

Village of Lansing
Planning Board Meeting
Minutes of Monday,
July 8, 2024

The meeting of the Village of Lansing Planning Board meeting was called to order at 7:01 PM. A Zoom option was also provided.

Present at the meeting:

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

Alternate Member: Absent

Village Legal Counsel: Natalie French

Village Engineer: Brent Cross (Zoom)

Village Trustee Liaison: Susan Ainslie (Zoom)

Village CEO: Absent

Public included: Abe Nolan, Casper Bahlmann and Ben Marshall representing The Bahlmann Group, Carla Marceau and Nooshin Ahmadi.

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, McCauley and Schleelein.

Nays: None

Baker read the following agenda item:

Continue the Public Hearing for Special Permit #2024-4767

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

Baker stated that the Planning Board reviewed the SEQR at the last meeting and has received some new information from the applicant to review for this meeting.

44 French said that the Planning Board received a letter from the Saratoga Associates regarding
45 redevelopment standards which Brent Cross had inquired about at the last meeting. There are
46 also still concerns about the southern most storage building being too close to the Loop Road.
47 There is a new rendering of the project that shows that building and the relationship with the
48 Loop Road.

49 Cross explained that he had spoken with a Saratoga representative about the redevelopment
50 standards. Cross does not claim that the development doesn't meet the standards but, would like
51 more of an evaluation of how the project meets the 5 "case scenarios". Cross is also looking for
52 the applicant to define or select 2 of the "Green Standard" to incorporate into the project such as
53 bioretention- type features not to reduce the amount of stormwater runoff but maybe improve the
54 quality of runoff. Cross recommends that there be a condition that Scott receives updated
55 stormwater reports and improvements before he issues any permits.

56 After viewing the site plan, Cross is also concerned about the close proximity of the Loop Road
57 and the southern-most storage building.

58 There was some discussion about either moving the building north or readjusting the Loop Road.
59 There was some indication that the building in question could not be moved north because of a
60 buried gas line but, Marshall suggested eliminating the 2 end storage bays to create more room.

61 Marshall suggested having the exterior units and the Best Buy store as a Phase II option where
62 that part of the project will be revisited with the Planning Board in the future when Best Buy
63 leaves.

64 Bahlmann also suggested using relocatable storage units for that area also.

65 French confirmed with Cross that the standard condition "B" on the Special Permit resolution
66 would cover the concerns Cross had with the stormwater.

67 Baker suggested having 2 of the Green Design Practices listed as a condition for this special
68 permit approval as well as having it as a standard condition moving forward.

69 Marshall stated he has no problem with this.

70 The Bahlmann Group will make the site change of removing the southern exterior storage
71 building while the Planning Board moves on to the next agenda item.

72 Baker read the following agenda item:

73

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

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

78 Baker stated that the Planning Board received an updated Short EAF.

79

80 French added that updated site plans were received and a reminder to everyone that the proposed
81 site is part of the Unique Natural Area requiring a special permit.

82

83 Cross would like to see something labeled on the site plan as to where the protected area is located
84 as well as labeling the existing septic system that will be decommissioned for the sewer
85 connection. Cross would also like to see 2 of the Green Practice incorporated.

86

87 French briefly went through the 2022 subdivision of the property.

88

89 Ahmadi has discussed the stormwater protection of the site with Gary Bush and Mike Scott and is
90 more than willing to comply with the items that Cross has mentioned.

91

92 Cross is satisfied that the project should be moved along.

93

94 The Planning Board noted the changes to Part I of the Short EAF and Baker then continued to the
95 Part II questions.

96

97 Baker read the following resolution:

98

99 ***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQOR***

100 ***REVIEW OF SPECIAL PERMIT NO. 2023-4699 ADOPTED ON JULY 8, 2024***

101 *Motion made by:* Pat Gillespie

102 *Motion seconded by:* Lorraine Capogrossi

103 ***WHEREAS:***

104 *This matter involves consideration of the following proposed action: Special Permit No.*
105 *2023-4699, for the proposal by Nooshin Ahmadi to build a house on a recently subdivided parcel*
106 *from 42 Esty Drive (Tax Parcel # 43.1-1-1.1). The Planning Board will review the request due to*
107 *the site's location within the Unique Natural Area; and*

108

109 *A. On August 14, 2023, June 10, 2024, June 25, 2024 and July 8, 2024, the Village of Lansing*
110 *Planning Board, in performing the lead agency function for its independent and*
111 *uncoordinated environmental review in accordance with Article 8 of the New York State*

112 *Environmental Conservation Law - the State Environmental Quality Review Act*
113 *("SEQR"), (i) determined that the proposed action provided for herein is an Unlisted*
114 *Action in accordance with SEQR; (ii) thoroughly reviewed the Short Environmental*
115 *Assessment Form (the "Short EAF"), and any and all other documents prepared and*
116 *submitted with respect to this proposed action and its environmental review; (iii)*
117 *completed its thorough analysis of the potential relevant areas of environmental concern*
118 *to determine if the proposed action may have a significant adverse impact on the*
119 *environment, including the criteria identified in 6 NYCRR Section 617.7(c); and (iv)*
120 *completed the Short EAF); and*
121

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

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

139

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

144

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

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

147 *NAYS: None*

148 *The motion was declared to be carried*

149 Schleelein moved to close the public hearing for Special Permit #2023-4699. Seconded by
150 Capogrossi.

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

152 Nays: None

153

154 Baker read through the following resolution:

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

157 ***SPECIAL PERMIT NO. 2023-4699 ADOPTED ON JULY 8, 2024***

158 *Motion made by: Pat Gillespie*

159 *Motion seconded by: Lorraine Capogrossi*

160 ***WHEREAS:***

161

162 *A. This matter involves consideration of the following proposed action: Nooshin Ahmadi is*
163 *proposing to build a house on a recently subdivided parcel from 42 Esty Drive (Tax Parcel*
164 *# 43.1-1-1.1). The Planning Board will review the request due to the site's location within*
165 *the Unique Natural Area.; and*
166

167 *B. On July 8, 2024, the Village of Lansing Planning Board, in accordance with (i) Article 8*
168 *of the New York State Environmental Conservation Law - the State Environmental Quality*
169 *Review Act ("SEQR"), and 6 NYCRR Section 617.5; and (ii) Section 123.2 of the Village*
170 *of Lansing Code, and amended on environmental review and adopted a Resolution for*
171 *SEQR Review in connection with Special Permit No. 2023-4699; and*
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173 *C. On August 14, 2023, June 10, 2024, June 25, 2024 and July 8, 2024, the Village of Lansing*
174 *Planning Board opened and continued a public hearing regarding this proposed action,*
175 *and therein thoroughly reviewed and analyzed (i) the materials and information presented*
176 *by and on behalf of the applicant in support of this proposed action, including information*
177 *and materials related to the environmental issues, if any, which the Board deemed*
178 *necessary or appropriate for its review, (ii) all other information and materials rightfully*
179 *before the Board (including, if applicable, comments and recommendations, if any,*
180 *provided by the Tompkins County Department of Planning in accordance with General*
181 *Municipal Law Sections 239-1 and 239-m), and (iii) all issues raised during the public*
182 *hearing and/or otherwise raised in the course of the Board's deliberations. The public*
183 *hearing was closed on July 8, 2024.*

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NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

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2. *It is hereby determined by the Village of Lansing Planning Board that Special Permit No. 2023-4699 is **GRANTED AND APPROVED**, subject to the following conditions and requirements:*

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

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

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

- 221 d. *Verification by the Code Enforcement Officer that the proposed site maintains at*
222 *least the minimum required tree units as per Village Code Section 145C(1)(a)*
223 *before the issuance of any Certificate of Compliance.*
224
- 225 e. *Approval of a sediment erosion plan by the Village Engineer before the issuance of*
226 *a Building Permit. Submitted documents shall include a construction erosion plan*
227 *as well as a post-construction erosion plan.*
228
- 229 f. *If and when Tax Parcel #43.1-1-1.3 ownership is not identical to the ownership of*
230 *Tax Parcel #43.1-1-1.1, filing of an access easement in the Tompkins County*
231 *Clerk's Office allowing Tax Parcel #43.1-1-1.1 to access the sewer connection*
232 *located on East Shore Drive.*
233
- 234 g. *Any proposed new construction and any new driveway access shall be located*
235 *outside of a 50-foot buffer of the intermittent stream on the parcel.*
236
- 237 h. *Applicant shall choose and implement at least 2 of the Green Design Practices to*
238 *the satisfaction and approval of the Village of Lansing Engineer and Stormwater*
239 *Officer.*
240

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

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

243 *NAYS: None*

244 *The motion was declared to be carried*

245

246 *The Planning Board went back to discussing Special Permit #2024-4767.*

247

248 *Marshall stated that they removed the southern most storage building and added on to the building*
249 *just north of it so that there was no issue with the encroachment of the Loop Road.*

250

251 *Nolan showed the revised site plan for the Phase II of the project.*

252

253 *The Planning Board approved the changes of the site plan with the understanding that any further*
254 *changes need to be reviewed by the Planning Board.*

255

256 *Baker stated that the SEQR for this project has been completed at an earlier meeting.*

257

258 *Capogrossi moved to close the public hearing for Special Permit #2024-4767. Seconded by*
259 *Gillespie.*

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

261 Nays: None

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263 Baker read through the following resolution:

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**VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR
SPECIAL PERMIT NO. 2024-4767 ADOPTED ON JULY 8, 2024**

266

267 Motion made by: Pat Gillespie

268 Motion seconded by: Lorraine Capogrossi

269 **WHEREAS:**

270

271 A. *This matter involves consideration of the following proposed action: The Bahlmann*
272 *Capital Group is proposing to convert the existing Dicks, Ulta, DSW and Best Buy space*
273 *into a Class A, fully climate-controlled, self-service storage facility managed by Cube*
274 *Smart.; and*
275

276 B. *On June 25, 2024, the Village of Lansing Planning Board, in accordance with (i) Article 8*
277 *of the New York State Environmental Conservation Law - the State Environmental Quality*
278 *Review Act ("SEQR"), and 6 NYCRR Section 617.5; and (ii) Section 123.2 of the Village*
279 *of Lansing Code, and amended on environmental review and adopted a Resolution for*
280 *SEQR Review in connection with Special Permit No. 2024-4767; and*
281

282 C. *On May 28, 2024, June 10, 2024, June 25, 2024 and July 8, 2024, the Village of Lansing*
283 *Planning Board opened and continued a public hearing regarding this proposed action,*
284 *and therein thoroughly reviewed and analyzed (i) the materials and information presented*
285 *by and on behalf of the applicant in support of this proposed action, including information*
286 *and materials related to the environmental issues, if any, which the Board deemed*
287 *necessary or appropriate for its review, (ii) all other information and materials rightfully*
288 *before the Board (including, if applicable, comments and recommendations, if any,*
289 *provided by the Tompkins County Department of Planning in accordance with General*
290 *Municipal Law Sections 239-1 and 239-m), and (iii) all issues raised during the public*
291 *hearing and/or otherwise raised in the course of the Board's deliberations. The public*
292 *hearing was closed on July 8, 2024.*
293

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

295 1. *The Village of Lansing Planning Board hereby finds (subject to the conditions and*
296 *requirements, if any, set forth below and the provisions provided for in paragraph "B"*
297 *above) that the proposed action meets (i) all general conditions required for all special*

298 *permits (Village of Lansing Code Section 145-59E); (ii) any applicable conditions*
299 *required for certain special permit uses (Village of Lansing Code Section 145-60); and*
300 *(iii) any applicable conditions required for uses within a Combining District (Village*
301 *of Lansing Code Section 14561); and*

302

303 2. *It is hereby determined by the Village of Lansing Planning Board that Special Permit*
304 *No. 2024-4767 is **GRANTED AND APPROVED**, subject to the following conditions*
305 *and requirements:*

306 a) *Soil and Erosion control measures and water quality techniques shall be*
307 *implemented and coordinated as required and approved by the Village of Lansing*
308 *Code Enforcement Officer and/or the Village of Lansing Engineer, and a plan for*
309 *maintenance and said control measures and quality techniques over time shall be*
310 *established with the Village of Lansing Code Enforcement Officer and/or the*
311 *Village of Lansing Engineer.*

312

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

320

321 c) *Required permits, approvals, consents and other authorizations from all applicable*
322 *Federal, State, County and local governmental and regulatory agencies shall be*
323 *obtained, maintained and complied with for all permitted improvements,*
324 *operations and activities as authorized by this special permit approval, and such*
325 *improvements, operations and activities shall at all times comply with all*
326 *applicable Federal, State, County and local laws, codes, rules and regulations.*

327

328 d) *Approval by the Planning Board of a parking lot tree planting plan before the*
329 *issuance of a Building Permit.*

330

331 e) *Approval of an Exterior Lighting Plan by the Village Code Officer.*

332

333 f) *Applicant shall choose and implement at least 2 of the Green Design Practices to*
334 *the satisfaction and approval of the Village of Lansing Engineer and Stormwater*
335 *Officer.*

336

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

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

339 *NAYS: None*

340 *The motion was declared to be carried.*

341

342 **Trustee Report**

343 McCauley and French gave a review of the June 17th Board of Trustees meeting. The meeting can
344 be viewed on YouTube.

345

346 **Other Business**

347 The Planning Board reviewed the Solar Law Draft changes recommended by The Board of
348 Trustees.

349 Schleelein would like to discuss the Sidewalk Law during an upcoming meeting.

350 **Adjournment**

351

352 Schleelein moved to adjourn at 8:04. Seconded by Capogrossi

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

354 Nays: None

355

356 Minutes taken by: Michael Scott, CEO