drainageway Conservation Combining District-, Special
21 Permit review is required pursuant to Section 145-48 of the Village of Lansing Code.

22 Balada noted that he is the contractor for [the](#) 109 Brook Way addition. Balada indicated that the
23 Nasrallah's contacted him about constructing a small addition. The addition is approximately 10' x 14'
24 attached to the existing garage for the purpose of growing and housing fig trees. Balada noted that
25 construction was almost done [as they apparently were not aware that permitting was required.](#)

26 The Board worked through the application and materials.

27 Balada confirmed that the addition is approximately 60 feet from the stream. [The proximity to the stream](#)
28 [is grandfathered.](#)

29 Dawson noted that ~~it~~ [the addition](#) would be about a 10% increase [to the footprint of the house.](#)

30 Moseley noted that the addition of impervious area increase is not substantial. Moseley [also](#) noted that [the](#)
31 Village is not required to have a [formal SEQR review or a](#) review in accordance with NYS General
32 Municipal law 239-1 and -m from the Tompkins County Planning Department for this particular project.

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

35
36 ~~Dawson Dankert~~ moved to close the public hearing. Seconded by ~~Schleelein~~Stycos; Ayes by Tomei,
37 Dankert, Stycos, Dawson, and Schleelein.

38
39 Tomei read the general conditions for special permits, ~~S~~section 145-59E.

40 Tomei asked if ~~they~~the Nasrallahs would be selling figs.

41 Balada indicated that they were using the fig trees for their own enjoyment.

42 Dawson moved that all general conditions, in accordance with section 145-59E, have been met. Seconded
43 by Schleelein; Ayes by Tomei, Dankert, Stycos, Dawson, and Schleelein.

44 Stycos noted that she was not happy with the project being built closer to the stream.

45 Moseley noted that if any further soil disturbance was needed, that silt ~~fence~~fencing will be required, ~~to~~
46 ~~be implemented.~~

47 Dawson moved the following special permit resolution with conditions:

48
49 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT APPROVAL*
50 *ADOPTED ON OCTOBER 13, 2014*

51

52

53 *Motion made by:* _____ *Deborah Dawson* _____

54

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

56

57 **WHEREAS:**

58

59

60 A. *This matter involves consideration of the following proposed action: Special Permit #2915,*
61 *Mikhail Nasrallah, to construct a 140 ft² addition onto their existing attached garage at 109*

62 *Brook Drive, located in the Medium Density Residential District, Tax Parcel Number 45.2-1-*
63 *35 Because the proposed construction will occur within 200' of the centerline of a stream,*
64 *included in the Drainageway Conservation Combining District, Special Permit review is*
65 *required pursuant to Section 145-48 of the Village of Lansing Code; and*
66

67 *B. The Village Code Enforcement/Zoning Officer has determined that the proposed action is not*
68 *large-scale and therefore is not subject to a full and extensive environmental review under*
69 *the Village of Lansing Zoning Law; and*
70

71 *C. On October 13, 2014, the Village of Lansing Planning Board held a public hearing regarding*
72 *this proposed action, and thereafter thoroughly reviewed and analyzed (i) the materials and*
73 *information presented by and on behalf of the applicant in support of this proposed action,*
74 *including information and materials related to the environmental issues, if any, which the*
75 *Board deemed necessary or appropriate for its review, (ii) all other information and*
76 *materials rightfully before the Board, and (iii) all issues raised during the public hearing*
77 *and/or otherwise raised in the course of the Board's deliberations; and*
78

79 *D. On October 13, 2014, in accordance with Section 725-b of the Village Law of the State of*
80 *New York and Sections 145-59, 145-60, 145-60.1 and 145-61 of the Village of Lansing Code,*
81 *the Village of Lansing Planning Board, in the course of its further deliberations, reviewed*
82 *and took into consideration (i) the general conditions required for all special permits (Village*
83 *of Lansing Code Section 145-59E), (ii) any applicable conditions required for certain special*
84 *permit uses (Village of Lansing Code Section 145-60), (iii) any applicable conditions*
85 *required for uses within a Combining District (Village of Lansing Code Section 145-61), and*
86 *(iv) any environmental issues deemed necessary and/or appropriate;*
87

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

89

90

91

92 *1. The Village of Lansing Planning Board hereby (i) determines that the environmental*
93 *information and materials submitted by the applicant and the details thereof are reasonably*
94 *related to the scope of the proposed project; (ii) waives the necessity for any additional*
95 *environmental information otherwise required; and (iii) finds that the proposed project will*
96 *not have a significant adverse impact on the environment; and*
97

98 *2. The Village of Lansing Planning Board hereby finds (subject to the conditions and*
99 *requirements, if any, set forth below) that the proposed action meets (i) all general conditions*
100 *required for all special permits (Village of Lansing Code Section 145-59E), (ii) any*

101 applicable conditions required for certain special permit uses (Village of Lansing Code
102 Section 145-60), and (iii) any applicable conditions required for uses within a Combining
103 District (Village of Lansing Code Section 145-61); and
104

105 3. It is hereby determined by the Village of Lansing Planning Board that Special Permit No.
106 2915 is **GRANTED AND APPROVED**, subject to the following conditions and
107 requirements:
108

109 A. Required permits, approvals, consents and other authorizations from all applicable
110 Federal, State, County and local governmental and regulatory agencies shall be
111 obtained, maintained and complied with for all permitted improvements, operations
112 and activities as authorized by this special permit approval, and such improvements,
113 operations and activities shall at all times comply with all applicable Federal, State,
114 County and local laws, codes, rules and regulations.
115

116 B. Soil and Erosion control measures shall be implemented, coordinated, and approved
117 by either the Village of Lansing Code Enforcement Officer and/or the Village of
118 Lansing Engineer.
119

120 The vote on the foregoing motion was as follows:

121 AYES: Mario Tomei, Lisa Schleelein, Phil Dankert, Maria Stycos, and Deborah Dawson

122 NAYS: None

123 The motion was declared to be carried.
124

125 **Other Business:**

126 Dawson asked for some clarification of the Lansing Meadows PDA requested changes [agenda item that](#)
127 [has been deferred](#).

128 Dubow noted that [the](#) BJ's Wholesale ~~parcel has~~ [parcel has](#) frontage that is not useable on Hickory Hollow
129 Lane. Dubow noted that BJ's Wholesale ~~Store does have~~ [has](#) an easement over the Shops at Ithaca Mall
130 for access and Mr. Goetzmann has requested that the ~~somewhat useless and rather limited~~ frontage be
131 eliminated to allow for the enlargement of the Oakcrest tax parcel for the Lansing Meadows PDA

132 Tomei noted that the Trustees have designated this as a minor change to the Lansing Meadows PDA and
133 requested ~~the~~ Planning Board input [for regarding](#) the proposed change.

134 **Approval of Minutes:**

135 | Minutes of July 14, 2014. Motion to accept as modified by Stycos. Seconded by -Dawson. Ayes by
136 | Tomei, Stycos, Dawson, Dankert, and Schleelein.

137 | Minutes of July ~~2429~~, 2014. Motion to accept as modified by Dankert. Seconded ~~by Stycos~~ by Stycos.
138 | Ayes by Tomei, Stycos, Dawson, and Dankert. Abstention by Schleelein.

139

140

141 | **Trustee Report:**

142 | Schleelein reported on the October 6th Trustee meeting. Please see the minutes of that meeting for a [full](#)
143 | report.

144 | **Adjournment**

145 | Dawson moved to adjourn at 8:07 PM. Seconded by Stycos; Ayes by Tomei, Dankert, Stycos,
146 | Dawson, and Schleelein.

147