

Village of Lansing
Planning Board Meeting
Minutes of Monday,
May 9, 2022

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The meeting of the Village of Lansing Planning Board meeting via Zoom was called to order at 7:09 PM

Present at the meeting:

Planning Board Members: Mike Baker, Pat Gillespie, Jim McCauley (zoom), and Lisa Schleelein

Absent Members: None

Village Legal Counsel: Natalie French

Village Engineer: Brent Cross (zoom)

Village Trustee Liaison: Carolyn Greenwald (zoom)

Village CEO: Michael Scott

Public included: Kelly Maher (zoom) from Holt Engineering; Adam Long, Steve Knapp, Tony Votaw, and John Gaetano from CMA (all zoom); Michelle Benedict-Jones, Jan Ormsby, Larry Bieri, and Susan Ainslie (zoom).

Approval of the Minutes

Gillespie moved to approve the minutes of April 11, 2022. Seconded by Schleelein.

Ayes: Baker, Gillespie, McCauley, and Schleelein.

Nays: None

Schleelein moved to approve the minutes of April 26, 2022. Seconded by Gillespie.

Ayes: Baker, Gillespie, McCauley, and Schleelein.

Nays: None

Public Comment Period:

Larry Bieri stated he was attending as the observer for the Community Party.

With no one else wishing to speak, Schleelein moved to close the public comment period.

Seconded by McCauley.

Ayes: Baker, Gillespie, McCauley, and Schleelein.

Nays: None

Baker announced that there will be an agenda change and that the Cayuga Medical Special Permit would be moved to the end item of discussion.

Baker read the following agenda item:

47 **Public Hearing for Subdivision 2022-4563**

48 Gary Ormsby is proposing a subdivision of an existing parcel located at 2570 North Triphammer
49 Road (Tax Parcel #42.1-1-54) which contains 1.92 acres or 82,764 square feet and is located in
50 the Medium Density Residential District.

51

52 Scott stated that, since the last Planning Board meeting, Ormsby has been approved on the two
53 area variances required. Both variances were for a shortage of square footage for each proposed
54 parcel.

55

56 The Planning Board had no other questions.

57

58 Because Ormsby was not able to produce a final plat for signing, the proposed subdivision request
59 would continue at the next Planning Board meeting.

60

61 Baker read the following agenda item:

62

63 **Public Hearing for Subdivision 2022-4564**

64 Michelle Benedict-Jones is proposing a subdivision of an existing parcel located at 1016 Cayuga
65 Heights Road (Tax Parcel #43.1-1-26.5) which contains 2.289 acres or 99,708 square feet and is
66 located in the Low Density Residential District.

67

68 Scott stated that Parcel B of the proposed subdivision was approved for an area variance due to the
69 shortage of required square footage. Scott also explained that a neighbor had contacted him and
70 was concerned about a future structure being built on the corner lot and the effect of potential
71 increased stormwater runoff.

72

73 Cross asked if building on the corner lot would require a special permit. Scott stated that, more
74 than likely, a special permit would not be required when developing that lot as long as the project
75 was a single-family home. Cross and Scott agreed that the stormwater review would occur during
76 the building permit process.

77

78 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR FINAL PLAT*
79 *APPROVAL OF MINOR SUBDIVISION # 2022-4564 ADOPTED ON MAY 9,*
80 *2022*

81

82 Motion made by: Lisa Schleelein

83 Motion seconded by: Pat Gillespie

84 **WHEREAS:**

85 A. This matter involves consideration of the following proposed action: Michelle Benedict-
86 Jones is proposing a subdivision of an existing parcel located at 1016 Cayuga Heights

87 *Road (Tax Parcel #43.1-1-26.5) which contains 2.289 acres or 99,708 square feet and is*
88 *located in the Low Density Residential District. Parcel A would be 1.38 acres (60,112*
89 *square feet) and contain the existing home. Parcel B would be .906 acres (39,465 square*
90 *feet) and be a new buildable lot. Parcel B does not meet Village Code Section 145-*
91 *39E(1)b[1] for minimum lot size of 1.37 acres (60,000 square feet) and would require an*
92 *area variance.; and*

93
94 *B. On May 3, 2022, the Village of Lansing Board of Zoning Appeals approved and granted*
95 *an area variance for Parcel B contingent on Planning Board subdivision approval.*

96
97 *C. On April 26, 2022, the Village of Lansing Planning Board, in accordance with subsection*
98 *D of Section 125-5 of the Village of Lansing Code, (i) reviewed the sketch plan submitted*
99 *with respect to this proposed action; and (ii) classified the proposed subdivision as a minor*
100 *subdivision; and*

101
102 *D. The Planning Board finds this to be a Type II action for SEQR purposes; and*

103
104 *E. On April 26, 2022 and May 9, 2022, the Village of Lansing Planning Board held a public*
105 *hearing regarding this proposed action, and thereafter thoroughly reviewed and analyzed*
106 *(i) the proposed final subdivision plat and accompanying materials and information*
107 *presented by and on behalf of the applicant in support of this proposed action, including*
108 *information and materials related to environmental issues, if any, which the Board deemed*
109 *necessary or appropriate for its review; (ii) all other information and materials rightfully*
110 *before the Board; and (iii) all issues raised during the public hearing and/or otherwise*
111 *raised in the course of the Board's deliberations.*

112
113 ***NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:***

114 *1. Based upon all of its foregoing review and action, it is hereby determined by the Village*
115 *of Lansing Planning Board that approval of the proposed Benedict-Jones Minor*
116 *Subdivision is **GRANTED/DENIED**, subject to the conditions and requirements set*
117 *forth below;*

118
119 *Conditions and Requirements:*

120 *2. The Chairperson of the Village of Lansing Planning Board is hereby authorized and*
121 *directed to sign the final plat for the approved minor subdivision in accordance with*
122 *subsection G of Section 125-6 and subsection A of Section 125-15 of the Village of*
123 *Lansing Code.*

124
125 *The vote on the foregoing motion was as follows:*

126 *AYES: Baker, Gillespie, McCauley, and Schleelein*

127 *NAYS: None*

128 *The motion was declared to be carried.*

129

130 Baker read the following agenda item:

131

132 **Continue Public Hearing for Special Permit 2022-4557**

133 *The Cayuga Medical Center at Ithaca, Inc is proposing to use the recently purchased former Bon-*
134 *Ton store and two leased spaces in The Shops at Ithaca Mall located at 40 Catherwood Drive (Tax*
135 *Parcel # 47.1-1-22). The proposed renovation would include outpatient medical offices and*
136 *related administration offices. Clinics and Office spaces are permitted uses within the Commercial*
137 *High Traffic District with a Special Permit pursuant to Village Code Section 145-43 D(1)(c) and*
138 *(g). The design modifications include a new exterior fenestration and entrance canopy.*

139

140 Scott stated that Maher has provided a parking lot layout with landscaping for the Planning Board
141 and a water consumption letter for Cross.

142

143 Maher noted that there are a proposed 167 parking spaces.

144

145 Scott noted that the Planning Board has the power to reduce the required 192 spaces as per Village
146 Code by 20%.

147

148 Schleelein stated that she would prefer the added landscaping proposed over the extra spaces
149 required.

150

151 There was discussion about the parking lot travel and cars and buses cutting across lanes.

152 French has discussed the parking lot with PMI NEWCO representative Mike Gavin and does not
153 foresee an issue with the ECCR required approval from PMI NEWCO. French still recommends
154 that this approval be a condition to the resolution approval.

155

156 There was further discussion about the landscaped islands.

157

158 Cross was concerned about how the busses travel through the Mall complex. Long said that
159 Cayuga Med would be taking to T-Cat in the near future about this issue.

160

161 The Planning Board discussed the short EAF and the requested changes to 8a and 17a.

162 Cross spoke to the Planning Board about how sanitary units are calculated and how difficult it is to
163 be accurate with a large Mall with only one master meter. Cross also feels that, unless Cayuga
164 Medical uses an exorbitant amount of water, no added sewer units would need to be purchased.

165

166 Baker reviewed the following resolution:

167

168 **VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR**
169 **REVIEW OF SPECIAL PERMIT NO. 2022-4557 ADOPTED ON MAY 9, 2022**

170 Motion made by: Lisa Schleelein

171 Motion seconded by: Pat Gillespie

172 **WHEREAS:**

173 A. *This matter involves consideration of the following proposed action: Special Permit No.*
174 *2022-4557, for the proposal by The Cayuga Medical Center at Ithaca, Inc to renovate the*
175 *recently purchased former Bon-Ton store and two leased spaces in The Shops at Ithaca*
176 *Mall located at 40 Catherwood Drive (Tax Parcel # 47.1-1-22). The proposed renovation*
177 *would include outpatient medical offices and related administration offices. Clinics and*
178 *Office spaces are permitted uses within the Commercial High Traffic District with a*
179 *Special Permit pursuant to Village Code Section 145-43 D(1)(c) and (g). The design*
180 *modifications include a new exterior fenestration and entrance canopy.; and*

181 B. *On April 11, 2022 and May 9, 2022, the Village of Lansing Planning Board, in performing*
182 *the lead agency function for its independent and uncoordinated environmental review in*
183 *accordance with Article 8 of the New York State Environmental Conservation Law - the*
184 *State Environmental Quality Review Act (“SEQR”), (i) determined that the proposed*
185 *action provided for herein is an Unlisted Action in accordance with SEQR; (ii) thoroughly*
186 *reviewed the Short Environmental Assessment Form (the “Short EAF”), and any and all*
187 *other documents prepared and submitted with respect to this proposed action and its*
188 *environmental review; (iii) completed its thorough analysis of the potential relevant areas*
189 *of environmental concern to determine if the proposed action may have a significant*
190 *adverse impact on the environment, including the criteria identified in 6 NYCRR Section*
191 *617.7(c); and (iv) completed the Short EAF); and*

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

194 1. *The Village of Lansing Planning Board, based upon (i) its thorough review of the*
195 *Short EAF, Part I, and any and all other documents prepared and submitted with*
196 *respect to this proposed action and its environmental review [including any Visual*
197 *Environmental Assessment Form deemed required, and comments and*
198 *recommendations, if any, provided by the Tompkins County Department of*
199 *Planning in accordance with General Municipal Law Sections 239-1 and 239-m],*
200 *(ii) its thorough review of the potential relevant areas of environmental concern to*
201 *determine if the proposed action may have a significant adverse impact on the*
202 *environment, including the criteria identified in 6 NYCRR Section 617.7(c), and*
203 *(iii) its completion of the short EAF, Part II, including the findings noted thereon*
204 *(which findings are incorporated herein as if set forth at length), hereby makes a*

205 *negative determination of environmental significance (“**NEGATIVE***
206 ***DECLARATION**”) in accordance with SEQR for the above referenced proposed*
207 *action, and determines that an Environmental Impact Statement will not be*
208 *required; and*

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

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

214 *AYES: Baker, Gillespie, McCauley, and Schleelein*

215 *NAYS: None*

216 *The motion was declared to be carried*

217 Baker read through the General Condition for a Special Permit.

218 Schleelein moved that all of the General Conditions have been met. Seconded by Gillespie.

219 Ayes: Baker, Gillespie, McCauley, and Schleelein.

220 Nays: None

221

222 Gillespie moved to close the public hearing. Seconded by McCauley.

223 Ayes: Baker, Gillespie, McCauley, and Schleelein.

224 Nays: None

225

226 Scott let the Planning Board know that the County did not respond to the March 30th GML-239
227 application for this special permit within 30 days.

228

229 Baker read through the following resolution:

230

231 **VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR**
232 **SPECIAL PERMIT NO. 2022-4557 ADOPTED ON MAY 9, 2022**

233 *Motion made by: Lisa Schleelein*

234 *Motion seconded by: Pat Gillespie*

235 **WHEREAS:**

236 *A. This matter involves consideration of the following proposed action: Special Permit*
237 *No. 2022-4557, for the proposal by The Cayuga Medical Center at Ithaca, Inc to*
238 *renovate the recently purchased former Bon-Ton store and two leased spaces in The*

239 *Shops at Ithaca Mall located at 40 Catherwood Drive (Tax Parcel # 47.1-1-22). The*
240 *proposed renovation would include outpatient medical offices and related*
241 *administration offices. Clinics and Office spaces are permitted uses within the*
242 *Commercial High Traffic District with a Special Permit pursuant to Village Code*
243 *Section 145-43 D(1)(c) and (g). The design modifications include a new exterior*
244 *fenestration and entrance canopy.; and*

245

246 *B. On March 29, 2022, April 11, 2022, and May 9, 2022, the Village of Lansing Planning*
247 *Board opened and continued a public hearing regarding this proposed action, and*
248 *therein thoroughly reviewed and analyzed (i) the materials and information presented*
249 *by and on behalf of the applicant in support of this proposed action, including*
250 *information and materials related to the environmental issues, if any, which the Board*
251 *deemed necessary or appropriate for its review, (ii) all other information and materials*
252 *rightfully before the Board (including, if applicable, comments and recommendations,*
253 *if any, provided by the Tompkins County Department of Planning in accordance with*
254 *General Municipal Law Sections 239-1 and 239-m), and (iii) all issues raised during*
255 *the public hearing and/or otherwise raised in the course of the Board's deliberations;*
256 *and*

257 *C. On May 9, 2022, the Village of Lansing Planning Board, in accordance with (i) Article*
258 *8 of the New York State Environmental Conservation Law - the State Environmental*
259 *Quality Review Act ("SEQR"), and 6 NYCRR Section 617.5; and (ii) Section 123.2 of*
260 *the Village of Lansing Code, and amended on environmental review and adopted a*
261 *Resolution for SEQR Review in connection with Special Permit No. 2022-4557;*

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

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

270 *2. It is hereby determined by the Village of Lansing Planning Board that Special Permit*
271 *No. 2022-4557 is **GRANTED AND APPROVED**, subject to the following conditions*
272 *and requirements:*

273 *a. Soil and Erosion control measures and water quality techniques shall be*
274 *implemented and coordinated as required and approved by the Village of Lansing*
275 *Code Enforcement Officer and/or the Village of Lansing Engineer, and a plan for*

276 *maintenance and said control measures and quality techniques over time shall be*
277 *established with the Village of Lansing Code Enforcement Officer and/or the*
278 *Village of Lansing Engineer.*

279

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

287

288 *c. Required permits, approvals, consents and other authorizations from all applicable*
289 *Federal, State, County and local governmental and regulatory agencies shall be*
290 *obtained, maintained and complied with for all permitted improvements,*
291 *operations and activities as authorized by this special permit approval, and such*
292 *improvements, operations and activities shall at all times comply with all*
293 *applicable Federal, State, County and local laws, codes, rules and regulations.*

294

295 *d. Written approval and consent from PMI Newco, LLC of the proposed parking plan*
296 *layout pursuant to the Declaration of Easements, Covenants, Conditions and*
297 *Restrictions dated February 25, 2022 and recorded in the Tompkins County Clerk's*
298 *Office on March 9, 2022 at Instrument Number 2022-02518.*

299

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

301 *AYES: Baker, Gillespie, McCauley, and Schleelein*

302 *NAYS: None*

303 *The motion was declared to be carried*

304

305 **Other Business**

306 There was a brief discussion about the Tree Conservation Law.

307

308 Short-term rentals were discussed. Cross described how the Cayuga Height's law is working.

309 Greenwald suggesting finding out how the Town of Ithaca's law is working also.

310

311 There was discussion about possibly changing the Planning Board meeting days or information
312 deadlines.

313

314

315

316 **Trustee Report**

317 Gillespie gave a report on the May 2nd Board of Trustees meeting. Minutes for this meeting can be
318 viewed on the Village website.

319

320 **Adjournment**

321 Schleelein moved to adjourn at 8:34. Seconded by Gillespie.

322 Ayes: Baker, Gillespie, McCauley, Moll, and Schleelein.

323 Nays: None

324

325 Minutes taken by: Michael Scott, CEO