

**Village of Lansing  
Planning Board Meeting  
December 8, 2014**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:03 P.M. by Chairman  
2 Mario Tomei.

3 Present at the meeting were Planning Board Members: Phil Dankert, Lisa Schleelein, Deborah  
4 Dawson, Maria Stycos; Alternate Member, John Gillott; Trustee Liaison, Lynn Leopold; Code  
5 Enforcement Officer, Marty Moseley; Village Attorney, David Dubow; Village Engineer, Brent Cross;  
6 Neil Katzman of SWBG Wholesale; Manley Thaler; and Karl Schuler from Taylor the Builders.

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 Stycos: Ayes by Tomei, Dankert, Dawson, Stycos, and  
11 Schleelein.  
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13 **Proposed Alterations and Possible Classification to Existing Special Permit # 2689:** *CU Suites LLC.,*  
14 *to construct a 3 Story, 42,957ft<sup>2</sup>, Mixed Use building, on the West Side of Cinema Drive in between*  
15 *Homewood Suites LLC and CFCU Community Credit Union, in the Commercial High Traffic District,*  
16 *Tax Parcel No. 46.1-6-4.2. Because the proposed construction is located in the Commercial High Traffic*  
17 *District, special permit approval is required pursuant to Section 145-43D(2)[c] of the Village of Lansing*  
18 *Code.*

19 Tomei indicated that the original project under discussion was previously granted special permit approval  
20 by the Planning Board. The Planning Board must determine whether the current proposed alterations and  
21 revisions to the original project are a minor or major change.

22 Schuler noted that they would like to increase the units from 39 to 62 and add another story on the  
23 building. Schuler indicated that they would also target the project for senior housing. Schuler noted that  
24 74% of the units would be proposed to be 2 bedrooms.

25 Tomei noted that the original project was also granted variances by the Board of Zoning Appeals.

26 Schuler indicated that they would most likely propose to reduce the size of the courtyard and increase the  
27 size of the building slightly. All units would be handicapped adaptable; Schuler indicated that 5% of the  
28 apartments would be handicapped accessible. The building would have a central trash room in the  
29 basement as well as tenant storage in the basement. There will also be a recycling area for the building  
30 residents. Schuler indicated that there would be on-site laundry for the residents. Schuler noted that the  
31 roofs were originally proposed to be peaked and they are now proposing to have a flat roof with the  
32 HVAC units on the roof top and possibly incorporating some roof top gardens.

33 Schleelein noted that the plans seemed to increase the commercial components and decrease the number  
34 of trees.

35 Schuler indicated that they did not plan on deviating from the original landscaping plan of the project.

36 Tomei noted that parking would need to be adjusted if the units were to be increased.

37 Schuler felt that since senior housing was the target group, the units would not need 2 vehicles per unit as  
38 required by the Village Zoning.

39 Dawson felt that Lansing did not need any additional market rate senior housing but does need more  
40 affordable senior housing.

41 The Planning Board determined that due to the increase in density, increase in height, and increase in  
42 commercial components, the proposed changes would be considered to be a major change to the existing  
43 special permit.

44 Schuler indicated that the parking issue can be fixed partly due to use of public transportation by the  
45 individuals that would live in the units.

46 Schleelein went back to the point that there is a need for senior housing and a need for affordable senior  
47 housing too.

48 Schuler indicated that subsidized housing is difficult to get funding for and it would take many years.  
49 Schuler noted that in many cases when the affordable projects have been paid off the developer then  
50 changes the project over to market rate.

51 The Planning Board reiterated that it would be a major change to the existing special permit.

52 Tomei noted that they would need to work with other Village Boards to gain approvals as well, such as  
53 the Board of Zoning Appeals.

54 **Public Hearing to Consider: Cayuga Mall Salt Storage**

55 *Special Permit #2946 SWBG Wholesale Inc., to allow for commercial storage, for the purpose of*  
56 *storing salt located at 2309 North Triphammer Road (Cayuga Mall), located in the Commercial*  
57 *High Traffic District, Tax Parcel Number 46.1-5-4.2. Special Permit review is required pursuant*  
58 *to section 145-30*

59 Katzman indicated that he would like to have an enclosed commercial container that would house  
60 approximately 50 tons of salt. The container would be an Averdi container that closes and is water tight.  
61 Katzman indicated that the container is raised off of the ground and no ground water could enter into the  
62 container. Katzman added that they would need to put a cold patch ramp to load and unload the  
63 container. Katzman noted that he usually likes to put the container on site in early October and remove it  
64 the following May. Katzman added that if he could leave it on site all year long he would house lawn  
65 mowers and yard equipment in it as well. Katzman noted that his average delivery of salt would be about  
66 35 ton and that it would be loaded into the container with a skid steer.

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68 Tomei read the following Village Engineers Report:

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**VILLAGE OF LANSING**  
**ENGINEER'S REPORT**

*DATE: December 8, 2014*  
*TO: Planning Board*  
*FROM : Brent Cross PE, Village Engineer*  
*RE: Salt Storage, Cayuga Mall*

*I have reviewed the submittal for the proposed “temporary” salt storage facility to be installed at the Cayuga Mall, as required for approval of a special permit. I have the following observations and comments:*

*They are proposing to utilize a steel shipping container in lieu of a traditional building structure. Since the steel container is a self-supporting “structure”, it does not need a frost protected foundation like a building. Therefore, the container is relatively easy to install and remove with conventional trucking/equipment.*

*To be utilized for the purpose of salt storage, the structure must meet several conditions that address the ability of the operator to manage and maintain the salt inventory without potential adverse environmental impacts from salt contamination. Such features are needed to prevent unintentional spillage of the salt, exposure to the elements such are wind and rain, and stormwater contamination. The container is a six-sided welded steel unit that can be closed/sealed off to form a weather resistant housing for the salt. This feature of the container meets most/all of the requirements to properly protect the salt inventory.*

*The only condition that may have long term maintenance concerns, is the effects of salt on any exposed steel surfaces. Even though the container is painted inside/outside, there may be occasional damage to the paint due to the heavy equipment used to handle the salt. Since the special permit is for an approval period of 6 months, any resulting rust could be cleaned and painted or the container could be replaced at the time if reinstalled.*

*Based on the above observations, I recommend that the special permit be granted.*

Tomei noted that the Village has received the required review in accordance with NYS General Municipal law 239-l and -m from the Tompkins County Planning Department, which indicated that there were no negative intercommunity or county-wide impacts

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

The Planning Board worked though the Short Environmental Assessment Form.

Dawson moved the following SEQRA resolution:

113 **VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR REVIEW OF SPECIAL**  
114 **PERMIT NO. 2946 ADOPTED ON DECEMBER 8, 2014**  
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116 *Motion made by:* \_\_\_\_\_ Deborah Dawson \_\_\_\_\_  
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118 *Motion seconded by:* \_\_\_\_\_ Maria Stycos \_\_\_\_\_  
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120 **WHEREAS:**  
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- 123 A. *This matter involves consideration of the following proposed action: Special Permit #2946*  
124 *SWBG Wholesale Inc., to allow for commercial storage, for the purpose of storing salt*  
125 *located at 2309 North Triphammer Road (Cayuga Mall), located in the Commercial High*  
126 *Traffic District, Tax Parcel Number 46.1-5-4.2; Special Permit review is required pursuant*  
127 *to Section 145-30 and 145-32.1; and*  
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- 129 B. *On December 8, 2014, the Village of Lansing Planning Board, in performing the lead agency*  
130 *function for its independent and uncoordinated environmental review in accordance with*  
131 *Article 8 of the New York State Environmental Conservation Law - the State Environmental*  
132 *Quality Review Act ("SEQR"), (i) determined that the proposed action provided for herein is*  
133 *an Unlisted Action in accordance with SEQR; (ii) thoroughly reviewed the Short*  
134 *Environmental Assessment Form (the "Short EAF"), Part 1, and any and all other documents*  
135 *prepared and submitted with respect to this proposed action and its environmental review*  
136 *[including any Visual Environmental Assessment Form deemed required, and comments and*  
137 *recommendations, if any, provided by the Tompkins County Department of Planning in*  
138 *accordance with General Municipal Law Sections 239-l and -m]; (iii) completed its thorough*  
139 *analysis of the potential relevant areas of environmental concern to determine if the proposed*  
140 *action may have a significant adverse impact on the environment, including the criteria*  
141 *identified in 6 NYCRR Section 617.7(c); and (iv) completed the Short EAF, Part 2);*  
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143 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**  
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- 146 1. *The Village of Lansing Planning Board, based upon (i) its thorough review of the Short EAF,*  
147 *Part 1, and any and all other documents prepared and submitted with respect to this*  
148 *proposed action and its environmental review [including any Visual Environmental*  
149 *Assessment Form deemed required, and comments and recommendations, if any, provided by*  
150 *the Tompkins County Department of Planning in accordance with General Municipal Law*  
151 *Sections 239-l and -m], (ii) its thorough review of the potential relevant areas of*  
152 *environmental concern to determine if the proposed action may have a significant adverse*  
153 *impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c),*  
154 *and (iii) its completion of the Short EAF, Part 2, including the findings noted thereon (which*  
155 *findings are incorporated herein as if set forth at length), hereby makes a negative*  
156 *determination of environmental significance ("NEGATIVE DECLARATION") in*  
157 *accordance with SEQR for the above referenced proposed action, and determines that an*  
158 *Environmental Impact Statement will not be required; and*  
159

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

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

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

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169 *NAYS: None*

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171 *The motion was declared to be carried*

172 Tomei read the general conditions for special permits, Section 145-59E.

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

175 Dankert moved the following special permit resolution with conditions:

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177 ***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT NO. 2946***  
178 ***ADOPTED ON DECEMBER 8, 2014***

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181 *Motion made by:* \_\_\_\_\_ *Phil Dankert* \_\_\_\_\_

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183 *Motion seconded by:* \_\_\_\_\_ *Deborah Dawson* \_\_\_\_\_

184  
185 ***WHEREAS:***

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187 A. *This matter involves consideration of the following proposed action: Special Permit*  
188 *#2946 SWBG Wholesale Inc., to allow for commercial storage, for the purpose of storing*  
189 *salt located at 2309 North Triphammer Road (Cayuga Mall), located in the Commercial*  
190 *High Traffic District, Tax Parcel Number 46.1-5-4.2; Special Permit review is required*  
191 *pursuant to Section 145-30, and may be required pursuant 145-32.1; and*

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193 B. *On December 8, 2014, the Village of Lansing Planning Board opened a public hearing*  
194 *for the initial purpose of (i) eliciting public comment on environmental issues regarding*  
195 *this proposed action, and (ii) reviewing and evaluating the materials and information*  
196 *presented by and on behalf of the applicant in support of this proposed action; and*

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198 C. *On December 8, 2014, the Village of Lansing Planning Board, in performing the lead*  
199 *agency function for its independent and uncoordinated environmental review in*  
200 *accordance with Article 8 of the New York State Environmental Conservation Law - the*  
201 *State Environmental Quality Review Act (“SEQR”), (i) thoroughly reviewed the Short*  
202 *Environmental Assessment Form (the “Short EAF”), Part 1, any and all other documents*  
203 *prepared and submitted with respect to the proposed action and its environmental review*

204 [including any Visual Environmental Assessment Form deemed required, comments and  
205 recommendations, if any, provided by the Tompkins County Department of Planning in  
206 accordance with General Municipal Law Sections 239-l and -m]; (ii) reviewed  
207 environmental related comments from the public; (iii) completed its thorough analysis of  
208 the potential relevant areas of environmental concern to determine if the proposed action  
209 may have a significant adverse impact on the environment, including the criteria  
210 identified in 6 NYCRR Section 617.7(c); (iv) completed the Short EAF, Part 2; and (v)  
211 made a negative determination of environmental significance (“Negative Declaration”)  
212 in accordance with SEQOR for the proposed action and determined that an Environmental  
213 Impact Statement would not be required; whereupon, having completed the SEQOR review  
214 and having made its SEQOR determination, it was established that the special permit  
215 application was complete; and  
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217 D. On December 8, 2014, the Village of Lansing Planning Board thereafter continued the  
218 public hearing on the proposed action and further reviewed and analyzed (i) the  
219 materials and information presented by and on behalf of the applicant in support of the  
220 proposed action, including any additional information and materials related to  
221 environmental issues, if any, which the Board deemed necessary or appropriate for its  
222 review, (ii) all other information and materials rightfully before the Board [including  
223 comments and recommendations, if any, provided by the Tompkins County Department of  
224 Planning in accordance with General Municipal Law Sections 239-l and -m], (iii) all  
225 issues raised during the public hearing and/or otherwise raised in the course of the  
226 Board’s deliberations, and (iv) possible modifications and/or conditions that might be  
227 imposed in conjunction with any special permit approval to be granted, whereupon, the  
228 public hearing was closed; and  
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230 E. On December 8, 2014, in accordance with Section 7-725-b of the Village Law of the State  
231 of New York and Sections 145-59, 145-60, 145-60.1 and 145-61 of the Village of Lansing  
232 Code, the Village of Lansing Planning Board, in the course of its further deliberations,  
233 reviewed and took into consideration (i) the general conditions required for all special  
234 permits (Village of Lansing Code Section 145-59E), (ii) any applicable conditions  
235 required for certain special permit uses (Village of Lansing Code Section 145-60), and  
236 (iii) any applicable conditions required for uses within a Combining District (Village of  
237 Lansing Code Section 145-61);  
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239 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**  
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- 242 1. The Village of Lansing Planning Board hereby finds (subject to the conditions and  
243 requirements, if any, set forth below) that the proposed action meets (i) all general conditions  
244 required for all special permits (Village of Lansing Code Section 145-59E), (ii) any  
245 applicable conditions required for certain special permit uses (Village of Lansing Code  
246 Section 145-60,.) and (iii) any applicable conditions required for uses within a Combining  
247 District (Village of Lansing Code Section 145-61); and  
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  - 249 2. It is hereby determined by the Village of Lansing Planning Board that Special Permit No.  
250 2946 is **GRANTED AND APPROVED**, subject to the following conditions and  
251 requirements:

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- a. *Compliance with all applicable salt storage requirements set forth in Village of Lansing Code Section 145-32.1, and if such full compliance cannot be satisfied, Special Permit approval may be granted only if the Village Engineer provides his written recommendation approving the property owner's alternate storage plans as set forth in said Village of Lansing Code Section 145-32.1.*
  - b. *Required permits, approvals, consents and other authorizations from all applicable Federal, State, County and local governmental and regulatory agencies shall be obtained, maintained and complied with for all permitted improvements, operations and activities as authorized by this special permit approval, and such improvements, operations and activities shall at all times comply with all applicable Federal, State, County and local laws, codes, rules and regulations.*
  - c. *If applicable, soil and erosion control measures shall be implemented and coordinated as required, and approved by either the Village of Lansing Stormwater management Officer and/or the Village of Lansing Engineer.*
  - d. *Stormwater Management Officer shall be allowed to require operational adjustments if there is any unexpected spillage/run-off from this facility.*

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

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

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280 *NAYS: None*

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282 *The motion was declared to be carried.*

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284 **Lansing Meadows Planned Development Area Proposed Lot Line Alteration**

285 Dubow referenced Section 125-34 of the Village Subdivision Law, which specifies how to enlarge a lot.  
286 Dubow noted that Goetzmann's request is to enlarge a lot.

287 After a short discussion by the Board, Dawson moved to approve the enlarged lot with the following  
288 conditions. (i) a new map shall be submitted to the Village Offices, (ii) compliance with the Tompkins  
289 County Assessment Department, (iii) compliance with any additional affected agencies, and (iv) the new  
290 map shall be supplied to and filed with the County Clerk's Office. Seconded by Stycos; Ayes by Tomei,  
291 Schleelein, Dankert, Stycos, and Dawson.

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293 **Other Business:**

294 The Board reminded members that the December 30<sup>th</sup> meeting is cancelled.

295 **Approval of Minutes:**

296 None

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298 **Trustee Report:**

299 Schleelein reported on the December 1<sup>st</sup> Trustee meeting. Please see the minutes of that meeting for a  
300 report.

301 **Adjournment**

302 Dankert moved to adjourn at 8:40 PM. Seconded by Dawson; Ayes by Tomei, Dankert, Stycos,  
303 Dawson, and Schleelein.

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