

Village of Lansing
Planning Board Meeting
May 31, 2016

The meeting of the Village of Lansing Planning Board was called to order at 7:02PM by Chairman Mario Tomei.

Present at the meeting were Planning Board Members: Mike Baker, John Gillott, and Lisa Schleelein; Code Enforcement Officer, Marty Moseley; Village Trustee Liaison, John O'Neill; Village Attorney, David Dubow; Citizen Observer, Carla Marceau; Gina Speno, The Shops at Ithaca Mall.

Absent: Deborah Dawson

Public Comment Period

Tomei opened the public comment period. With no one wishing to speak, Schleelein moved to close the public comment period. Seconded by Gillott; Ayes by Tomei, Baker, Gillott, and Schleelein.

Public Hearing to Consider:

Tomei opened the public hearing to consider:

Final Plat approval of the Shops at Ithaca Mall subdivision, a minor subdivision by PMI NEWCO LLC. to divide one 50.44 acre lot into one 49.589 acre lot and one .851 acre lot, pursuant to the provisions of Section 125-6 of the Village of Lansing Code. The lot to be subdivided is known as 40 Catherwood Road, Tax Parcel Number 47.-1-22.

Tomei read the legal description and explained the maps for the subdivision request. Marceau asked about the objective of this subdivision.

Speno explained that because this section of the road is used by multiple offices and companies, it is appropriate for this parcel to be a public right-of-way and fall under Village responsibility, and to do so will require the subdivided parcel.

Tomei drew the Board's attention to the Graham Road West map indicating that the Board of Trustees have been working with The Shops at Ithaca Mall to exchange the subject parcel with the parcel on Graham Road West to eventually create a Village road.

The Board worked through the application and noted some minor corrections were needed. A question came up regarding the Mall sign on Graham Road West. It is expected that there will be an easement granted for this sign in conjunction with the intended Board of Trustees agreement.

There being no further input from the public, Gillott moved to close the public hearing. Seconded by Schleelein. Ayes by Tomei, Baker, Gillott, and Schleelein.

Dubow reminded the Board that because this minor subdivision is a Type II action, no SEQRA is required, and Tomei indicated that this request is exempt from General Municipal Law 239 -1, -m, and -n.

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

48 With no further review deemed necessary by the Board, the Board acted upon the subdivision approval
49 resulting in Tomei presenting the following approved resolution.

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*VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR FINAL PLAT APPROVAL OF
SHOPS AT ITHACA MALL MINOR SUBDIVISION ADOPTED ON MAY 31, 2016*

56 *Motion made by:* _____ Mike Baker

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58 *Motion seconded by:* _____ John Gillott

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WHEREAS:

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*This matter involves consideration of the following proposed action: Final Plat approval of the
Shops at Ithaca Mall subdivision, a minor subdivision by PMI NEWCO LLC. to divide one 50.44 acre lot
into one 49.589 acre lot and one .851 acre lot, pursuant to the provisions of Section 125-6 of the Village
of Lansing Code. The lot to be subdivided is known as 40 Catherwood Road, Tax Parcel Number 47.-1-
22; and*

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*On May 18, 2016, the Village of Lansing Planning Board, in accordance with subsection D of Section
125-5 of the Village of Lansing Code, (i) reviewed the sketch plan submitted with respect to this proposed
action; and (ii) classified the proposed subdivision as a minor subdivision; and*

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*On May 18, 2016, the Village of Lansing Planning Board, in accordance with Section 123-2 of the
Village of Lansing Code, determined that the approval of the proposed minor subdivision is a Type II
action, and thus may be processed without further regard to Article 8 of the New York State
Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"); and*

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*On May 31, 2016, the Village of Lansing Planning Board held a public hearing regarding this proposed
action, and thereafter thoroughly reviewed and analyzed (i) the proposed final subdivision plat and
accompanying materials and information presented by and on behalf of the applicant in support of this
proposed action, including information and materials related to 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;*

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NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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*Based upon all of its foregoing review and action, it is hereby determined by the Village of Lansing
Planning Board that approval of the proposed PMI NEWCO LLC. Minor Subdivision is **GRANTED**,
subject to the conditions and requirements set forth below;*

Conditions and Requirements:

None

94 *The Chairperson of the Village of Lansing Planning Board is hereby authorized and directed to sign the*
95 *final plat for the approved minor subdivision in accordance with subsection F of Section 125-6 and*
96 *subsection A of Section 125-15 of the Village of Lansing Code.*

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

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100 *AYES: Mario Tomei, Lisa Schleelein, Mike Baker, and John Gillott*

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102 *NAYS: None*

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104 *The motion was declared to be carried.*

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106 *STATE OF NEW YORK)*
107 *COUNTY OF TOMPKINS) SS:*
108 *VILLAGE OF LANSING)*

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110 **Approval of Minutes:**

111 None.

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113 **Trustee Report:**

114 None, as Trustee meeting was canceled.

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116 **Other Business**

117 Schleelein asked about the status of the landscaping plans at 2359 No. Triphammer Road, office of Dr.
118 Wattoo. Marty provided an update based on a recent e-mail communication from Dr. Wattoo.

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120 Moseley provided packets to the Board members with newly proposed language for Senior Housing and
121 Special Care Facility uses for discussion at the next meeting.

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123 Schleelein mentioned that she had noticed the buffer screening at Agway has been removed. Moseley
124 indicated that he had also just noticed that matter and will address it with the owner.

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126 Tomei brought up the need for an alternate board member. After some discussion it was agreed that
127 Schleelein would approach Carolyn Greenwald to see if she is interested.

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129 **Adjournment**

130 Schleelein moved to adjourn at 7:34 PM. Seconded by Baker; Ayes by Tomei, Baker, Gillott, and
131 Schleelein.