

Village of Lansing  
Planning Board Meeting  
Minutes of Monday,  
June 10, 2024

The meeting of the Village of Lansing Planning Board meeting was called to order at 7:05 PM. A Zoom option was also provided.

**Present at the meeting:**

**Planning Board Members:** Mike Baker, Lorraine Capogrossi, Pat Gillespie, Jim McCauley and Lisa Schleelein.

**Alternate Member:** Yamila Fournier

**Village Legal Counsel:** Natalie French

**Village Engineer:** Brent Cross

**Village Trustee Liaison:** Susan Ainslie (Zoom)

**Village CEO:** Michael Scott

**Public included:** Carla Marceau (Zoom) representing the Community Party, Kathleen Yen, Ben (Zoom) Marshall and John Snyder representing The Bahlmann Group, Eric Goetzmann, Nooshin Ahmadi (Zoom) and Brian Crandall (Zoom) from the Ithaca Voice.

**Approval of the Minutes**

Schleelein moved to approve the May 13, 2024 minutes. Seconded by Capogrossi.

Ayes: Baker, Capogrossi, McCauley and Schleelein.

Nays: None

Abstain: Gillespie

**Public Comment Period:**

Susan Ainslie as Trustee liaison. Carla Marceau is observing for the Community Party.

Gillespie moved to close the Public Comment period. Seconded by McCauley.

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

Nays: None

Baker read the following agenda item:

**Continue the Public Hearing for the Revocation of Special Permit #2021-4516**

*As per Village Code Section 145-59D(11), the Village of Lansing Planning board will hold a public hearing to discuss the revocation of the Lansing Meadows Special Permit #2021-4516.*

45 Goetzmann had met with John Courtney to review open items that Courtney required to be done  
46 for the Lansing Meadows project. Goetzmann reviewed the bullet points on Courtney's letter to  
47 the Planning Board.

48 Goetzmann stated that the required sewer as-builts have been updated a few times and that the  
49 last update was in 2023. When asked if John Courtney had seen the latest updates and is satisfied  
50 with them, Goetzmann said he should be.

51 Scott stated that the Planning Board has already gone over this letter at the last meeting and  
52 wants Goetzmann to update us on any changes since then.

53 Below are the bullet points from the letter John Courtney sent to the Planning Board containing  
54 the unfinished items for the Lansing Meadow's project:

- 55 • Manhole rims that were adjusted in the asphalt need to be recorded on the as-builts (record  
56 drawing)
- 57 • Shift sewer manhole and main, as approved, from S-6 to S-3 to maintain proper distance away  
58 from foundation of the proposed building and center 20' easement on sanitary main. See  
59 drawing UT-01 revised drawing dated August 2022
- 60 • Add easement to property line for the private sewer lateral out of BJ's Gas station Kiosk. Note  
61 private later not owned/maintained by Village of Lansing on record drawing
- 62 • Update sewer record drawing to reflect changes on the above items
- 63 • Re-submit record drawings, signed completed easements, with an updated certification letter  
64 referencing the latest record drawings, to the Village of Lansing for NYSDEC and Tompkins  
65 County Health Department submission and approval
- 66 • Add as-constructed sidewalks to the record drawing as noted on survey by TG Miller
- 67 • Add as-constructed storm sewer between walk and edge of pavement to record drawing
- 68 • Coordinate completion of all easements, including sidewalk, street, and sewer easements as  
69 noted on survey by TG Miller
- 70 • Replace spalled concrete sidewalk as needed and as agreed by Village DPW and Village Engineer
- 71 • Coordinate and provide all dedication agreements to be approved by Village of Lansing Trustees
- 72 • Widen Roadway entrance/exit radius to proper plan width to eliminate shoulder disturbance by  
73 exiting vehicles and to accommodate emergency vehicles.
- 74 • Provide adequate directional signage for one way travel with do not enter.
- 75 • Verify other conditions of site plan approval. i.e. landscape, fences, buffer shielding

76 Goetzmann stated that the first bullet point was complete.

77 Scott restated that Courtney had gone over all of these items and now the Planning Board would  
78 like to know if they have been addressed since then.

79 Goetzmann said that he met with Courtney yesterday and some of the items are already done and  
80 that he didn't have time to review all of the documents since the last Planning Board meeting.

81 Goetzmann continued with the bullet points and stated that he and Courtney will walk to site and  
82 determine if the easement for the sewer (2<sup>nd</sup> bullet point) could be moved enough to avoid having  
83 to move the sewer manhole. Goetzmann then said that there is still a determination as to whether  
84 that sewer line is a main or a lateral.

85 Many Planning Board members stated that it has already been determined to be a main at the last  
86 meeting. Goetzmann continued to site information that supported his theory that the sewer line is  
87 a lateral.

88 Baker said that the Department of Public Works has determined this line to be a main and that is  
89 what the Planning Board is going with.

90 The next few bullet points can be done as soon as the location of the easements are done.

91 There was a discussion as to when documents were given to whom.

92 French told Goetzmann that the Planning Board needs a submission from him detailing what has  
93 been done for each bullet point and provide the supporting documents with it. This submission  
94 needs to be provided so the Planning Board has time to review it properly.

95 Goetzmann said he would take care of the concrete spalling of the sidewalk by the middle of  
96 August.

97

98 Fournier asked French and Baker why the Planning Board was waiting to vote when all of the  
99 requirements for the proposed extension were clearly not met by the May 1<sup>st</sup> deadline.

100

101 French stated that she would like a clear scope of what has and has not been done.

102

103 Baker added that he would like to have a clear understanding of this for the development of an  
104 accurate resolution.

105

106 The Planning Board is requiring Goetzmann send Scott an organized summary of the progress  
107 made to the bullet points by noon of June 14<sup>th</sup>. Otherwise, the Planning Board will call for a vote  
108 to revoke Goetzmann's Special Permit at the next meeting.

109

110 Fournier added that John Courtney needs some time to review and report to the Planning Board  
111 also.

112

113 The public hearing will remain open.

114

115

116

117

118

119

120 Baker read the following agenda item:

121

122 **Continue the Public Hearing for Special Permit #2024-4767**

123 *The Bahlmann Capital Group is proposing to convert the existing Dicks, Ulta, DSW and Best*  
124 *Buy space into a Class A, fully climate-controlled, self-service storage facility managed by Cube*  
125 *Smart.*

126 Scott summed up the tree unit calculation for parcel involved within Special Permit #2024-4767.

127 The calculations, provided by Ben Marshall and John Snyder, show 174 tree units. Scott's  
128 calculation of the needed units is 180.

129

130 Marshall added that there were more trees that were not counted because of the accessibility.

131

132 French read through the parking lot tree requirements as stated in the Village Code and Scott stated  
133 that once the parking lot tree requirements are met, the parcel's total units should be well over 180.

134

135 The Planning Board would like to see a landscaping plan with the parking lot trees provided in a  
136 similar way that the new Cayuga Medical parking lot has them.

137

138 Snyder understood what was needed.

139

140 The Planning Board reviewed the Short EAF part 1 provided.

141

142 There were changes needed to made to part 1. The applicant will make these changes and resubmit  
143 for the next meeting. Because of the numerous changes, the Planning Board will wait until the next  
144 meeting to proceed with the Short EAF.

145

146 Snyder asked about the lighting plan and was told to submit it to Scott for approval.

147

148 Scott made a suggestion that the lighting and landscaping plan be a condition to the resolution if  
149 need be and that he would not issue a building permit until plans are submitted and approved.

150

151 The Planning Board would like updated site plans and renderings.

152

153 The public hearing will remain open.

154

155 Baker read the following agenda item:

156

157 **Continue the Public Hearing for Special Permit 2023-4699**

158 *Nooshin Ahmadi is proposing to build a house on a recently subdivided parcel from 42 Esty Drive*  
159 *(Tax Parcel # 43.1-1-1.1). The Planning Board will review the request due to the site's location*  
160 *within the Unique Natural Area.*

161 Baker stated that the public hearing is still open.

162

163 Scott said that the Planning Board was given a letter from a botanist about the Flora and Fauna  
164 survey for the site along with a letter pertaining to the tree unit count. These items were the 2 main  
165 topics that had not be addressed yet for this Special Permit along with the review of the provided  
166 Short EAF.

167

168 The Flora and Fauna report came back negative for the existence of threatened species and the tree  
169 unit calculation was over 200 units for a lot that is just over 1 acre.

170

171 Scott stated that requiring a site plan showing which trees would be cleared during the building  
172 process would be difficult and possibly an unfair added expense. He would rather see a condition  
173 in the resolution that allows Scott to determine if an adequate number of units are left after  
174 construction. Furthermore, Scott would like to see pre and post erosion control practices as a  
175 condition for building permit approval. The erosion control measures would need to be approved  
176 by Brent Cross.

177

178 Cross noticed some discrepancies in the provided site plan survey and would like to see that  
179 corrected.

180

181 Scott suggested adding a condition for an easement of the sewer so that the existing home on the  
182 other part of the subdivided lot may connect to the provided lateral. French agreed.

183

184 The Planning Board reviewed the provided Short EAF Part 1

185

186 There are changes that need to be made to Part 1 so the Planning Board will continue with the rest  
187 of the Short EAF when the applicant makes the changes and resubmits.

188

189 French would like to see the recommended GML-239 stream buffer in the conditions of the final  
190 resolution.

191

192 The public hearing will remain open

193

194 Baker read the following agenda item:

195

196 **Public Hearing for Special Permit # 2024-4770**

197 *Peter Han is proposing to renovate the former Edible Arrangements located at 2300 North*  
198 *Triphammer Road Suite #6 (Tax Parcel # 47.1-1-21.1) into a Mexican Restaurant. This change of*  
199 *Use requires a special permit in the Commercial High Traffic District.*

200

201 Schleelein moved to open the public hearing for Special permit #2024-4770. Seconded by  
202 McCauley.

203 Ayes: Baker, Capogrossi, Gillespie, McCauley and Schleelein.

204 Nays: None

205

206 Scott explained that Han is proposing to take the existing Edible Arrangements Shop and renovate  
207 it into a Mexican Restaurant. Scott has calculated the number of existing parking spaces to be 119  
208 and the required number of spaces as per Village Code to be 178 leaving a deficiency of  
209 approximately 60.

210

211 Han described to new restaurant as a combination of a small sit-down eatery and possible take-out  
212 area.

213

214 McCauley asked why a Mexican restaurant when there is an existing eatery in the mall and a  
215 potential Taco Bell in the area.

216

217 Han explained that they have a Korean restaurant in Cortland and will be serving Korean fusion  
218 tacos and burritos in the proposed eatery.

219

220 The Planning Board does not feel that the parking is an issue and then discussed how the Tree Law  
221 should be used for this situation.

222

223 Cross would like Han to provide an estimated water consumption calculation to be able to  
224 determine the required sewer units and sizing for the grease trap. Cross also asked Han who is  
225 responsible for dumpster service.

226

227 Han will try to provide a water estimate and the building owner is responsible for the dumpsters.

228

229 The public hearing will remain open.

230

231

### 232 **Trustee Report**

233 Pat Gillespie gave a summary of events for the May 6<sup>th</sup> Board of Trustees meeting. The whole  
234 meeting can be viewed on YouTube.

235

236 There was a discussion about the changes that the Board of Trustees suggested for the proposed  
237 Solar Law.

238

### 239 **Other Business**

240 Capogrossi mentions the overgrown lawn at the former Alcohol and Drug Center on Triphammer  
241 Road.

242

243 Fournier was concerned about the shoulder drop-off of the newly paved Cayuga Heights Road.

244

### 245 **Adjournment**

246

247 Gillespie moved to adjourn at 8:57. Seconded by McCauley.

248 Ayes: Baker, Capogrossi, Gillespie, McCauley and Schleelein.

249 Nays: None

250

251 Minutes taken by: Michael Scott, CEO