

Village of Lansing  
Planning Board Meeting  
Minutes of Tuesday,  
June 25, 2024

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The meeting of the Village of Lansing Planning Board meeting was called to order at 7:06 PM. A Zoom option was also provided.

**Present at the meeting:**

- Planning Board Members:** Mike Baker, Lorraine Capogrossi, Pat Gillespie, Jim McCauley (arrived at 7:08) and Lisa Schleelein (Zoom).
- Alternate Member:** Yamila Fournier (Zoom)
- Village Legal Counsel:** Natalie French
- Village Engineer:** Brent Cross (Zoom)
- Village Trustee Liaison:** Susan Ainslie (Zoom)
- Village CEO:** Absent

**Public included:** Carla Marceau (Zoom) representing the Community Party, Kathleen Yen, Ben Marshall (Zoom) and John Snyder representing The Bahlmann Group, Eric Goetzmann, Peter Han, Tim Rote and Estelle (no last name know).

**Approval of the Minutes**

No minutes available

**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 Capogrossi.  
Ayes: Baker, Capogrossi, Gillespie 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.*

French reviewed the handout that was submitted by Goetzmann and had a meeting with Village Engineer Dondi Harner about the open Lansing Meadows items. The determination that the sewer

44 line running east/west at the southwestern part of the parcel is a main line is still the Village's  
45 stand on the situation. To categorize that line as a lateral would require BJ's to maintain an  
46 additional 205' of sewer line which would be an unnecessary burden for them. Every site plan  
47 dated before 2019 has that sewer line labeled as a main so the Village would need an easement  
48 from Goetzmann.

49

50 French continued by saying that she discussed with John Courtney the suggestion of moving the  
51 easement for said sewer line. Courtney was not agreeable to this and said that the main would need  
52 to be moved far enough away from the proposed building so that the easement was not within the  
53 building envelope.

54

55 French noted that Goetzmann agreed to have the sidewalk repaired by the middle of August.

56

57 French and Baker asked Goetzmann if he had any plans to move forward with Phase II.

58

59 Goetzmann said that he can't because of the Stop Work order.

60

61 French said that the Stop Work order has nothing to do with the open items. The Stop Work order  
62 is not stopping you from moving forward, it is just requires you to complete the open items so you  
63 can move forward.

64

65 An easement between Goetzmann and BJ's needs to be done but is not a condition of the extension  
66 request.

67

68 Goetzmann indicated that someone is interested in purchasing the Lansing Meadows property.

69

70 Baker suggested that the public hearing be closed but, wait for a vote until the next meeting so  
71 members can review the latest data.

72

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

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

75 Nays: None

76

77 Baker is requiring Goetzmann to submit any additional information to Scott by July 3<sup>rd</sup>.

78

79 Baker read the following agenda item:

80

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

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

85 Snyder reviewed the newly submitted site plan which shows the phasing of the project, parking lot  
86 islands and proposed exterior storage buildings. Most of the site will not change except for the  
87 existing Best Buy loading dock area which will be brought up to grade level.

88

89 Marshall added that the existing loading dock will have an awning over it.

90

91 McCauley asked if the exterior storage buildings would interfere with the Loop Road.

92

93 Snyder stated that it would not and that people and fire apparatus will still be able to drive around  
94 the mall.

95

96 Capogrossi asked if the exterior storage building will be gated.

97

98 Marshall would like to discuss that with the Fire Marshall before Phase II gets started in a year or  
99 so and then come back to the Planning Board with some ideas.

100

101 Baker asked if there was enough space between the loading dock and the first exterior storage  
102 building for vehicle to back in.

103

104 Marshall stated that his team needed to look at that before Phase II is started.

105

106 Schleelein made Marshall aware that the Village received correspondence expressing concern from  
107 a resident to the west about the possibility of noise and other disturbances caused by the project.

108

109 Snyder said that they are focusing on Phase I at this point and would like to address those concerns  
110 at the start of Phase II.

111

112 Snyder is still working on the lighting plan.

113

114 French stated that, as of the time Scott left, there has been no determination from the County via  
115 the GML-239. Therefore, French suggests waiting for that information before closing out the  
116 Special Permit.

117

118 Fournier asked if the Planning Board should consider comments made in the Ithaca Voice about  
119 the project.

120

121 French suggested that those people need to express their ideas/concerns directly to the Village  
122 Planning Board.

123

124 The Special Permit will include both Phases with the condition that the applicant submit and get  
125 approved details for Phase II.

126

127 Cross stated that even though there is no real change in impervious surfaces for stormwater  
128 purposes, he recommends that the applicant look into the redevelopment standards listed in the  
129 DEC regulations to see if there is something they can do to upgrade water quality treatment.

130

131 Addressing the comment from the neighboring resident, Cross stated that he doubts any nearby  
132 resident would be able to see the exterior storage buildings from their property.

133

134 It is noted that Question 6 of the Short EAF Part 1 is marked “no” which is correct but, a note that  
135 the answer only pertains to Phase II of the project.

136

137 Fournier is hesitant to vote on the Special Permit until a final site plan is produced.

138

139 Baker agreed and said there would not be a vote that evening but the Planning Board would review  
140 the Short EAF. French agreed.

141

142 Cross feels there is not enough space between the southernmost exterior storage unit and the Loop  
143 Rd.

144

145 Snyder will look into this.

146

147 If the project gets approval, the applicant will be able to start the interior work but, would need to  
148 have Planning Board approval for the exterior site plan. Baker and French will check with Scott  
149 about this procedure.

150

151 The Planning Board briefly reviewed the updated Short EAF and proceeded to answer the required  
152 Part 2 questions.

153

154 Baker read the following SEQR resolution:

155

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

157 ***REVIEW OF SPECIAL PERMIT NO. 2024-4767 ADOPTED ON JUNE 25, 2024***

158

159 *Motion made by:*     Pat Gillespie

160 *Motion seconded by:*   Jim McCauley

161 ***WHEREAS:***

162     A. *This matter involves consideration of the following proposed action: Special Permit No.*  
163         *2024-4767, for the proposal by The Bahlmann Capital Group to convert the existing*  
164         *Dicks, Ulta, DSW and Best Buy spaces into a Class A, fully climate-controlled, self-*  
165         *service storage facility managed by Cube Smart.; and*

166

167     B. *On June 10, 2024 and June 25, 2024, the Village of Lansing Planning Board, in performing*  
168         *the lead agency function for its independent and uncoordinated environmental review in*

169 *accordance with Article 8 of the New York State Environmental Conservation Law - the*  
170 *State Environmental Quality Review Act ("SEQR"), (i) determined that the proposed*  
171 *action provided for herein is an Unlisted Action in accordance with SEQR; (ii) thoroughly*  
172 *reviewed the Short Environmental Assessment Form (the "Short EAF"), and any and all*  
173 *other documents prepared and submitted with respect to this proposed action and its*  
174 *environmental review; (iii) completed its thorough analysis of the potential relevant areas*  
175 *of environmental concern to determine if the proposed action may have a significant*  
176 *adverse impact on the environment, including the criteria identified in 6 NYCRR Section*  
177 *617.7(c); and (iv) completed the Short EAF); and*  
178

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

180

181 *1. The Village of Lansing Planning Board, based upon (i) its thorough review of the*  
182 *Short EAF, Part I, and any and all other documents prepared and submitted with*  
183 *respect to this proposed action and its environmental review [including any Visual*  
184 *Environmental Assessment Form deemed required, and comments and*  
185 *recommendations, if any, provided by the Tompkins County Department of*  
186 *Planning in accordance with General Municipal Law Sections 239-1 and 239-m],*  
187 *(ii) its thorough review of the potential relevant areas of environmental concern to*  
188 *determine if the proposed action may have a significant adverse impact on the*  
189 *environment, including the criteria identified in 6 NYCRR Section 617.7(c), and*  
190 *(iii) its completion of the short EAF, Part II, including the findings noted thereon*  
191 *(which findings are incorporated herein as if set forth at length), hereby makes a*  
192 *negative determination of environmental significance ("**NEGATIVE***  
193 ***DECLARATION**") in accordance with SEQR for the above referenced proposed*  
194 *action, and determines that an Environmental Impact Statement will not be*  
195 *required; and*

196

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

201

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

203 *AYES: Baker, Capogrossi, Gillespie, McCauley and Schleelein*

204 *NAYS: None*

205 *The motion was declared to be carried*

206 Baker will wait for Scott to return to sign Part # of the EAF.

207

208 The public hearing will remain open.

209

210 Baker read the following agenda item:

211

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

213 *Nooshin Ahmadi is proposing to build a house on a recently subdivided parcel from 42 Esty Drive*

214 *(Tax Parcel # 43.1-1-1.1). The Planning Board will review the request due to the site's location*

215 *within the Unique Natural Area.*

216 No applicant representative was available.

217

218 Cross wanted to know if the Unique Natural Area is on the parcel where the new home is being  
219 proposed or is part of the donor lot of the subdivision. Cross also stated that after speaking with the  
220 owner's engineer, Gary Bush, the Planning Board does not have the final site plan.

221

222 The public hearing will remain open

223

224 Baker read the following agenda item:

225

226 **Continue the Public Hearing for Special Permit # 2024-4770**

227 *Peter Han is proposing to renovate the former Edible Arrangements located at 2300 North*

228 *Triphammer Road Suite #6 (Tax Parcel # 47.1-1-21.1) into a Mexican Restaurant. This change of*

229 *Use requires a special permit in the Commercial High Traffic District.*

230 Cross stated that he reviewed the water consumption estimate that Han had to provide. Cross felt  
231 that the consumption numbers were a bit low but, using those estimates would indicate no need for  
232 any additional sewer units.

233

234 The Planning Board agreed that the rental area for this Special Permit was small enough to negate  
235 the implementation of the Tree Law.

236

237

238 Capogrossi moved to close the public hearing for Special permit #2024-4770. Seconded by  
239 Schleelein.

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

241 Nays: None

242

243 Baker read the following resolution:

244

245

**VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR  
SPECIAL PERMIT NO. 2024-4770 ADOPTED ON JUNE 25, 2024**

246

247 Motion made by: Pat Gillespie

248 Motion seconded by: Lorraine Capogrossi

249

250 **WHEREAS:**

251 A. *This matter involves consideration of the following proposed action: Peter Han is*  
252 *proposing to renovate the former Edible Arrangements located at 2300 North Triphammer*  
253 *Road Suite #6 (Tax Parcel # 47.1-1-21.1) into a Mexican Restaurant. This change of Use*  
254 *requires a special permit in the Commercial High Traffic District; and*  
255

256 B. *The Planning Board finds this to be a Type II action for SEQR purposes which would*  
257 *require no further action; and*  
258

259 C. *On June 10, 2024 and June 25, 2024, the Village of Lansing Planning Board opened and*  
260 *continued a public hearing regarding this proposed action, and therein thoroughly*  
261 *reviewed and analyzed (i) the materials and information presented by and on behalf of the*  
262 *applicant in support of this proposed action, including information and materials related*  
263 *to the environmental issues, if any, which the Board deemed necessary or appropriate for*  
264 *its review, (ii) all other information and materials rightfully before the Board (including,*  
265 *if applicable, comments and recommendations, if any, provided by the Tompkins County*  
266 *Department of Planning in accordance with General Municipal Law Sections 239-1 and*  
267 *239-m), and (iii) all issues raised during the public hearing and/or otherwise raised in the*  
268 *course of the Board's deliberations. The public hearing was closed on June 25, 2024.*  
269

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

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

278 2. *It is hereby determined by the Village of Lansing Planning Board that Special Permit*  
279 *No. 2024-4770 is **GRANTED AND APPROVED OR DENIED**, subject to the*  
280 *following conditions and requirements:*

281 a. *Soil and Erosion control measures and water quality techniques shall be*  
282 *implemented and coordinated as required and approved by the Village of Lansing*  
283 *Code Enforcement Officer and/or the Village of Lansing Engineer, and a plan for*  
284 *maintenance and said control measures and quality techniques over time shall be*  
285 *established with the Village of Lansing Code Enforcement Officer and/or the*  
286 *Village of Lansing Engineer.*

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

296 c. *Required permits, approvals, consents and other authorizations from all applicable*  
297 *Federal, State, County and local governmental and regulatory agencies shall be*  
298 *obtained, maintained and complied with for all permitted improvements,*  
299 *operations and activities as authorized by this special permit approval, and such*  
300 *improvements, operations and activities shall at all times comply with all*  
301 *applicable Federal, State, County and local laws, codes, rules and regulations.*  
302

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

304 *AYES: Baker, Capogrossi, Gillespie, McCauley and Schleelein*

305 *NAYS: None*

306 *The motion was declared to be carried*

307

308 **Trustee Report**

309 No Trustee Meeting

310

311 **Other Business**

312 Fournier updated the Planning Board about the Comprehensive Plan and sidewalks in particular.

313

314 It has been suggested that the Planning Board has waived the sidewalk requirements too much.

315 The Planning Board will review the sidewalk code language to see whether it is appropriate to

316 amend it



317

318 There are questions for Scott before the Planning Board votes on the Bahlmann project.

319

320 **Adjournment**

321

322 Gillespie moved to adjourn at 8:36. Seconded by McCauley

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

324 Nays: None

325

326 Minutes taken by: Michael Scott, CEO