

**Village of Lansing
Planning Board Meeting
April 14, 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: Maria Stycos, Phil Dankert, Jon Kanter;
4 Lisa Schleelein; Code Enforcement Officer, Marty Moseley; Trustee Liaison, Lynn Leopold; Village
5 Resident John Gillott; Gina Speno from the Shops at Ithaca Mall; Craig Hightower, Manager of the
6 Target store; Joe Gabriele from Marina Auto Group; and Community Party Observer, Carla Marceau .

7 Absent: David Dubow

8 **Public Comment Period**

9 Tomei opened the public comment period. Marceau introduced herself as the Community Party
10 observer. With no one else wishing to speak, Schleelein moved to close the public comment period.
11 Seconded by Stycos; Ayes by Tomei, Dankert, Stycos, Kanter, and Schleelein.
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13 **Public Hearing to Consider Special Permit #2850** The Shops at Ithaca Mall, to allow for temporary
14 commercial storage, for the existing Target Store located at 40 Catherwood Road, located in the
15 Commercial High Traffic District, Tax Parcel Number 47.1-1-24. Special Permit review is required
16 pursuant to section 145-30.

17 Tomei opened the Public Hearing for the above topic.

18 Speno indicated that the storage project would be the same as was approved by the Board last
19 year. Speno noted that the request was for a maximum of 10 storage trailers associated with the Target
20 Store from July 14 to September 15 of 2014.

21 Hightower indicated that this was, once again, due to both Cornell University and Ithaca College
22 students arriving at the same time for their move-in dates.

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

26 The Planning Board worked through the Short Environmental Assessment Form (EAF). After discussion,
27 the Board filled in the appropriate areas and made some minor modifications, to the form, prior to
28 determining that the proposed action will not result in any significant adverse environmental impacts.

29 Dankert moved the following SEQR resolution:

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31 ***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR REVIEW OF SPECIAL***
32 ***PERMIT NO. 2850 ADOPTED ON APRIL 14, 2014***

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Motion made by: Phil Dankert

Motion seconded by: Maria Stycos

WHEREAS:

- A. *This matter involves consideration of the following proposed action: Special Permit #2850 The Shops at Ithaca Mall, to allow for temporary commercial storage, for the existing Target Store located at 40 Catherwood Road, located in the Commercial High Traffic District, Tax Parcel Number 47.1-1-24. Special Permit review is required pursuant to sections 145-30 and 145-60 H (1) of the Village of Lansing Code; and*
- B. *On April 14, 2014, the Village of Lansing Planning Board, in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), (i) determined that the proposed action provided for herein is an Unlisted Action in accordance with SEQR; (ii) thoroughly reviewed the Short Environmental Assessment Form (the "Short EAF"), Part 1, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review [including any Visual Environmental Assessment Form deemed required, and comments and recommendations, if any, provided by the Tompkins County Department of Planning in accordance with General Municipal Law Sections 239-l and -m]; (iii) completed its thorough analysis of the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c); and (iv) completed the Short EAF, Part 2);*

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

80 **NEGATIVE DECLARATION**, which fully completed and signed Short EAF shall be
81 attached to and made a part of this Resolution.
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84 The vote on the foregoing motion was as follows:

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86 AYES: Mario Tomei, Lisa Schleelein, Jon Kanter, Maria Stycos, and Phil Dankert

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88 NAYS: None

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90 The motion was declared to be carried.
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92 There being no further input from the public, Stycos moved to close the public hearing. Seconded by
93 Schleelein; Ayes by Tomei, Schleelein, Dankert, Kanter, and Stycos.

94 Tomei read the general conditions for special permits, section 145-59E.

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

97 Kanter moved that all general conditions, in accordance with section 145-59E, have been met. Seconded
98 by Stycos; Ayes by Tomei, Schleelein, Dankert, Kanter, and Stycos. Dankert moved the following special
99 permit resolution with conditions:

100 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT NO. 2850*
101 *ADOPTED ON APRIL 14, 2014*

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103 *Motion made by: _____ Phil Dankert _____*

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105 *Motion seconded by: _____ Jon Kanter _____*

106

107 **WHEREAS:**

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109 A. *This matter involves consideration of the following proposed action: Special Permit #2850*
110 *The Shops at Ithaca Mall, to allow for temporary commercial storage, for the existing Target*
111 *Store located at 40 Catherwood Road, located in the Commercial High Traffic District, Tax*
112 *Parcel Number 47.1-1-24. Special Permit review is required pursuant to sections 145-30 and*
113 *145-60 H (1) of the Village of Lansing Code; and*

114

- 115 B. *On April 14, 2014, the Village of Lansing Planning Board opened a public hearing for the*
116 *initial purpose of (i) eliciting public comment on environmental issues regarding this*
117 *proposed action, and (ii) reviewing and evaluating the materials and information presented*
118 *by and on behalf of the applicant in support of this proposed action; and*
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- 120 C. *On April 14, 2014, the Village of Lansing Planning Board, in performing the lead agency*
121 *function for its independent and uncoordinated environmental review in accordance with*
122 *Article 8 of the New York State Environmental Conservation Law - the State Environmental*
123 *Quality Review Act (“SEQR”), (i) thoroughly reviewed the Short Environmental Assessment*
124 *Form (the “Short EAF”), Part 1, any and all other documents prepared and submitted with*
125 *respect to the proposed action and its environmental review [including any Visual*
126 *Environmental Assessment Form deemed required, comments and recommendations, if any,*
127 *provided by the Tompkins County Department of Planning in accordance with General*
128 *Municipal Law Sections 239-l and –m]; (ii) reviewed environmental related comments from*
129 *the public; (iii) completed its thorough analysis of the potential relevant areas of*
130 *environmental concern to determine if the proposed action may have a significant adverse*
131 *impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c); (iv)*
132 *completed the Short EAF, Part 2; and (v) made a negative determination of environmental*
133 *significance (“Negative Declaration”) in accordance with SEQR for the proposed action and*
134 *determined that an Environmental Impact Statement would not be required; whereupon,*
135 *having completed the SEQR review and having made its SEQR determination, it was*
136 *established that the special permit application was complete; and*
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- 138 D. *On April 14, 2014, the Village of Lansing Planning Board thereafter continued the public*
139 *hearing on the proposed action and further reviewed and analyzed (i) the materials and*
140 *information presented by and on behalf of the applicant in support of the proposed action,*
141 *including any additional information and materials related to environmental issues, if any,*
142 *which the Board deemed necessary or appropriate for its review, (ii) all other information*
143 *and materials rightfully before the Board [including comments and recommendations, if any,*
144 *provided by the Tompkins County Department of Planning in accordance with General*
145 *Municipal Law Sections 239-l and –m], (iii) all issues raised during the public hearing*
146 *and/or otherwise raised in the course of the Board’s deliberations, and (iv) possible*
147 *modifications and/or conditions that might be imposed in conjunction with any special permit*
148 *approval to be granted, whereupon, the public hearing was closed; and*
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- 150 E. *On April 14, 2014, in accordance with Section 7-725-b of the Village Law of the State of New*
151 *York and Sections 145-59, 145-60, 145-60.1 and 145-61 of the Village of Lansing Code, the*
152 *Village of Lansing Planning Board, in the course of its further deliberations, reviewed and*
153 *took into consideration (i) the general conditions required for all special permits (Village of*
154 *Lansing Code Section 145-59E), (ii) any applicable conditions required for certain special*
155 *permit uses (Village of Lansing Code Section 145-60), and (iii) any applicable conditions*
156 *required for uses within a Combining District (Village of Lansing Code Section 145-61);*

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

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161 1. *The Village of Lansing Planning Board hereby finds (subject to the conditions and*
162 *requirements, if any, set forth below) that the proposed action meets (i) all general*
163 *conditions required for all special permits (Village of Lansing Code Section 145-59E),*
164 *(ii) any applicable conditions required for certain special permit uses (Village of Lansing*
165 *Code Section 145-60,) and (iii) any applicable conditions required for uses within a*
166 *Combining District (Village of Lansing Code Section 145-61); and*

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168 2. *It is hereby determined by the Village of Lansing Planning Board that Special Permit No.*
169 *2850 is **granted and approved**, subject to the following conditions and requirements:*

170 a. *Required permits, approvals, consents and other authorizations from all applicable*
171 *Federal, State, County and local governmental and regulatory agencies shall be*
172 *obtained, maintained and complied with for all permitted improvements, operations*
173 *and activities as authorized by this special permit approval, and such improvements,*
174 *operations and activities shall at all times comply with all applicable Federal, State,*
175 *County and local laws, codes, rules and regulations.*

176 b. *A maximum of 10 containers shall be permitted on site starting no earlier than July*
177 *14, 20114 and shall be completely removed from the site by September 15, 20114.*

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179 The vote on the foregoing motion was as follows:

180 AYES: Mario Tomei, Lisa Schleelein, Jon Kanter, Maria Stycos, and Phil Dankert

181 NAYS: None

182 The motion was declared to be carried.

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184 **Public Hearing to Consider: Special Permit #2851** Marina Mitsubishi, to operate a Temporary Outdoor
185 Sale, at 2309 North Triphammer Road in the Commercial High Traffic District, Tax Parcel Number 46.1-
186 5-4.2. Because the operation of the Temporary Outdoor Sale would occur within the Commercial High
187 Traffic District, Special Permit review is required pursuant to Section 145-58(c) of the Village of Lansing
188 Code.*(The special permit, that is proposed, would allow for a vehicle sale at the Cayuga Mall)*

189 Tomei opened the public hearing for the above topic.

190 Moseley noted that he has received the proof of mailings, from the applicant, in accordance with
191 the Village Code.

192 Gabriele indicated that Marina Mitsubishi has been in business for 26 years and would like to
193 come to the Cayuga Mall to operate a vehicle sale for approximately 10 days. Gabriele noted that they
194 would use Monroe Muffler if any of the vehicles needed to be serviced, and they would also utilize the
195 local car wash if needed. Gabriele also requested the use of balloons and flags for the event as well as a
196 5'x20' window sign that would be placed inside of one of the vacant tenant spaces at the Cayuga Mall.
197 Gabriele indicated that they would not have a tent and would use the same vacant tenant space where the
198 sign would be located. Gabriele anticipated having approximately 30-40 potential customers per day on
199 average.

200 Speno indicated that there will be a vehicle sale at the Shops at Ithaca Mall starting on May 10th.

201 Tomei asked about any additional signs near North Triphammer Road.

202 Gabriele noted that they would only have the 5'x20' window sign.

203 Tomei noted that flags and balloons are not allowed in the Village. Moseley added that banners are not
204 allowed either.

205 Tomei noted that the Village has received the required review in accordance with General Municipal Law
206 239 1- and -m from the Tompkins County Planning Department, which indicated that there were no
207 negative intercommunity or county wide impacts.

208 The Planning Board worked through the Short Environmental Assessment Form (EAF). After discussion,
209 the Board filled in the appropriate areas and made some minor modifications, to the form, prior to
210 determining that the proposed action will not result in any significant adverse environmental impacts.

211 Stycos moved the following SEQR resolution:

212 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR REVIEW OF SPECIAL*
213 *PERMIT NO. 2851 ADOPTED ON APRIL 14, 2014*

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215 *Motion made by:* _____ *Maria Stycos* _____

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217 *Motion seconded by:* _____ *Jon Kanter* _____

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219 *WHEREAS:*

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222 A. *This matter involves consideration of the following proposed action: Special Permit #2851*
223 *Marina Mitsubishi, to operate a Temporary Outdoor Sale, at 2309 North Triphammer Road in the*
224 *Commercial High Traffic District, Tax Parcel Number 46.1-5-4.2. Because the operation of the*
225 *Temporary Outdoor Sale would occur within the Commercial High Traffic District, Special Permit*
226 *review is required pursuant to Section 145-58(c) of the Village of Lansing Code; and*

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228 B. *On April 14, 2014, the Village of Lansing Planning Board, in performing the lead agency*
229 *function for its independent and uncoordinated environmental review in accordance with Article 8 of the*
230 *New York State Environmental Conservation Law - the State Environmental Quality Review Act*
231 *(“SEQR”), (i) determined that the proposed action provided for herein is an Unlisted Action in*
232 *accordance with SEQR; (ii) thoroughly reviewed the Short Environmental Assessment Form (the “Short*
233 *EAF”), Part 1, and any and all other documents prepared and submitted with respect to this proposed*
234 *action and its environmental review [including any Visual Environmental Assessment Form deemed*
235 *required, and comments and recommendations, if any, provided by the Tompkins County Department of*
236 *Planning in accordance with General Municipal Law Sections 239-l and –m]; (iii) completed its*
237 *thorough analysis of the potential relevant areas of environmental concern to determine if the proposed*
238 *action may have a significant adverse impact on the environment, including the criteria identified in 6*
239 *NYCRR Section 617.7(c); and (iv) completed the Short EAF, Part 2);*

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

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243 1. *The Village of Lansing Planning Board, based upon (i) its thorough review of the Short EAF,*
244 *Part 1, and any and all other documents prepared and submitted with respect to this proposed action and*
245 *its environmental review [including any Visual Environmental Assessment Form deemed required, and*
246 *comments and recommendations, if any, provided by the Tompkins County Department of Planning in*
247 *accordance with General Municipal Law Sections 239-l and –m], (ii) its thorough review of the potential*
248 *relevant areas of environmental concern to determine if the proposed action may have a significant*
249 *adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and*
250 *(iii) its completion of the Short EAF, Part 2, including the findings noted thereon (which findings are*
251 *incorporated herein as if set forth at length), hereby makes a negative determination of environmental*
252 *significance (“NEGATIVE DECLARATION”) in accordance with SEQR for the above referenced*
253 *proposed action, and determines that an Environmental Impact Statement will not be required; and*

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

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260 The vote on the foregoing motion was as follows:

261 AYES: Mario Tomei, Lisa Schleelein, Jon Kanter, Maria Stycos, and Phil Dankert

262 NAYS: None

263 The motion was declared to be carried.

264 There being no further input from the public, Dankert moved to close the public hearing.
265 Seconded by Schleelein; Ayes by Tomei, Schleelein, Dankert, Kanter, and Stycos.

266 Schleelein moved that all general conditions, in accordance with section 145-59E, have been met.
267 Seconded by Stycos; Ayes by Tomei, Schleelein, Dankert, Kanter, and Stycos. Kanter moved the
268 following special permit resolution with conditions:

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270 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT NO. 2851*
271 *ADOPTED ON APRIL 14, 2014*

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274 *Motion made by:* _____ *Jon Kanter*

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276 *Motion seconded by:* _____ *Lisa Schleelein*

277

278 **WHEREAS:**

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280 *F. This matter involves consideration of the following proposed action: Special Permit*
281 *#2851 Marina Mitsubishi, to operate a Temporary Outdoor Sale, at 2309 North*
282 *Triphammer Road in the Commercial High Traffic District, Tax Parcel Number 46.1-5-*
283 *4.2. Because the operation of the Temporary Outdoor Sale would occur within the*
284 *Commercial High Traffic District, Special Permit review is required pursuant to Section*
285 *145-58(c) of the Village of Lansing Code; and*

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287 *G. On April 14, 2014, the Village of Lansing Planning Board opened a public hearing for*
288 *the initial purpose of (i) eliciting public comment on environmental issues regarding this*
289 *proposed action, and (ii) reviewing and evaluating the materials and information*
290 *presented by and on behalf of the applicant in support of this proposed action; and*

291

292 *H. On April 14, 2014, the Village of Lansing Planning Board, in performing the lead agency*
293 *function for its independent and uncoordinated environmental review in accordance with*
294 *Article 8 of the New York State Environmental Conservation Law - the State*
295 *Environmental Quality Review Act ("SEQR"), (i) thoroughly reviewed the Short*

296 *Environmental Assessment Form (the “Short EAF”), Part 1, any and all other documents*
297 *prepared and submitted with respect to the proposed action and its environmental review*
298 *[including any Visual Environmental Assessment Form deemed required, comments and*
299 *recommendations, if any, provided by the Tompkins County Department of Planning in*
300 *accordance with General Municipal Law Sections 239-l and –m]; (ii) reviewed*
301 *environmental related comments from the public; (iii) completed its thorough analysis of*
302 *the potential relevant areas of environmental concern to determine if the proposed action*
303 *may have a significant adverse impact on the environment, including the criteria*
304 *identified in 6 NYCRR Section 617.7(c); (iv) completed the Short EAF, Part 2; and (v)*
305 *made a negative determination of environmental significance (“Negative Declaration”)*
306 *in accordance with SEQOR for the proposed action and determined that an Environmental*
307 *Impact Statement would not be required; whereupon, having completed the SEQOR review*
308 *and having made its SEQOR determination, it was established that the special permit*
309 *application was complete; and*
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311 *I. On April 14, 2014, the Village of Lansing Planning Board thereafter continued the public*
312 *hearing on the proposed action and further reviewed and analyzed (i) the materials and*
313 *information presented by and on behalf of the applicant in support of the proposed*
314 *action, including any additional information and materials related to environmental*
315 *issues, if any, which the Board deemed necessary or appropriate for its review, (ii) all*
316 *other information and materials rightfully before the Board [including comments and*
317 *recommendations, if any, provided by the Tompkins County Department of Planning in*
318 *accordance with General Municipal Law Sections 239-l and –m], (iii) all issues raised*
319 *during the public hearing and/or otherwise raised in the course of the Board’s*
320 *deliberations, and (iv) possible modifications and/or conditions that might be imposed in*
321 *conjunction with any special permit approval to be granted, whereupon, the public*
322 *hearing was closed; and*
323

324 *J. On April 14, 2014, in accordance with Section 7-725-b of the Village Law of the State of*
325 *New York and Sections 145-59, 145-60, 145-60.1 and 145-61 of the Village of Lansing*
326 *Code, the Village of Lansing Planning Board, in the course of its further deliberations,*
327 *reviewed and took into consideration (i) the general conditions required for all special*
328 *permits (Village of Lansing Code Section 145-59E), (ii) any applicable conditions*
329 *required for certain special permit uses (Village of Lansing Code Section 145-60), and*
330 *(iii) any applicable conditions required for uses within a Combining District (Village of*
331 *Lansing Code Section 145-61);*
332

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

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336 *1. The Village of Lansing Planning Board hereby finds (subject to the conditions and*
337 *requirements, if any, set forth below) that the proposed action meets (i) all general conditions*
338 *required for all special permits (Village of Lansing Code Section 145-59E), (ii) any*
339 *applicable conditions required for certain special permit uses (Village of Lansing Code*

340 *Section 145-60,), and (iii) any applicable conditions required for uses within a Combining*
341 *District (Village of Lansing Code Section 145-61); and*

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343 3. *It is hereby determined by the Village of Lansing Planning Board that Special Permit No.*
344 *2851 is **GRANTED AND APPROVED**, subject to the following conditions and*
345 *requirements:*
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- 347 a. *Required permits, approvals, consents and other authorizations from all applicable*
348 *Federal, State, County and local governmental and regulatory agencies shall be*
349 *obtained, maintained and complied with for all permitted improvements, operations*
350 *and activities as authorized by this special permit approval, and such improvements,*
351 *operations and activities shall at all times comply with all applicable Federal, State,*
352 *County and local laws, codes, rules and regulations.*
- 353 b. *There shall be no more than 110 vehicles on the premises, for sale or lease, at any*
354 *one point in time.*
- 355 c. *There shall be no washing of the vehicles with detergent unless there is a contained*
356 *area for the washing of vehicles, and the contaminated water is removed from the*
357 *containment area and disposed of in an approved manner.*
- 358 d. *The event or sale shall be no more than 10 days in length.*
- 359 e. *There shall be no more than 1 sign with a maximum approximate size of 5'x20'*
360 *placed within a window of a tenant area at the Cayuga Mall. Such window sign shall*
361 *be placed on the interior of the glass located within the Cayuga Mall.*
- 362 f. *There shall be no vehicle transport trucks left on the premises.*
- 363 g. *There shall be no additional exterior lighting added during the event or sale.*
- 364 h. *There shall be no flags allowed to be on the vehicles except for an American Flag.*

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368 The vote on the foregoing motion was as follows:

369 AYES: Mario Tomei, Lisa Schleelein, Jon Kanter, Maria Stycos, and Phil Dankert

370 NAYS: None

371 The motion was declared to be carried.

372 Dankert noted that the Maguire dealership in the Village has balloons on Saturdays.

373 Moseley indicated that he typically does not work on Saturdays but if a complaint arises or there
374 is proof that there have been illegal activities conducted, he would then follow up with the accused
375 individuals.

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378 **Approval of Minutes:**

379 Dankert moved to accept the September 24th, 2013 minutes as amended. Seconded by Schleelein; Ayes
380 by Tomei, Dankert, Kanter, Stycos, and Schleelein.

381 Schleelein moved to accept the January 13th, 2014 minutes as amended. Seconded by Dankert; Ayes by
382 Tomei, Dankert, and Schleelein. Abstentions by Stycos and Kanter.

383 Kanter moved to accept the February 25th, 2014 minutes as amended. Seconded by Stycos; Ayes by
384 Tomei, Dankert, Kanter, Stycos, and Schleelein.

385 Stycos moved to accept the March 10th, 2014 minutes as amended. Seconded by Dankert; Ayes by
386 Tomei, Dankert, Kanter, and Stycos. Abstention by Schleelein.

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388 **Trustee Report:**

389 Stycos reported on the April 7th Trustee meeting. For a report of the meeting please see the Trustee
390 minutes.

391 **Other Business:**

392 Moseley noted that the papers handed to Board members on the safety of cell towers was due to an
393 individual who lives at the Meadows apartments at 100 Graham Road. This individual was not aware of
394 the cell tower that the Board approved and held two public hearings on.

395 Kanter noted that the Federal Communications Commission has previously ruled that there are no
396 significant or adverse health affects from cell phone towers. Kanter added that based on that decision, it is
397 not the Board's authority to challenge the ruling made by the FCC.

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Moseley indicated that he had the following questions based on individuals approaching him:

- a. Would the Board be interested in allowing a stationary food vendor to operate in the Business and Technology District?

After a short discussion, the Board determined that they might be open to the idea, but would like some more information from the individual and would talk about this topic at a future meeting.

- b. In the event that a previously approved Temporary Commercial Activity (TCA) would like to extend their time frame for an event in accordance with section 145-59 F, should the applicant be allowed to extend an event for a certain amount of days or should they make another application to the Code/Zoning Officer and request the administrative extension again in accordance with section 145-59F.

After a short discussion, the Board determined that the applicant should re-apply for an additional approval in accordance with section 145-59F and that the Code/Zoning Officer should not grant a requested extension, but rather evaluate the new application and if found to be acceptable, then grant the permit.

- c. On April 29th there will be a request for a TCA seasonal use (farmers market) for the Triphammer Marketplace. The applicant has requested that they be allowed to operate May – November. Currently, Village Code section 145-58 only allows for a seasonal use event to operate from May-September 30th. Would the Board possibly alter the current law to a different termination date for a seasonal use to operate slightly longer.

After a short discussion, it was determined that the Board had no opposition to extending the seasonal use category within the TCA section of the Village Code, but would like to discuss it at a future meeting.

- d. Currently, the Temporary Commercial Storage Zoning use requires an applicant to obtain special permit approval from the Planning Board. Would the Board consider allowing an extension of the original special permit in the event that the applicant was going to operate under the same conditions and has not substantially altered the permit application in similar to section 145-59F.

After a short discussion, the Board determined that they would like to see some language put together that would allow for an extension of a special permit in the event that the application has not changed substantially, but if the permit application has substantially changed, then it should be brought back to the Board for a special permit approval.

- e. An individual has approached the Village to ask for consideration of a daycare/ afterschool use to be added to the Business and Technology District (BTD). Currently, daycare/afterschool activities are defined within a school use which is not allowed in the BTD. Based on the number of professionals working in the area, The individual believes that daycare/afterschool activities could provide a benefit and would also reduce the number of vehicle trips for those professionals because they would be dropping their children off at daycare and then going to work in the same location.

After a short discussion it was determined that the Board would like some more information on this topic before providing an answer to this question. The Board would like to discuss this at a future meeting.

Adjournment

Stycos moved to adjourn at 9:25 PM. Seconded by Schleelein; Ayes by Tomei, Dankert, Stycos, Kanter, and Schleelein.