

Village of Lansing
Planning Board Meeting
Date: April 9th, 2018

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

Present at the meeting were Planning Board Members: Mike Baker, Carolyn Greenwald, Jim McCauley, and Lisa Schleelein; Alternate Member, Monica Moll; Village Engineer, Brent Cross; Code Enforcement Officer, Adam Robbs; Village Trustee Liaison, Gerry; Village Attorney, Bill Troy;

Public Comment Period

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

Continuation of Public Hearing to Consider Special Permit #4123,

Arrowhead Ventures, LLC/Triax Management Group, to develop Area B of the Lansing Meadows Planned Development Area (PDA), which includes 12 single family senior housing units, Tax Parcel No. 47.1-1-17.2 and 47.1-1-17.6. This project is directly adjacent to the stand-alone retail center (BJ's Wholesale Club), Area A and the proposed Commercial Section A-1 of the PDA, that is adjacent to the Shops at Ithaca Mall, and is also adjacent to the enhanced wetlands, Area C of the PDA, adapted to provide a bird habitat and buffer between Areas A and B of the PDA.

EAF (Environmental Assessment Form) and SEQR Resolution

The Planning Board worked through the short Environmental Assessment Form (EAF). After discussion, the Board filled in the appropriate areas prior to determining that the proposed action will not result in any significant adverse environmental impacts.

Cross stated in Part 2, number 10 that there will be a small increase in storm water runoff, and number 9 that the wetland has been impacted in accordance with Federal guidelines.

Tomei read the Resolution for SEQR Review of Special Permit #4123.

VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR

REVIEW OF SPECIAL PERMIT NO. 4123 ADOPTED ON APRIL 9, 2018

Motion made by: Jim McCauley

Motion seconded by: Carolyn Greenwald

WHEREAS:

- A. *This matter involves consideration of the following proposed action: Special Permit No. 4123, Arrowhead Ventures, LLC/Triax Management Group, to develop Area B of the Lansing Meadows Planned Development Area (PDA), which includes 12 single-family, senior housing units, Tax Parcel No. 47.1-1-17.2 and 47.1-1-17.6. This project is directly adjacent to the*

46 *stand-alone retail center (BJ's Wholesale Club), Area A and the proposed Commercial*
47 *Section A-1 of the PDA, that is adjacent to the Shops at Ithaca Mall, and is also adjacent to*
48 *the enhanced wetlands, Area C of the PDA, adapted to provide a bird habitat and buffer*
49 *between Areas A and B of the PDA. Annexed hereto as Addendum No. 1 is a four-page*
50 *document submitted to the Planning Board by applicant as showing the proposed*
51 *development showing ten (10) duplexes totaling 20 single-story senior housing units.*
52 *(Addendum No. 1 is hereby incorporated into this resolution); and*

53 *B. On April 9, 2018, the Village of Lansing Planning Board, in performing the lead agency*
54 *function for its independent and uncoordinated environmental review in accordance with*
55 *Article 8 of the New York State Environmental Conservation Law - the State Environmental*
56 *Quality Review Act ("SEQR"), (i) determined that the proposed action provided for herein is*
57 *a Type II Action in accordance with SEQR; (ii) thoroughly reviewed the Short Environmental*
58 *Assessment Form (the "Short EAF"), Part 1, and any and all other documents prepared and*
59 *submitted with respect to this proposed action and its environmental review; (iii) completed*
60 *its thorough analysis of the potential relevant areas of environmental concern to determine if*
61 *the proposed action may have a significant adverse impact on the environment, including the*
62 *criteria identified in 6 NYCRR Section 617.7(c); and (iv) completed the Short EAF, Part 2*
63 *and Part 3;*

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

- 65 *1. The Village of Lansing Planning Board, based upon (i) its thorough review of the Short*
66 *EAF, Part 1, and any and all other documents prepared and submitted with respect to*
67 *this proposed action and its environmental review [including any Visual Environmental*
68 *Assessment Form deemed required, and comments and recommendations, if any,*
69 *provided by the Tompkins County Department of Planning in accordance with General*
70 *Municipal Law Sections 239-l and 239-m]; (ii) its thorough review of the potential*
71 *relevant areas of environmental concern to determine if the proposed action may have a*
72 *significant adverse impact on the environment, including the criteria identified in 6*
73 *NYCRR Section 617.7(c); and (iii) its completion of the Short EAF, Part 2 and Part 3,*
74 *including the findings noted thereon (which findings are incorporated herein as if set*
75 *forth at length), hereby makes a negative determination of environmental significance*
76 *("Negative Declaration") in accordance with SEQR for the above referenced proposed*
77 *action, and determines that an Environmental Impact Statement will not be required; and*
- 78 *2. The Responsible Officer of the Village of Lansing Planning Board is hereby authorized*
79 *and directed to complete and sign as required the Short EAF and Determination of*
80 *Significance confirming the foregoing **Negative Declaration**, which fully completed and*
81 *signed Short EAF shall be attached to and made a part of this Resolution.*

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

83 *AYES: Marion Tomei, Michael Baker, Carolyn Greenwald, Jim McCauley, and Lisa Schleelein.*

84 *NAYS: None*

85 *The motion was declared to be carried.*

86 There being no further input from the public, Tomei closed the public hearing
87 Robbs indicated that he has received proof of mailings from the applicant as required by the Village
88 Code.

89

90 **General Conditions 145-59E**

91 Tomei read the general conditions for special permits, section 145-59E. The Board evaluated the special
92 permit application against the required general conditions. The Board determined that the general
93 conditions have been met.

94

95 Schleelein moved that all general conditions, in accordance with Section 145-59E, have been met.
96 Seconded by Baker; Ayes by Tomei, Baker, Greenwald, McCauley and Schleelein.

97

98 During a reading of the resolution, there was discussion on end dates in relation to item (k) for project
99 between Goetzmann and PB meeting members begins, and if the project is one phase or a phasing
100 process. Robbs confirmed that the project is a one phase project. Cross asked Goetzmann if there will be a
101 permit for all buildings, or each building has its own project. Robbs stated it is not up to him, and the
102 Board must decide. The Board would like an end date from the developer to ensure the permit does not
103 expire. Troy asked for three-time frames of the project, if it went great, not so well, and completely
104 behind schedule. Goetzmann stated that it is dependent on many things, with a year being the minimum,
105 with worst case scenario being 2 years. Goetzmann stated that he does not want an end date confirmation
106 because of the performance bond required from the bank. Cross then explained the purpose of the
107 performance bond. Schleelein suggested rewording condition K, to accommodate Goetzmann.
108 Goetzmann stated that if there is an end date it changes the financing. Dawson from the public asked if
109 the performance bond is due up front, and Goetzmann stated that it usually is. Robbs stated that the
110 Village wants some sort of guarantee that the project will be completed in a certain amount of time.
111 Goetzmann stated that it could definitely be completed in 2 and half years, 18 months if everything goes
112 well. Goetzmann stated that 2 years from July 31st will be acceptable. Cross brought up a new topic
113 relating to condition M, of the layout and if it requires a new Village sewage line. Goetzmann stated that
114 it is in the plans with the engineers, and it is in accordance of the stormwater requirements. Robbs stated
115 that there are many routes of approval for the infrastructure, and everything it entails, must go through.
116 Cross asked if the fire department is included, and Robbs replies that it is not. Cross also asked if a one-
117 way road is beneficial to the project. Goetzmann stated that a two-way road is more like a neighborhood.
118 Schleelein asked a question about the occupancy condition, ensuring that a certain amount of the residents
119 must be seniors. Tomei stated that it must be the requirements they set.

120

121 Baker brought up the topics of sidewalks, and what the requirements are. Tomei stated that along
122 Oakcrest Rd., there will be a sidewalk connecting to the development, and it is in escrow to be built.
123 Tomei stated that the Board of Trustees should be involved in discussion with the sidewalks, since pricing
124 of sidewalks was brought up. Upon discussing, the sidewalk issue should be included in the conditions, in
125 condition M.

126

127

128

129 **VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL**
130 **PERMIT NO. 4123 ADOPTED ON APRIL 9, 2018**

131

132 *Motion made by: Michael Baker*

133 *Motion seconded by: Jim McCauley*

134 **WHEREAS:**

135

136 *A. Arrowhead Ventures, LLC/Triax Management Group, to develop Area B of the Lansing*
137 *Meadows Planned Development Area (PDA), which includes 12 single-family, senior housing*
138 *units, Tax Parcel Nos. 47.1-1-17.2 and 47.1-1-17.6. This project is directly adjacent to the*
139 *stand-alone retail center (BJ's Wholesale Club), Area A and the proposed Commercial Section*
140 *A-1 of the PDA, that is adjacent to the Shops at Ithaca Mall, and is also adjacent to the*
141 *enhanced wetlands, Area C of the PDA, adapted to provide a bird habitat and buffer between*
142 *Areas A and B of the PDA. Annexed hereto as Addendum No. 1 is a four-page document*
143 *submitted to the Planning Board by applicant as showing the proposed development showing*
144 *ten duplexes totaling 20 single story senior living housing units. Addendum No. 1 is*
145 *incorporated into this resolution.*

146

147 *B. On March 27, 2018 and April 9, 2018, the Village of Lansing Planning Board opened and*
148 *continued a public hearing regarding this proposed action, and therein thoroughly reviewed*
149 *and analyzed (i) the materials and information presented by and on behalf of the applicant in*
150 *support of this proposed action, including information and materials related to the*
151 *environmental issues, if any, which the Board deemed necessary or appropriate for its review,*
152 *(ii) all other information and materials rightfully before the Board (including, if applicable,*
153 *comments and recommendations, if any, provided by the Tompkins County Department of*
154 *Planning in accordance with General Municipal Law Sections 239-1 and 239-m), and (iii) all*
155 *issues raised during the public hearing and/or otherwise raised in the course of the Board's*
156 *deliberations; and*

157

158 *C. On April 9, 2018, the Village of Lansing Planning Board, in accordance with (i) Article 8 of the*
159 *New York State Environmental Conservation Law - the State Environmental Quality Review*
160 *Act ("SEQR"), and 6 NYCRR Section 617.5; and (ii) Section 123.2 of the Village of Lansing*
161 *Code, and amended on environmental review and adopted a Resolution for SEQR Review in*
162 *connection with Special Permit No. 4123; and*

163

164 D. On April 9, 2018, in accordance with Section 725-b of the Village Law of the State of New
165 York and Sections 145-59, 145-60, 145-60.1 and 145-61 of the Village of Lansing Code, the
166 Village of Lansing Planning Board, in the course of its further deliberations, reviewed and took
167 into consideration (i) the general conditions required for all special permits (Village of Lansing
168 Code Section 145-59E), (ii) any applicable conditions required for certain special permit uses
169 (Village of Lansing Code Section 145-60), (iii) any applicable conditions required for uses
170 within a Combining District (Village of Lansing Code Section 145-61), and (iv) any
171 environmental issues deemed necessary and/or appropriate.

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

173 1. The Village of Lansing Planning Board hereby finds (subject to the conditions and
174 requirements, if any, set forth below and the provisions provided for in paragraph "D" above)
175 that the proposed action meets (i) all general conditions required for all special permits (Village
176 of Lansing Code Section 145-59E); (ii) any applicable conditions required for certain special
177 permit uses (Village of Lansing Code Section 145-60); and (iii) any applicable conditions
178 required for uses within a Combining District (Village of Lansing Code Section 145-61); and

179 2. It is hereby determined by the Village of Lansing Planning Board that Special Permit No. 4123
180 is ***GRANTED AND APPROVED***, subject to the following conditions and requirements:

181 A. Soil and Erosion control measures and water quality techniques shall be implemented and
182 coordinated as required and approved by the Village of Lansing Code Enforcement
183 Officer and/or the Village of Lansing Engineer.

184 B. A detailed plan indicating final site plan, including but not limited to, defined curbing and
185 material to be approved by the Village of Lansing Engineer.

186 C. Any exterior lighting that will be installed shall be submitted to and require approval from
187 the Village of Lansing Lighting Commission prior to the installation.

188 D. A landscaping plan shall be submitted to and require approval from the Village of Lansing
189 Planning Board prior to the installation of any plantings prior to the issuance of the
190 Certificate of Compliance.

191 E. A negative declaration following review by the Tompkins County Department of Planning
192 in accordance with General Municipal Law Sections 239-l and 239-m must be received by
193 the Village.

194 F. All work contemplated under Special Permit No. 4123 shall be implemented/ completed
195 on or before June 30, 2018.

196 g. Required permits, approvals, consents and other authorizations from all applicable
197 Federal, State, County and local governmental and regulatory agencies shall be obtained,
198 maintained and complied with for all permitted improvements, operations and activities as
199 authorized by this special permit approval, and such improvements, operations and

- 200 *activities shall at all times comply with all applicable Federal, State, County and local laws,*
201 *codes, rules and regulations.*
- 202 *h. Prior to a building permit being issued, water consumption proposed for the occupancy of*
203 *the new building(s) shall be provided to the Village of Cayuga Heights and the Village of*
204 *Lansing for the issuance of the required sewer permits prior to the issuance of the building*
205 *permit.*
- 206 *i. Review and approval by the Tompkins County Department of Planning in accordance with*
207 *General Municipal Law Sections 239-l and 239-m must be received by the Village.*
- 208 *j. Work contemplated under Special Permit No. 4123 shall be commenced on or before*
209 *July 31, 2018, and if not commenced in that period, the Planning Board can require*
210 *further Planning Board approval(s) before any further development is done.*
- 211 *k. Work contemplated under Special Permit No. 4123 shall be completed by July 31, 2020,*
212 *and if not completed by that date, the Planning Board can require further Planning Board*
213 *approval(s) before any further development is done.*
- 214 *l. A clean set of final plans shall be approved by the Planning Board and Code Enforcement*
215 *Officer prior to construction commencing.*
- 216 *m. An escrow will be established, in an amount to be determined by the Village of Lansing*
217 *Board of Trustees in connection with the building of a sidewalk along Oakcrest Road*
218 *within the Village right-of-way where the subject property is located*

219 **VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT #4123**
220 **ADOPTED ON (APRIL 9TH 2018)**

221 *The vote on the foregoing motions was as follows: moved by Baker seconded by McCauley;*

222
223 *Ayes: Mario Tomei, Mike Baker, Carolyn Greenwald, Jim McCauley, and Lisa Schleelein.*
224 *Nays: None.*

225
226 *The motion was declared to be carried.*
227

228 Tomei opened the public hearing to consider:
229

230 **Continuation of Public Hearing to Consider Special Permit # 4126 H&J Hospitality LLC**

231 This would be to develop property addressed as 1633 East Shore drive. The owner's intent is to
232 change this from property with an abandoned house into a gravel lot for the purpose of parking
233 employee vehicles and business vehicles from the business across the street. Tax parcel no.
234 42.1-1-22 Special permit is required pursuant to section 145-50 C of the Village of Lansing
235 code

236
237 The house previously on the property is no longer standing.
238

239 **EAF (Environmental Assessment Form) and SEQR Resolution**

240 The Planning Board worked through the short Environmental Assessment Form (EAF). After discussion,
241 the Board filled in the appropriate areas prior to determining that the proposed action will not result in any
242 significant adverse environmental impacts.

243
244 Tomei stated that in Part 2, the change in use is true, with change from residential to a parking lot.
245 Greenwald stated that she believes the project is hazardous with the fact of people crossing the road to the
246 parking area. Ciaschi stated that he has been in contact with the NYS Department of Transportation, to
247 assess the situation, and make everything as safe as possible. Cross brought up the possible use of law
248 enforcement present to promote safety. Ciaschi stated that he is not sure how the presence of some sort of
249 law enforcement would affect his business. Greenwald was unsure if this issue is related to the SEQR
250 review or the special permit. Robbs stated that the SEQR Review is related to the use of the land, and not
251 of the actual crossing of the road or how the business chooses to handle crossing the road. Tomei noted
252 that they are well aware of the safety issue. Robbs stated that the liability of the safeness of the road is on
253 the business owner and not the Village. Greenwald stated that she would feel okay to approve the permit,
254 with some sort of third party confirming the safety of the road. Cross drew parallels between the parking
255 lot and with a construction zone, as with the putting up of cones and signs during an event. Ciaschi
256 confirmed that it is for events that have 150 people or more, and it would only be employees of H&J
257 Hospitality crossing the road. Ciaschi stated that he sent the NYSDOT an email requesting attention to the
258 issue and they said they would look at it with a team. Tomei asked Ciaschi to send over anything the
259 NYSDOT sends to him, Ciaschi confirmed that he will.

260
261 Tomei read the Resolution for SEQR Review of Special Permit #4126

262
263 Baker moved the following **SEQR resolution Part 2**, seconded by Schleelein:

264
265 ***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR***
266 ***REVIEW OF SPECIAL PERMIT NO. 4126 ADOPTED ON APRIL 9, 2018***

267 *Motion made by: Michael Baker*

268 *Motion seconded by: Lisa Schleelein*

269 ***WHEREAS:***

270 *A. H&J Hospitality LLC, to develop property addressed as 1633 East Shore Drive. The owners'*
271 *intent is to change this from property with an abandoned house into a gravel lot for the purpose*
272 *of parking employee vehicles and business vehicles from the business across the street. Tax*
273 *Parcel No. 42.1-1-22. Special Permit is required pursuant to Section 145-50 C of the Village of*
274 *Lansing Code; and*

275 *B. On March 27, 2018, the Village of Lansing Planning Board, in performing the lead agency*
276 *function for its independent and uncoordinated environmental review in accordance with*
277 *Article 8 of the New York State Environmental Conservation Law - the State Environmental*
278 *Quality Review Act ("SEQR"), (i) determined that the proposed action provided for herein is a*
279 *Type II Action in accordance with SEQR; (ii) thoroughly reviewed the Short Environmental*
280 *Assessment Form (the "Short EAF"), Part 1, and any and all other documents prepared and*

281 *submitted with respect to this proposed action and its environmental review; (iii) completed its*
282 *thorough analysis of the potential relevant areas of environmental concern to determine if the*
283 *proposed action may have a significant adverse impact on the environment, including the*
284 *criteria identified in 6 NYCRR Section 617.7(c); and (iv) completed the Short EAF, Part 2 and*
285 *Part 3.*

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

- 287 1. *The Village of Lansing Planning Board, based upon (i) its thorough review of the Short*
288 *EAF, Part 1, and any and all other documents prepared and submitted with respect to this*
289 *proposed action and its environmental review [including any Visual Environmental*
290 *Assessment Form deemed required, and comments and recommendations, if any,*
291 *provided by the Tompkins County Department of Planning in accordance with General*
292 *Municipal Law Sections 239-l and 239-m]; (ii) its thorough review of the potential relevant*
293 *areas of environmental concern to determine if the proposed action may have a significant*
294 *adverse impact on the environment, including the criteria identified in 6 NYCRR Section*
295 *617.7(c); and (iii) its completion of the Short EAF, Part 2 and Part 3, including the findings*
296 *noted thereon (which findings are incorporated herein as if set forth at length), hereby*
297 *makes a negative determination of environmental significance (“**Negative Declaration**”) in*
298 *accordance with SEQR for the above referenced proposed action, and determines that an*
299 *Environmental Impact Statement will not be required; and*
- 300 2. *The Responsible Officer of the Village of Lansing Planning Board is hereby authorized*
301 *and directed to complete and sign as required the Short EAF and Determination of*
302 *Significance confirming the foregoing **Negative Declaration**, which fully completed and*
303 *signed Short EAF shall be attached to and made a part of this Resolution.*

304 *The vote on the foregoing motion was as follows:*
305 *Ayes by Tomei, Baker, Greenwald, McCauley, and Schleelein*
306 *Nays: None*
307 *The motion was declared to be carried*

308
309 There being no further input from the public, Tomei closed the public hearing
310 Robbs indicated that he has received proof of mailings from the applicant as required by the Village
311 Code.

312
313 **General Condition’s 145-59E**

314 Tomei read the general conditions for Special Permits, Section 145-59E. The Board evaluated the special
315 permit application against the required general conditions.

316
317 Greenwald stated that she would like a third party to confirm that it is not a safety issue. Troy stated that
318 the State will most likely just give advice on how to ensure safety of the crossing of the road. Tomei
319 stated that the safety of the parking lot does not endanger the public. Schleelein stated that speaker has the
320 most invested into the safety of the project. Robbs stated that the special permit is for the use of the
321 property, and not the crossing of the road, and from a code enforcement stand point, he is satisfied with
322 the steps taken by Ciaschi. Ciaschi stated that safety is of the utmost importance regarding the crossing of

323 the road, and less than a dozen events a year would take place there that would be more than 150 people
324 attending.

325
326 Greenwald asked what is surrounding the plot, Ciaschi confirms that it is all agricultural features.

327
328 The Board determined that the general conditions have been met.

329 Baker moved that all general conditions, in accordance with Section 145-59E, have been met. Seconded
330 by Schleelein;

331 Ayes by Tomei, Baker, McCauley and Schleelein.

332 Nays: Greenwald

333
334 Ciaschi states that he would like lights present on lot. Tomei asked if there will be any kind of buffer
335 built, and Ciaschi replies that he is leaving the trees, and will plant shrubs that are needed. E is then
336 deleted as it is decided that it is not needed. Added to the conditions and requirements :any response from
337 the NYSDOT must be promptly shared with the Code Enforcement Officer.

338
339 ***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL***
340 ***PERMIT NO. 4126 ADOPTED ON APRIL 9, 2018***

341

342 *Motion made by: Lisa Schleelein*

343 *Motion seconded by: Jim McCauley*

344 ***WHEREAS:***

345 *A. H&J Hospitality LLC, to develop property addressed as 1633 East Shore Drive. The owners'*
346 *intent is to change this from property with an abandoned house into a gravel lot for the purpose*
347 *of parking employee vehicles and business vehicles from the business across the street. Tax*
348 *Parcel No. 42.1-1-22. Special Permit is required pursuant to Section 145-50 C of the Village of*
349 *Lansing Code; and*

350 *B. On March 27, 2018 and April 9, 2018, the Village of Lansing Planning Board opened and*
351 *continued the public hearing regarding this proposed action, and therein thoroughly reviewed*
352 *and analyzed (i) the materials and information presented by and on behalf of the applicant in*
353 *support of this proposed action, including information and materials related to the*
354 *environmental issues, if any, which the Board deemed necessary or appropriate for its review,*
355 *(ii) all other information and materials rightfully before the Board (including, if applicable,*
356 *comments and recommendations, if any, provided by the Tompkins County Department of*
357 *Planning in accordance with General Municipal Law Sections 239-1 and 239-m, and (iii) all*
358 *issues raised during the public hearing and/or otherwise raised in the course of the Board's*
359 *deliberations; and*

360 *C. On April 9, 2018, the Village of Lansing Planning Board, in accordance with (i) Article 8 of the*
361 *New York State Environmental Conservation Law - the State Environmental Quality Review*
362 *Act ("SEQR"), and 6 NYCRR Section 617.5; and (ii) Section 123.2 of the Village of Lansing*

363 Code, and amended on environmental review and adopted a Resolution for SEQR Review in
364 connection with Special Permit No. 4126; and

365 D. On April 9, 2018, in accordance with Section 725-b of the Village Law of the State of New
366 York and Sections 145-59, 145-60, 145-60.1 and 145-61 of the Village of Lansing Code, the
367 Village of Lansing Planning Board, in the course of its further deliberations, reviewed and took
368 into consideration (i) the general conditions required for all special permits (Village of Lansing
369 Code Section 145-59E), (ii) any applicable conditions required for certain special permit uses
370 (Village of Lansing Code Section 145-60), (iii) any applicable conditions required for uses
371 within a Combining District (Village of Lansing Code Section 145-61), and (iv) any
372 environmental issues deemed necessary and/or appropriate.

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

374 1. The Village of Lansing Planning Board hereby finds (subject to the conditions and
375 requirements, if any, set forth below and the provisions provided for in paragraph "D" above)
376 that the proposed action meets (i) all general conditions required for all special permits (Village
377 of Lansing Code Section 145-59E); (ii) any applicable conditions required for certain special
378 permit uses (Village of Lansing Code Section 145-60); and (iii) any applicable conditions
379 required for uses within a Combining District (Village of Lansing Code Section 14561); and

380 2. It is hereby determined by the Village of Lansing Planning Board that Special Permit No. 4126
381 is **GRANTED AND APPROVED**, subject to the following conditions and requirements:

382 A. Soil and Erosion control measures and water quality techniques shall be implemented and
383 coordinated as required and approved by the Village of Lansing Code Enforcement
384 Officer and/or the Village of Lansing Engineer.

385 B. A detailed plan indicating final site plan, including but not limited to, defined curbing and
386 material to be approved by the Village of Lansing Engineer.

387 C. Any exterior lighting that will be installed shall be submitted to and require approval from
388 the Village of Lansing Lighting Commission prior to the installation.

389 D. A landscaping plan shall be submitted to and require approval from the Village of Lansing
390 Planning Board prior to the installation of any plantings prior to the issuance of the
391 Certificate of Compliance.

392 E. A negative declaration following review by the Tompkins County Department of Planning
393 in accordance with General Municipal Law Sections 239-l and 239-m must be received by
394 the Village.

395 F. All work contemplated under Special Permit No. 4126 shall be implemented/ completed
396 on or before June 30, 2018.

397 *G. Prior to installation of any asphalt in the proposed parking area the Village Engineer and*
398 *the Village Stormwater Management Officer must approve the installation.*

399 *H. Any response from NY State Department of Transportation regarding safety must be*
400 *shared promptly with the Code Enforcement Officer.*

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

402 *AYES: Mario Tomei, Mike Baker, Jim McCauley, and Lisa Schleelein.*

403 *NAYS: Carolyn Greenwald*

404 *The motion was declared to be carried.*

405 **Approval of Minutes:**

406 **February 12, 2018**

407 Greenwald moved to accept the minutes of February 12th 2018 as amended. Seconded by Baker;
408 Ayes by Tomei, Baker, Greenwald, McCauley, and Schleelein.

409 Nays: None

410 Abstention(s): None

411

412 **February 27, 2018**

413 McCauley moved to accept the minutes of February 27th 2018 as amended. Seconded by Baker;
414 Ayes by Tomei, Baker, Greenwald, McCauley, and Schleelein.

415 Nays: None

416 Abstention(s:) None

417

418 **Trustee Report:**

419 Make Baker reported on the Trustee meeting of April 2, 1018. For a complete report of the meeting please
420 see the Trustee minutes on The Village Website.

421

422 **Other Business**

423 Tomei confirms that McCauley and Baker are attending Planning Federation conference. The April 24,
424 2018 Planning Board meeting is canceled because of voting for Village Officials.

425

426 **Adjournment**

427 Baker moved to adjourn at 9:25PM. Seconded by McCauley; Ayes by Tomei, Baker, Greenwald,
428 McCauley and Schleelein.