

1 Planning Board Meeting  
2 Minutes of Monday  
3 June 8, 2020  
4  
5

6 The meeting of the Village of Lansing Planning Board via Zoom was called to order at 7:02 PM  
7 by Chair, Lisa Schleelein.  
8

9 **Present at the meeting:**

10 **Planning Board Members:** Mike Baker, Carolyn Greenwald, James McCauley, Monica Moll,  
11 Lisa Schleelein

12 **Alternate Member:** Anthony Ingraffea

13 **Village Legal Counsel:** William Troy

14 **Village Engineer:** Brent Cross

15 **Village Trustee Liaison:** Ronny Hardaway

16 **Village CEO:** Michael Scott  
17

18 Mike Ward, Andrew Sciarabba (TG Miller), Noah Demarest and Jake Roberts representing the  
19 owners of 20 Blackchin Blvd  
20

21 **Approval of the Minutes March 26, 2020**

22 Moll moved to accept the minutes. Seconded by Baker.

23 Ayes by: Baker, McCauley, Greenwald, Moll, and Schleelein  
24

25 **Public Comment Period:**

26 Schleelein opened the public comment period.

27 Ronny Haraway was recognized as the Village Trustee liaison.

28 With no one else wishing to speak, Baker moved to close the public hearing. Seconded by  
29 Greenwald.  
30

31 Ayes: Baker, Greenwald, Moll, McCauley and Schleelein.  
32

33 Schleelein read the following agenda item:  
34

35 **Continue Public Hearing for Special Permit #4366 for Lot #8 (20 Blackchin Blvd)**

36 *Roberts-Sedorus Construction is proposing to build a 5,867 square foot two-story single-*  
37 *family residence with an attached 3-car garage on Lot 8 (Tax Parcel #42.1-1-37.208) of the*  
38 *Bolton Estates Subdivision. As per Village Code Section 145-48, the applicant is required to*  
39 *apply for a Special Permit because the lot is within 50 feet of a designated steep slope area.*  
40

41 Schleelein asked the representatives if they had any further comments.  
42

43 Mike Ward introduced himself and commented that the owners of 20 Blackchin Blvd were  
44 satisfied with the SWPPP report and conditions provided in Andrew Sciarabba's report.

45

46 Schleelein asked Brent Cross for his comments on the SWPPP report. Brent reviewed his  
47 following report:

48

49

**VILLAGE OF LANSING**

50

**ENGINEER'S REPORT**

51 **DATE:** *June 8, 2020*

52 **TO:** *Planning Board*

53 **FROM:** *Brent A. Cross, Village Engineer*

54 **RE:** *Eggert & Tang Residence, Blackchin Blvd*

55 **NOTE:** *I have reviewed the site improvement plans prepared by TG Miller Engineers dated*  
56 *6/1/20 for the above referenced project. I have the following observations and*  
57 *comments:*

58 1. *The driveway into the property is located on the north side of the site. It runs along a*  
59 *contour line (parallel with the slope) such that there is very little grade over its*  
60 *length, but as Code Officer Scott has pointed out, it is longer than 150'. As long as*  
61 *the fire/code officer is satisfied with the configuration, there are no*  
62 *engineer/drainage concerns.*

63

64 2. *Although the original subdivision layout provided for a stormwater management*  
65 *plan to address run-off from this site, there was a limited amount of clearing area*  
66 *presumed for the purposes of stormwater calculations. As the clearing on this site*  
67 *has exceeded the original presumption, TG Miller has provided a specific Basic*  
68 *Stormwater Pollution Prevention Plan for this site. It addresses the balance of*  
69 *pervious ground covers in the before/after configuration, and has demonstrated that*  
70 *the new plantings on the site will compensate for the removal of some of the original*  
71 *vegetation that was presumed to be preserved in the original SWPPP. They have*  
72 *provided a planting plan that will need to be implemented to make sure that the*  
73 *run-off from this site is "balanced" as proposed. Therefore, I believe that this project*  
74 *will not create any adverse impact on the stormwater drainage on/near this site.*

75

76 3. *This project is located within an area of the Village that has the following utility*  
77 *services available:*

78

79 *Public water supply is available and will be utilized for this home.*

80 *There is no public sewer service available at this site, so an on-site wastewater*  
81 *treatment system will need to be approved by the Tompkins County Health*  
82 *Department.*

83 *There is no natural gas available to the site, therefore alternative energy sources will*  
84 *need to be used.*

85 *Underground electric and communications services are all available to this site.*

86

87 4. *There is no dumpster needed for this project.*

88

89 5. *Although no lighting plan will not need to be submitted and approved by the lighting*  
90 *commission, any exterior lighting will need to follow the village's lighting regulation.*

91

92 Cross explained that the original engineering for stormwater was done by TG Miller for the  
93 initial subdivision. Because there was no knowing of the amount of clearing that would be done  
94 in the future of each subdivision lot, TG Miller had to assume a certain percentage of clearing on  
95 each lot to be able to size the basins and other stormwater calculations. On this particular project,  
96 the clearing exceeded the presumed amount so Cross asked the applicant to take a look at the  
97 situation to make sure that the removal of the additional vegetation would not alter the original  
98 subdivision stormwater calculations.

99

100 TG Miller supplied a Basic SWPPP, which would be reviewed locally and not by DEC. The  
101 general concept of the Basic SWPPP is to show that the proposed new vegetation will provide an  
102 equal amount of stormwater absorption as was originally intended. Cross believes that TG Miller  
103 has done a good job of showing this.

104

105 Schleelein agreed that the report was quite thorough and questioned if the 20 new trees were in  
106 addition to the original proposed landscape plan.

107

108 Cross deferred the question to Andrew Sciarabba but added that he recommends the Planning  
109 Board add the completion of the landscaping to the special permit resolution as a condition for  
110 occupancy.

111

112 Andrew Sciarabba explained that the number of trees has not changed from the original plan but  
113 to balance out the water absorption, he has replaced some of the lawn area with a meadow mix  
114 which has a larger root system. Sciarabba then described the characteristics of meadow mix.

115

116 Cross concluded his report with a utility rundown of the property. Troy was unclear as to if and  
117 why the Basic SWPPP does or does not need DEC approval. Cross explained.

118

119 Schleelein asked Scott if all of the public hearing and County information had been provided.  
120 Scott confirmed that the mailings were provided and the GML-239 had no conditions. Scott  
121 added that he sent out a revised special permit resolution to the Planning Board with an added  
122 condition about the fire apparatus access road due to the length of the driveway. Scott then

123 reviewed the requirements of a fire apparatus access road as it pertained to this project. With  
124 that, Scott had no other issues.

125

126 Schleelein asked if there were any other comments or questions. Schleelein proceeded to the  
127 short EAF and asked if anyone had any questions with Part 1. Being none, Schleelein went  
128 through the EAF Parts 2 and 3.

129

130 Mike Baker moved to accept Part 2 of the short EAF. Seconded by Greenwald.

131

132 Ayes: Baker, Greenwald, Moll, McCauley and Schleelein.

133

134 Schleelein read the SEQR Resolution for Special Permit #4366:

135

136

***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR***

137

***REVIEW OF SPECIAL PERMIT NO. 4366 ADOPTED ON JUNE 8, 2020***

138 *Motion made by:*

139 *Motion seconded by:*

140 ***WHEREAS:***

141 *A. This matter involves consideration of the following proposed action: Special Permit No. 4366,*  
142 *for the proposal by Roberts-Sedorus Construction to build a 5,867 square foot two-story single-*  
143 *family residence with an attached 3-car garage on Lot 8 (Tax Parcel #42.1-1-37.208) of the*  
144 *Bolton Estates Subdivision. As per Village Code Section 145-48, the applicant is required to*  
145 *apply for a Special Permit because the lot is within 50 feet of a designated steep slope area;*  
146 *and*

147 *B. On June 8, 2020, the Village of Lansing Planning Board, in performing the lead agency function*  
148 *for its independent and uncoordinated environmental review in accordance with Article 8 of*  
149 *the New York State Environmental Conservation Law - the State Environmental Quality Review*  
150 *Act ("SEQR"), (i) determined that the proposed action provided for herein is an Unlisted Action*  
151 *in accordance with SEQR; (ii) thoroughly reviewed the Short Environmental Assessment Form*  
152 *(the "Short EAF"), and any and all other documents prepared and submitted with respect to*  
153 *this proposed action and its environmental review; (iii) completed its thorough analysis of the*  
154 *potential relevant areas of environmental concern to determine if the proposed action may*  
155 *have a significant adverse impact on the environment, including the criteria identified in 6*  
156 *NYCRR Section 617.7(c); and (iv) completed the Short EAF); and*

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

158 ***OPTION 1***

159

160 1. *The Village of Lansing Planning Board, based upon (i) its thorough review of the Short EAF,*  
161 *and any and all other documents prepared and submitted with respect to this proposed*  
162 *action and its environmental review; and (ii) its thorough review of the potential relevant*  
163 *areas of environmental concern to determine if the proposed action may have a significant*  
164 *adverse impact on the environment, including the criteria identified in 6 NYCRR Section*  
165 *617.7(c), hereby makes a negative determination of environmental significance*  
166 *(“**NEGATIVE DECLARATION**”) in accordance with SEQR for the above referenced*  
167 *proposed action, and determines that an Environmental Impact Statement will not be*  
168 *required; and*

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

173 Moll moved to select option 1 and confirm that it is a negative declaration. Seconded by  
174 Greenwald.

175

176 Ayes: Baker, Greenwald, Moll, McCauley and Schleelein.

177 Motion Carried

178

179 Baker moved to close the Public Hearing. Seconded by McCauley.

180 Ayes: Baker, Greenwald, Moll, McCauley and Schleelein.

181 Public Hearing Closed

182

183 Schleelein read through the General Conditions required for special permits.

184

185 Baker moved that the General Conditions had been met. Seconded by Greenwald.

186 Ayes: Baker, Greenwald, Moll, McCauley and Schleelein.

187 Motion Carried

188

189 Schleelein read the Resolution for Special permit #4370 with added conditions:

190

191 **VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR**  
192 **SPECIAL PERMIT NO. 4366 ADOPTED ON JUNE 8, 2020**

193 *Motion made by:*

194 *Motion seconded by:*

195 **WHEREAS:**

196 A. *This matter involves consideration of the following proposed action: Special Permit No. 4366,*  
197 *for the proposal by Roberts-Sedorus Construction to build a 5,867 square foot two-story single-*  
198 *family residence with an attached 3-car garage on Lot 8 (Tax Parcel #42.1-1-37.208) of the*  
199 *Bolton Estates Subdivision. As per Village Code Section 145-48, the applicant is required to*

200 apply for a Special Permit because the lot is within 50 feet of a designated steep slope area;  
201 and

202 B. On February 25, 2020, March 9, 2020, May 26, and June 8, 2020 the Village of Lansing Planning  
203 Board opened and continued a public hearing regarding this proposed action, and therein  
204 thoroughly reviewed and analyzed (i) the materials and information presented by and on behalf  
205 of the applicant in support of this proposed action, including information and materials related  
206 to the environmental issues, if any, which the Board deemed necessary or appropriate for its  
207 review, (ii) all other information and materials rightfully before the Board (including, if  
208 applicable, comments and recommendations, if any, provided by the Tompkins County  
209 Department of Planning in accordance with General Municipal Law Sections 239-1 and 239-m),  
210 and (iii) all issues raised during the public hearing and/or otherwise raised in the course of the  
211 Board's deliberations; and

212 C. On June 8, 2020, the Village of Lansing Planning Board, in accordance with (i) Article 8 of the  
213 New York State Environmental Conservation Law - the State Environmental Quality Review Act  
214 ("SEQR"), and 6 NYCRR Section 617.5; and (ii) Section 123.2 of the Village of Lansing Code,  
215 and amended on environmental review and adopted a Resolution for SEQR Review in  
216 connection with Special Permit No. 4366;

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

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

224 2. It is hereby determined by the Village of Lansing Planning Board that Special Permit No. 4366  
225 is **GRANTED AND APPROVED/ DENIED**, subject to the following conditions and  
226 requirements:

227 a. Soil and Erosion control measures and water quality techniques shall be implemented and  
228 coordinated as required and approved by the Village of Lansing Code Enforcement Officer  
229 and/or the Village of Lansing Engineer, and a plan for maintenance and said control  
230 measures and quality techniques over time shall be established with the Village of Lansing  
231 Code Enforcement Officer and/or the Village of Lansing Engineer.

232 b. Prior to a building permit being issued, approval by the Village of Lansing Engineer and  
233 Village of Lansing Storm Water Officer of, but not limited to, site work, storm water  
234 management and infrastructure plans, and implementation thereof. Drainage easements for  
235 potential impact from the stormwater management facilities on neighboring parcels shall be  
236 obtained, provided to the Village for approval by the Village Engineer, Stormwater Officer  
237 and Attorney, and thereafter recorded at the Tompkins County Clerk's Office.

238 c. Required permits, approvals, consents and other authorizations from all applicable Federal,  
239 State, County and local governmental and regulatory agencies shall be obtained, maintained  
240 and complied with for all permitted improvements, operations and activities as authorized

- 241 *by this special permit approval, and such improvements, operations and activities shall at all*  
242 *times comply with all applicable Federal, State, County and local laws, codes, rules and*  
243 *regulations.*  
244 *d. Prior to a building permit being issued, approval by the Village of Lansing Engineer, Village*  
245 *of Lansing Code Enforcement Officer and the Chief of the Lansing Fire Department must*  
246 *be granted as to the dimensions of the driveway/ fire access road consistent with the relevant*  
247 *codes.*  
248 *e. Prior to the issuance of a Certificate of Compliance, the proposed landscaping plan must be*  
249 *completed and verified by the Village of Lansing Engineer and the Village of Lansing Code*  
250 *Enforcement officer.*

251  
252 The Planning Board discussed the wording of “d” and “e” of the conditions.

253

254 Moll moved to pass the resolution with reworded conditions. Seconded by Baker.

255 Ayes: Baker, Greenwald, Moll, McCauley and Schleelein.

256 Motion Carried. Special Permit #4366 is approved.

257

### 258 **Trustee Report**

259 No report due to cancellation of Trustee meeting.

260 Discussion of Planning Board liaison schedule for Board of Trustees meetings took place.

261

### 262 **Other Business to report**

263 Schleelein asked Scott if there was anything on the agenda for the next Planning Board meeting.

264 Scott said no. Schleelein then added that she would be in favor of continuing discussions of

265 previous meetings like sidewalks or STR. There was discussion about extending the time

266 allowed for the Beers to bring their final plat to the Planning Board. The 6-month window after

267 the preliminary plat was approved expired May 11 of this year. Bill Troy will investigate more as

268 far as State rules regarding subjects like this but also recommends that the Board of Trustees

269 make this decision. Schleelein and Scott agreed. More discussion was had about possible topics

270 for the next meeting.

271

### 272 **Adjournment:**

273 Schleelein asked for a motion to adjourn at 7:46PM. Moved by McCauley. Seconded by Baker

274 Ayes by: Baker, Greenwald, McCauley, Moll, and Schleelein.

275

276 Minutes taken by: Michael Scott, CEO