

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
January 26, 2021

The meeting of the Village of Lansing Planning Board via Zoom was called to order at 7:01 PM by Chair, Lisa Schleelein.

Present at the meeting:

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

Alternate Member: Anthony Ingraffea

Village Legal Counsel: William Troy

Village Engineer: Brent Cross

Village Trustee Liaison: Ronny Hardaway

Village CEO: Michael Scott

Tom Covell of Holt Architects, Andrew Sciarabba of TG Miller, Angela Sullivan, and Kelly White representing The Council; Michael Gavin and Ken Farrall representing The Shops at Ithaca Mall; Mayor Don Hartill, Douglas Freeman, Mike Lucas, Roy Hogben, Kate Chesebrough, and James Wheal were present.

Approval of the Minutes

Moll moved to approve the minutes of January 11, 2021 as written. Baker seconded.

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

Nays: None

Public Comment Period:

Hardaway was recognized as the liaison for the Board of Trustees.

With no one else wishing to speak, McCauley moved to close the public hearing. Seconded by Baker.

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

Nays: None

Schleelein moved the Wheal subdivision to the front of the agenda..

Schleelein read the following from the agenda:

Public Hearing for Subdivision #2021-4445

James Wheal and Kay Yamaoka are seeking approval from the Planning Board for a subdivision of Tax Parcel 42.1-1-24, located at 1611 East Shore Drive. The applicant is proposing to subdivide the 5.71-acre parcel into two separate parcels. Parcel A, containing approximately 3.7 acres, would be located north of parcel B, containing 2 acres.

Scott said that he received the mailings. Scott also reviewed the proposed subdivision survey and both lots comply with the Low Density Residential District regulations. Schleelein asked if Parcel

45 A had the existing home. Wheal confirmed and added that the survey speaks for itself and would
46 answer any questions.

47 Scott added that Parcel B, at 2 acres and non-sewered, would not be allowed to have a 2-unit
48 residence built on it. If/when the new sewer is installed on East Shore Drive, then a 2-unit would
49 be allowed.

50 Baker moved to classify this proposal as a minor subdivision. Seconded by Moll.

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

52 Nays: None

53 Wheal respectfully asked if the whole subdivision process could be resolved that evening.

54 Schleelein explained that the Planning Board's policy is to keep the public hearing open for 2
55 meetings, and as a result the Planning Board is not prepared to close this proposal this evening.

56 Schleelein read the following from the agenda:

57

58 **Continue Public Hearing of Subdivision #2020-4402**

59 *The Shops at Ithaca Mall, represented by Michael J. Gavin of Gavin Law, is seeking approval*
60 *from the Planning Board for a subdivision of Tax Parcel 42.1-1-22. The applicant is proposing to*
61 *subdivide tenant spaces in order to offer them for sale to existing and perspective tenants/affiliated*
62 *investors/owners.*

63

64 Mike Gavin informed the Planning Board that the first round of variances have been presented and
65 approved by the BZA and asked Scott when the next scheduled BZA meeting would be to finalize
66 the remaining 16 appeals. Scott said February 16th. Gavin continued by saying that during the
67 cleanup after the latest flooding event, there was substantial debris that caused blockage to the
68 stormwater parking lot grates. A preventative cleanup plan will be incorporated into the overall
69 maintenance plan to help alleviate future flooding events. Gavin has also received a stormwater
70 agreement from Scott and is currently working on it. This agreement would be effective with or
71 without the subdivision approval. Cross and Farrall are working together to compile a total list of
72 stormwater improvements and possible remedies.

73 There was more discussion about whether maintenance or infrastructure was the cause of the
74 flooding. Cross believes that we may not ever know without further examination from
75 professionals. Cross added that another possibility could be that there are not enough inlets in the
76 parking lot surface or the existing ones are not big enough. Cross feels that between the legal
77 obligation of The Mall, the new stormwater management agreement, and the commitment to the
78 conditions of the a subdivision approval, he would be comfortable with the stormwater process
79 and proposed remedies moving forward.

80 Scott recommended approving the preliminary plat and moving on to the final plat. The final plat
81 would need some modification of Parcel H as per suggested in earlier meetings. Parcel H is the
82 Graham Road West dedication to the Village. Also, there is a section at Pyramid Drive that needs

83 altering. Scott will organize a meeting to discuss the changes and the final plat obligations before
84 the next meeting.

85 Moll moved to accept the preliminary plat with the changes that Scott has discussed. Baker
86 seconded.

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

88 Nays: None

89

90 Schleelein read the following from the agenda:

91

92 **Continue Discussion of Special Permit # 2020-4439**

93 *David Beer, from Beer Properties, LLC, is requesting a special permit to allow for a private*
94 *garage to be built on a lot (Tax Parcel # 45.2-1-47.201) located between Millcroft Way and Craft*
95 *Road.*

96

97 Schleelein said that it was left last meeting for the Planning Board members to visit Craft Road to
98 view the single arch of the proposed Quonset garage and how it would look with the surroundings.
99 Schleelein still believes that the building style does not fit in with the neighborhood.

100

101 David Beer stressed how difficult it has been clearing out the invasive species on the property
102 without have some type of shelter.

103

104 Greenwald said that she stopped out to see the partial structure and admits that it would be seen from
105 the residential area 9 months out of the year but, this is still a very difficult decision. Schleelein
106 agreed and mentioned that although the Beers are a local builder, a special permit has certain criteria
107 that need to be met.

108

109 There was more discussion about the aesthetics of the building and comparisons to existing buildings
110 within the Village.

111

112 Greenwald will vote for this proposal because the Beers have been before the Planning Board before
113 and have always put forth the best effort to provide good aesthetics with their proposed projects.
114 They are a local contractor and Greenwald appreciates that the building is a reuse product.

115

116 Schleelein said she is struggling with this although there have been no complaints from neighbors
117 other than a resident concerned about some clearing being done behind Millcroft Way. Beer said he
118 was not removing trees but rather clearing out the Honeysuckle and Buckthorn.

119

120 Troy reminded the Planning Board that if they approve this, it is not a temporary building that can
121 be removed if complaints do come in.

122

123 Schleelein read the following resolution:

124

125
126

**VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR
SPECIAL PERMIT NO. 2020-4439 ADOPTED ON JANUARY 26, 2020**

127 Motion made by: Monica Moll

128 Motion seconded by: Carolyn Greenwald

129 **WHEREAS:**

130 A. *This matter involves consideration of the following proposed action: Special Permit No.*
131 *2020-4439, for the proposal by David Beer, from Beer Properties, LLC, requesting a*
132 *special permit to allow for a private garage to be built on a lot (Tax Parcel # 45.2-1-*
133 *47.201) located between Millcroft Way and Craft Road. As per Village Code Section 145-*
134 *40D(1)e, Alteration to building or improved site or change in use that results in change in*
135 *applicable parking space requirements, the applicant is required to apply for a Special*
136 *Permit; and*

137 B. *On December 14, 2020 and December 29, 2020, the Village of Lansing Planning Board*
138 *opened and continued a public hearing regarding this proposed action, and therein*
139 *thoroughly reviewed and analyzed (i) the materials and information presented by and on*
140 *behalf of the applicant in support of this proposed action, including information and*
141 *materials related to the environmental issues, if any, which the Board deemed necessary*
142 *or appropriate for its review, (ii) all other information and materials rightfully before the*
143 *Board (including, if applicable, comments and recommendations, if any, provided by the*
144 *Tompkins County Department of Planning in accordance with General Municipal Law*
145 *Sections 239-1 and 239-m), and (iii) all issues raised during the public hearing and/or*
146 *otherwise raised in the course of the Board's deliberations; and*

147 C. *On December 29, 2020, the Village of Lansing Planning Board, in accordance with (i)*
148 *Article 8 of the New York State Environmental Conservation Law - the State Environmental*
149 *Quality Review Act ("SEQR"), and 6 NYCRR Section 617.5; and (ii) Section 123.2 of the*
150 *Village of Lansing Code, and amended on environmental review and adopted a Resolution*
151 *for SEQR Review in connection with Special Permit No. 2020- 4366;*
152

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

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

161 2. *It is hereby determined by the Village of Lansing Planning Board that Special Permit*
162 *No. 2020-4439 is **GRANTED AND APPROVED**, subject to the following conditions*
163 *and requirements:*

164 a. *Soil and Erosion control measures and water quality techniques shall be*
165 *implemented and coordinated as required and approved by the Village of Lansing*
166 *Code Enforcement Officer and/or the Village of Lansing Engineer, and a plan for*
167 *maintenance and said control measures and quality techniques over time shall be*
168 *established with the Village of Lansing Code Enforcement Officer and/or the*
169 *Village of Lansing Engineer.*

170
171 b. *Prior to a building permit being issued, approval by the Village of Lansing*
172 *Engineer and Village of Lansing Storm Water Officer of, but not limited to, site*
173 *work, storm water management and infrastructure plans, and implementation*
174 *thereof. Drainage easements for potential impact from the stormwater*
175 *management facilities on neighboring parcels shall be obtained, provided to the*
176 *Village for approval by the Village Engineer, Stormwater Officer and Attorney, and*
177 *thereafter recorded at the Tompkins County Clerk's Office.*

178
179 c. *Required permits, approvals, consents and other authorizations from all applicable*
180 *Federal, State, County and local governmental and regulatory agencies shall be*
181 *obtained, maintained and complied with for all permitted improvements,*
182 *operations and activities as authorized by this special permit approval, and such*
183 *improvements, operations and activities shall at all times comply with all*
184 *applicable Federal, State, County and local laws, codes, rules and regulations.*

185
186 d. *Approval of a landscaping plan by the Planning Board is required before the*
187 *issuance of a Certificate of Compliance.*

188
189 *The vote on the foregoing motion was as follows:*

190 *AYES: Greenwald, Moll, and Schleelein*

191 *NAYS: Baker and McCauley*

192 *The motion was declared to be carried*

193 *Schleelein read the following agenda item:*

194

195 **Continue Public Hearing for Special Permit #4432**

196 *The Alcohol and Drug Council of Tompkins County, Inc. is seeking approval from the Planning*
197 *Board for a special permit to renovate their building located at 2353 North Triphammer Road*
198 *(Tax Parcel #47.1-3-4.1). The Phase II renovation would involve adding sleeping areas to the*

199 *second floor for adult men and women who are assessed to have mild to moderate substance use*
200 *disorders while maintaining current treatment services on the first floor from Phase I.*

201 A landscaping plan, water and sewer calculation due to the residential component involved, and
202 updated plans were requested to be supplied from the last meeting. Schleelein hoped that any trees
203 that were destroyed during construction would be replaced. Sciarabba said there will be tree
204 protection and hand-trimmed roots when digging is involved.

205 As per Village code 145-54, Scott calculated the require number of parking spaces needed as 54
206 spaces; there are 42 existing. A provision in the Village Code allows the Planning Board to allow
207 a fewer number of parking spaces than required as long as adequate land is set aside for future
208 parking if necessary.

209 Schleelein believes that because of the type of facility this is, residents will more than likely not
210 be driving and require parking. Sullivan agreed and said it would be atypical for patients to drive
211 there.

212 Water and sewer calculations were discussed. Further information is needed so that would become
213 a condition of the resolution.

214 It was decided that a total of 52 parking spaces were required by Code.

215 Schleelein read through the following resolution:

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

217 ***REVIEW OF SPECIAL PERMIT NO. 4432 ADOPTED ON JANUARY 26, 2021***

218 *Motion made by:* Mike Baker

219 *Motion seconded by:* Jim McCauley

220 ***WHEREAS:***

221 *A. This matter involves consideration of the following proposed action: Special Permit No.*
222 *4432, The Alcohol and Drug Council of Tompkins County, Inc. is seeking approval from*
223 *the Planning Board for a special permit to renovate their building located at 2353 North*
224 *Triphammer Road (Tax Parcel #47.1-3-4.1). The Phase II renovation would involve adding*
225 *sleeping areas to the second floor for adult men and women who are assessed to have mild*
226 *to moderate substance use disorders while maintaining current treatment services on the*
227 *first floor from Phase I.; and*

228 *B. On January 11, 2021 and January 26, 2021, the Village of Lansing Planning Board, in*
229 *performing the lead agency function for its independent and uncoordinated environmental*
230 *review in accordance with Article 8 of the New York State Environmental Conservation*
231 *Law - the State Environmental Quality Review Act (“SEQR”), (i) determined that the*
232 *proposed action provided for herein is an Unlisted Action in accordance with SEQR; (ii)*

233 *thoroughly reviewed the Short Environmental Assessment Form (the "Short EAF"), and*
234 *any and all other documents prepared and submitted with respect to this proposed action*
235 *and its environmental review; (iii) completed its thorough analysis of the potential relevant*
236 *areas of environmental concern to determine if the proposed action may have a significant*
237 *adverse impact on the environment, including the criteria identified in 6 NYCRR Section*
238 *617.7(c); and (iv) completed the Short EAF); and*
239

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

241 1. *The Village of Lansing Planning Board, based upon (i) its thorough review of the*
242 *Short EAF, Part I, and any and all other documents prepared and submitted with*
243 *respect to this proposed action and its environmental review; and (ii) its thorough*
244 *review of the potential relevant areas of environmental concern to determine if the*
245 *proposed action may have a significant adverse impact on the environment,*
246 *including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its*
247 *completion of the short EAF, Part II, including the findings noted thereon (which*
248 *findings are incorporated herein as if set forth at length), hereby makes a negative*
249 *determination of environmental significance ("NEGATIVE DECLARATION") in*
250 *accordance with SEQOR for the above referenced proposed action, and determines*
251 *that an Environmental Impact Statement will not be required; and*

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

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

257 *AYES: Baker, Greenwald, McCauley, Moll, and Schleelein*

258 *NAYS: None*

259 *The motion was declared to be carried*

260 *Schleelein read through the special permit General Conditions.*

261 *Schleelein read the following resolution:*

262 ***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR***
263 ***SPECIAL PERMIT NO. 2020-4432 ADOPTED ON***

264 *Motion made by: Monica Moll*

265 *Motion seconded by: Mike Baker*

266 **WHEREAS:**

- 267 A. *This matter involves consideration of the following proposed action: Special Permit No.*
268 *4432, The Alcohol and Drug Council of Tompkins County, Inc. is seeking approval from*
269 *the Planning Board for a special permit to renovate their building located at 2353 North*
270 *Triphammer Road (Tax Parcel #47.1-3-4.1). The Phase II renovation would involve adding*
271 *sleeping areas to the second floor for adult men and women who are assessed to have mild*
272 *to moderate substance use disorders while maintaining current treatment services on the*
273 *first floor from Phase I.; and*
- 274 B. *On November 9, 2020, December 14, 2020, December 29, 2020, and January 11, 2021 the*
275 *Village of Lansing Planning Board opened and continued a public hearing regarding this*
276 *proposed action, and therein thoroughly reviewed and analyzed (i) the materials and*
277 *information presented by and on behalf of the applicant in support of this proposed action,*
278 *including information and materials related to the environmental issues, if any, which the*
279 *Board deemed necessary or appropriate for its review, (ii) all other information and*
280 *materials rightfully before the Board (including, if applicable, comments and*
281 *recommendations, if any, provided by the Tompkins County Department of Planning in*
282 *accordance with General Municipal Law Sections 239-1 and 239-m), and (iii) all issues*
283 *raised during the public hearing and/or otherwise raised in the course of the Board's*
284 *deliberations; and*
- 285 C. *On January 11, 2021 and January 26, 2021, the Village of Lansing Planning Board, in*
286 *accordance with (i) Article 8 of the New York State Environmental Conservation Law - the*
287 *State Environmental Quality Review Act ("SEQR"), and 6 NYCRR Section 617.5; and (ii)*
288 *Section 123.2 of the Village of Lansing Code, and amended on environmental review and*
289 *adopted a Resolution for SEQR Review in connection with Special Permit No. 4432;*
290

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

- 292 1. *The Village of Lansing Planning Board hereby finds (subject to the conditions and*
293 *requirements, if any, set forth below and the provisions provided for in paragraph "B"*
294 *above) that the proposed action meets (i) all general conditions required for all special*
295 *permits (Village of Lansing Code Section 145-59E); (ii) any applicable conditions*
296 *required for certain special permit uses (Village of Lansing Code Section 145-60); and*
297 *(iii) any applicable conditions required for uses within a Combining District (Village*
298 *of Lansing Code Section 14561); and*
299
- 300 2. *It is hereby determined by the Village of Lansing Planning Board that Special Permit*
301 *No. 4432 is **GRANTED AND APPROVED**, subject to the following conditions and*
302 *requirements:*
- 303 a. *Soil and Erosion control measures and water quality techniques shall be*
304 *implemented and coordinated as required and approved by the Village of Lansing*
305 *Code Enforcement Officer and/or the Village of Lansing Engineer, and a plan for*
306 *maintenance and said control measures and quality techniques over time shall be*

- 307 *established with the Village of Lansing Code Enforcement Officer and/or the*
308 *Village of Lansing Engineer.*
- 309 *b. Prior to a building permit being issued, approval by the Village of Lansing*
310 *Engineer and Village of Lansing Storm Water Officer of, but not limited to, site*
311 *work, storm water management and infrastructure plans, and implementation*
312 *thereof. Drainage easements for potential impact from the stormwater*
313 *management facilities on neighboring parcels shall be obtained, provided to the*
314 *Village for approval by the Village Engineer, Stormwater Officer and Attorney, and*
315 *thereafter recorded at the Tompkins County Clerk's Office.*
- 316 *c. Required permits, approvals, consents and other authorizations from all applicable*
317 *Federal, State, County and local governmental and regulatory agencies shall be*
318 *obtained, maintained and complied with for all permitted improvements,*
319 *operations and activities as authorized by this special permit approval, and such*
320 *improvements, operations and activities shall at all times comply with all*
321 *applicable Federal, State, County and local laws, codes, rules and regulations.*
- 322 *d. Prior to a building permit being issued, approval by the Lighting Committee of the*
323 *lighting plan.*
- 324 *e. New sewer and water calculations to be approved by Village Engineer.*
- 325 *f. As per Village code 145-55, the Planning Board has allowed the applicant to*
326 *reduce the number of parking spaces required from 52 to the existing 42 as long as*
327 *the applicant can show appropriate reservation of land for future use as additional*
328 *parking spaces. The 10 additional parking spaces must be shown on a site plan*
329 *within the parking setbacks allowed for the Commercial Low Traffic District. The*
330 *site plan must be approved by the Planning Board prior to a building permit issued.*
331

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

333 *AYES: Baker, Greenwald, McCauley, Moll, and Schleelein*

334 *NAYS: None*

335 *The motion was declared to be carried*

336 **Other Business to Report**

337 Greenwald had a meeting with John Courtney about a proposed sidewalk law language. Courtney
338 had no issue with a law requiring sidewalk installation and added a few changes. Greenwald will
339 also be reaching out to the Greenway committee for their input. Scott mentioned budgeting money
340 for repair and replacement in the future. Greenwald said that she and Schleelein had discussed
341 handling sidewalks like the Village handles road replacement that is to maintain a certain amount of
342 sidewalk each year.

343

344 Ingraffea met with the landscaper that has the Village trees that were donated by the Nissan project.
345 Ingraffea tried to exchange the donated Hemlocks. The landscaper would agree to exchange and
346 supply 9 Honey Locusts and plant them for approximately \$1200. Courtney is checking the price to

347 be sure that it is reasonable and if so, the trees are tentatively targeted for the boulevard at
348 Northwoods.

349

350 **Trustee Report**

351 No meeting

352

353 **Adjournment:**

354 Schleelein asked for a motion to adjourn at 8:54 PM. Moved by Baker. Seconded by McCauley.

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

356 Nays: None

357

358 Minutes taken by: Michael Scott, CEO

359

360