

APPROVED

Town of Lansing

Wednesday, September 23, 2013 7:15 PM

PLANNING BOARD

PLANNING BOARD MEMBERS

(*Denotes present)

- * Tom Ellis, Chairman
- * Lin Davidson, Vice-Chairman
- * Larry Sharpsteen
- * David Hatfield
- * Richard Prybyl
- * Al Fiorille
- * Gerald Caward
- * Jonathan Kanter, Planning Consultant
- * Ray Farkas (Alternate Member)

Other Staff

Lynn Day, Zoning, Code, Fire Enforcement Officer
Kathy Miller, Town Supervisor
Nishant Tapuria

Public Present

John Andersson
Kathy Neifert
Robb Jetty
Jack Jensen
Tim Leonardo
Michelle Zirbel
Nicholas Conner

Other Business

Thomas Ellis, Chairperson called the Planning Board Meeting to order at 7:15 PM. Mr. Ellis inquired if there were any questions or concerns from the Public that is not related to the Agenda. There were none.

Site Plan Review-Commercial Recreation Indoors (Jump Around Inflatables), Applicant; Michelle Zirbel, 8 Cayuga Vista Drive, Tax Parcel # 37.1-2-53.23, B1Commercial Mixed Use District.

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Michelle Zirbel and Nicholas Conner, partners in the business appeared before the board for Site Plan Review. Ms. Zirbel and her son would like to establish an in-door inflatable bounce house/party center at 8 Cayuga Vista Drive. There will be no change to the outside of the building. As for the interior, possibly in the near future a doorway to the other unit will need to be modified, as will the bathrooms in the near future. Lynn Day, Building Inspector will determine the number of occupancy for the facility. Mr. Day will check with the Tompkins County Health Department with respect to an additional hand sink in the party room. According to Mr. Day, egress and lighting will fall under the Public Assembly Code Enforcement.

The question was brought up concerning outdoor use. Jonathan Kanter indicated the site is pretty visible from East Shore Drive, therefore it was suggested that a condition be inserted in the approval stating no outdoor use.

The Board Members felt it was time for the lighting to conform to the current “full cut off down lights” on the portion of the Building Ms. Zirbel is renting.

Larry Sharpsteen made a motion to waive the Public Hearing on the SEQR and overall Site Plan Application. David Hatfield seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

The Planning Board Members reviewed Part I completed by the Applicant and reviewed Part II completed by Jonathan Kanter, Planning Consultant of the Full Environmental Assessment Form.

Lin Davidson offered the following Resolution, Larry Sharpsteen seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member

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Vote of Planning Board . . . (Aye) Thomas Ellis, Member

RESOLUTION PB 13-18

**TOWN OF LANSING PLANNING BOARD
RESOLUTION OF STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
NEGATIVE DECLARATION FOR THE PROPOSED
JUMP AROUND INFLATABLES INDOOR BOUNCE PARK - SITE PLAN**

WHEREAS, an application was made by Michelle Zirbel, Jump Around Inflatables, for site plan approval for the proposed Indoor Bounce Park in the existing commercial building at 8 Cayuga Vista Drive, Lansing, New York and otherwise known as Tax Parcel #37.1.-2-53.23, B1 Commercial Mixed Use District; and

WHEREAS, the proposal is to lease the western side of the existing building (current location of HyGear) to convert the space into an indoor bounce house park with arcades, as shown on a site plan drawing provided by the applicant; and

WHEREAS, this proposed action is an Unlisted Action for which the Town of Lansing Planning Board is an involved agency for the purposes of environmental review; and

WHEREAS, the Town of Lansing Planning Board, in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), (i) pursued its thorough review of the applicant's completed Environmental Assessment Form Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, and (ii) thoroughly analyzed the potential relevant areas of environmental concern of the project to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) reviewed and completed the EAF, Part II on the record;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Town of Lansing Planning Board, based upon (i) its thorough review of the EAF, Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern of the proposed project to determine if the proposed action may have a significant adverse impact on the environment,

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including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its completion of the EAF, Part II (and, if applicable, Part III), including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance (“**NEGATIVE DECLARATION**”) in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required.

Dated: September 23, 2013

David Hatfield offered the following Resolution, Larry Sharpsteen seconded the motion and it was carried by the following roll call vote:

VOTE AS FOLLOWS:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

RESOLUTION PB 13-19

RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD APPROVING JUMP AROUND INFLATABLES INDOOR BOUNCE PARK – SITE PLAN APPROVAL

WHEREAS, an application was made by Michelle Zirbel, Jump Around Inflatables, for site plan approval for the proposed Indoor Bounce Park in the existing commercial building at 8 Cayuga Vista Drive, Lansing, New York and otherwise known as Tax Parcel #37.1.-2-53.23, B1 Commercial Mixed Use District; and

WHEREAS, the proposal is to lease the western side of the existing building (current location of HyGear) to convert the space into an indoor bounce house park with arcades, as shown on a site plan drawing provided by the applicant; and

WHEREAS, the proposal is a permitted use in the B1 Commercial Zone subject to obtaining site plan approval from the Planning Board; and

WHEREAS, the Town has considered and carefully reviewed the requirements of the Town’s Laws relative to site plan review and the unique needs of the Town due to the topography, the

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soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed Site Plan, and the Town has also considered the Town's Comprehensive Plan and compliance therewith; and

WHEREAS, this is an Unlisted Action under the State Environmental Quality Review Act which requires environmental review; and

WHEREAS, the Town of Lansing Planning Board is an involved agency pursuant to State Law governing local environmental review; and

WHEREAS, the Town of Lansing Planning Board has the primary responsibility for approving or carrying out the action and is conducting an uncoordinated environmental review of this action pursuant to State Law governing local environmental review; and

WHEREAS, this action is exempt from the General Municipal Law County Planning referral requirements of 239-l, 239-m, and 239-n (of Article 12-B) through an Inter-governmental Agreement between the Tompkins County Planning Department and the Town of Lansing, dated December 17, 2003, as this is a site plan review for change of commercial use in an existing building not involving any change in building footprint and with no change in vehicular access on a State or County highway; **and**

WHEREAS, on September 23, 2013, the Planning Board reviewed and considered the aforementioned site plan application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and resolved to waive public hearings on the site plan application and on the State Environmental Quality Review (SEQR) review on this action; and

WHEREAS, on September 23, 2013, this Board, acting on an uncoordinated environmental review of the proposed action, reviewed and accepted as adequate a Short Environmental Assessment Form ("EAF") Part I, submitted by the Applicant, the comments (if any), of the

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Town Engineer, the Tompkins County Department of Planning County 239-1 and in review and other application materials, and the Lansing Planning Board completed Part II of the EAF; and

WHEREAS, by Resolution adopted on September 23, 2013, the Town of Lansing Planning Board has determined that, pursuant to the provisions of the State Environmental Quality Review Act, the proposed conversion of the space into an indoor bounce house park with arcades as described above will result in no significant impact on the environment and has issued a Negative Declaration of environmental significance for purposes of Article 8 of the Environmental Conservation Law; and

WHEREAS, the Planning Board has duly considered the proposed site plan in accordance with the provisions of the Town of Lansing Land Use Ordinance Section 701.4 *et seq.*, including consideration of site characteristics, site lighting, nearby residences, landscaping, parking, and screening, and any potential on and off site environmental impacts; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board, *now therefore be it*

RESOLVED: that the Town of Lansing Planning Board does hereby grant Final Site Plan Approval for the proposed Indoor Bounce Park in the existing commercial building at 8 Cayuga Vista Drive, Lansing, New York and otherwise known as Tax Parcel #37.1.-2-53.23, B1 Commercial Mixed Use District, as shown on a site plan drawing provided by the applicant, *subject to the following conditions:*

- (1) there shall not be permitted any outdoor storage. Outdoor use of the site or bounce houses or other inflatables shall be limited to short term events not exceeding 72 hours per event; and
- (2) this approval pertains only to the proposed conversion of the current HyGear space in the western side of the existing building at 8 Cayuga Vista Drive. Any further expansion into or alteration of other parts of the building or any exterior modifications on the site shall require additional site plan approval from the Planning Board.
- (3) Lighting alternations on the westerns side should be brought up to full cut off lighting specifications.

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Site Plan Review-Placement of Storage Pod, Applicant; Envisage Information Systems, 31 Dutch Mill Road, Tax Parcel # 39.-1-50.8, IR-Industrial/Research District.

Mr. Rob Jetty and Kathy Neifert appeared before the Board on behalf of Envisage. Envisage is requesting an additional Pod for their computer backup. The long term Pod would be away from the building, for the purpose of disaster recovery. Currently the location is screened by brush and trees, and the color of the Pod will be green to blend in with the surrounding area.

There were no public comments.

Larry Sharpsteen made a motion to waive the Public Hearing on the SEQR and overall Site Plan Application. Larry Sharpsteen seconded the motion and it was carried by the following roll call vote:

VOTE AS FOLLOWS:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

The Planning Board Members reviewed Part I completed by the Applicant and reviewed Part II completed by Jonathan Kanter, Planning Consultant of the Full Environmental Assessment Form.

Larry Sharpsteen offered the following Resolution. Richard Prybyl seconded the motion and it was carried by the following roll call vote:

VOTE AS FOLLOWS:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member

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Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

RESOLUTION PB-20

TOWN OF LANSING PLANNING BOARD
RESOLUTION OF STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
NEGATIVE DECLARATION FOR THE PROPOSED ADDITION OF A STORAGE
POD AT ENVISAGE INFORMATION SYSTEMS, 31 DUTCH MILL ROAD

WHEREAS, an application was made by Envisage Information Systems for site plan approval for the proposed addition of a storage pod at the existing facility at 31 Dutch Mill Road, Lansing, New York and otherwise known as Tax Parcel #39.-1-50.8, IR Industrial/Research District; and

WHEREAS, the proposal is to place a storage pod to house a computer back-up system for the existing facility, as shown on a site plan drawing provided by the applicant; and

WHEREAS, this proposed action is an Unlisted Action for which the Town of Lansing Planning Board is an involved agency for the purposes of environmental review; and

WHEREAS, the Town of Lansing Planning Board, in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), (i) pursued its thorough review of the applicant's completed Environmental Assessment Form Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, and (ii) thoroughly analyzed the potential relevant areas of environmental concern of the project to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) reviewed and completed the EAF, Part II on the record;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Town of Lansing Planning Board, based upon (i) its thorough review of the EAF, Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern of the proposed project to determine if the proposed action may have a significant adverse impact on the environment,

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including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its completion of the EAF, Part II (and, if applicable, Part III), including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance (“**NEGATIVE DECLARATION**”) in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required.

Dated: September 23, 2013

Lin Davidson offered the following Resolution. Richard Prybyl seconded the motion and it was carried by the following roll call vote:

VOTE AS FOLLOWS:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

RESOLUTION PB 13-21

RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD APPROVING THE PROPOSED ADDITION OF A STORAGE POD AT ENVISAGE INFORMATION SYSTEMS, 31 DUTCH MILL ROAD – SITE PLAN APPROVAL

WHEREAS, an application was made by Envisage Information Systems for site plan approval for the proposed addition of a storage pod at the existing facility at 31 Dutch Mill Road, Lansing, New York and otherwise known as Tax Parcel #39.-1-50.8, IR Industrial/Research District; and

WHEREAS, the proposal is to place a storage pod to house a computer back-up system for the existing facility, as shown on a site plan drawing provided by the applicant; and

WHEREAS, the proposal is a permitted use in the IR Industrial/Research District subject to obtaining site plan approval from the Planning Board; and

WHEREAS, the Town has considered and carefully reviewed the requirements of the Town’s Laws relative to site plan review and the unique needs of the Town due to the topography, the soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed Site Plan, and the Town has also considered the Town’s Comprehensive Plan and compliance therewith; and

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WHEREAS, this is an Unlisted Action under the State Environmental Quality Review Act which requires environmental review; and

WHEREAS, the Town of Lansing Planning Board is an involved agency pursuant to State Law governing local environmental review; and

WHEREAS, the Town of Lansing Planning Board has the primary responsibility for approving or carrying out the action and is conducting an uncoordinated environmental review of this action pursuant to State Law governing local environmental review; and

WHEREAS, this action is not subject to the General Municipal Law County Planning referral requirements of 239-l, 239-m, and 239-n (of Article 12-B), as the site of the proposed action is not located within 500 feet of any municipal boundary, State or County road, park or facility, or any other item requiring referral to the County; **and**

WHEREAS, on September 23, 2013, the Planning Board reviewed and considered the aforementioned site plan application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and resolved to waive public hearings on the site plan application and on the State Environmental Quality Review (SEQR) review on this action; and

WHEREAS, on September 23, 2013, this Board, acting on an uncoordinated environmental review of the proposed action, reviewed and accepted as adequate a Short Environmental Assessment Form (“EAF”) Part I, submitted by the Applicant, the comments (if any), of the Town Engineer, the Tompkins County Department of Planning County 239-l and m review and other application materials, and the Lansing Planning Board completed Part II of the EAF; and

WHEREAS, by Resolution adopted on September 23, 2013, the Town of Lansing Planning Board has determined that, pursuant to the provisions of the State Environmental Quality Review

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Act, the proposed addition of a storage pod as described above will result in no significant impact on the environment and has issued a Negative Declaration of environmental significance for purposes of Article 8 of the Environmental Conservation Law; and

WHEREAS, the Planning Board has duly considered the proposed site plan in accordance with the provisions of the Town of Lansing Land Use Ordinance Section 701.4 *et seq.*, including consideration of site characteristics, site lighting, nearby residences, landscaping, parking, and screening, and any potential on and off site environmental impacts; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board, *now therefore be it*

RESOLVED: that the Town of Lansing Planning Board does hereby grant Final Site Plan Approval for the proposed addition of a storage pod at the existing facility at 31 Dutch Mill Road, Lansing, New York, and otherwise known as Tax Parcel #39.-1-50.8, IR Industrial/Research District, as shown on a site plan drawing provided by the applicant.

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Sketch Plan and Classification of Proposed Amendment/ Modification of Farm Pond Circle Subdivision to Include Two New Lots (Lots 20 & 21) and Revision to Lot 19; Applicant: Jack Jensen Development Co, LLC, Tax Parcel No's 38.-1-4.121 & 38.-1-4.122 located on Peruville Road and Farm Pond Circle, RA Rural Agricultural and R3 Residential Mixed Use Districts.

Developer Jack Jensen appeared before the Board and gave a brief overview of his previously approved Subdivision. Mr. Jensen explained that when the Subdivision was approved it excluded the farmstead and the barn. He has since acquired the land and would like to have a duplex erected on each lot and make a revision to lot 19 to add some acreage to each lot. Each duplex would have a 2 bedroom unit and a 1 bedroom unit. Cornell University students will be working on this project along with Mr. Jensen. Mr. Jensen has advised the Board he is scheduled to go before the Zoning Board of Appeals for an Area Variance. Access to all subdivision residents will be given to the trail located on the property, however, there is a pond which will not be open to the public due to high insurance costs. The Stormwater practices have been divided into two separate phases, with the Town Engineer reviewing both.

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Jonathan Kanter states the two new lots will be incorporated as an amendment to the original Subdivision Plat and should be classified as a Major Subdivision according to the Subdivision Regulations. Mr. Kanter indicated he is not sure at this time if the proposed two lots were originally considered in the Drainage District that was formed for the Farm Pond Circle Subdivision. Mr. Kanter will work the details out with Mr. Herrick and the Applicant will possibly have to request an amendment the original District Agreement.

Thomas Ellis suggested that one of the units in the Duplex be owner occupied with a limit to three bedrooms per duplex.

Jack Jensen felt it would be too restricting for the future property owners.

Larry Sharpsteen felt that should be left up to the ZBA to determine if owner occupied should be a condition placed on the Variance.

Larry Sharpsteen made a motion to declare the proposal as an amendment to the previously approved Major Subdivision known as Farm Pond Circle. Richard Prybyl seconded the motion and it was carried by the following roll call vote:

VOTE AS FOLLOWS:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Discussion with regards to the SEQR took place with Mr. Kanter stating he would be comfortable classifying the Subdivision amendment as an Unlisted Action. All Planning Board Members agreed.

Approval/Denial of September 9, 2013 Meeting Minutes

Lin David made a motion to approve the Minutes as presented. Richard Prybyl seconded the motion and it was carried by the following roll call vote:

VOTE AS FOLLOWS:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member

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Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Abstained) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Up-coming Stormwater Training

Chairman Ellis advised the Members if they have not done so yet, they need to get their training in for 2013.

Upcoming Training

- **TC3, Thursday, October 24, 2013 (Stormwater Regulations & SEQR-New EAFs)**
- **Lansing Town Hall, Monday, October 28, 2013 (Stormwater Training & Site Visit)**

Jonathan Kanter - New Employee

Jonathan Kanter introduced employee Nishant Tapuria to the Board. Mr. Tapuria has been responsible for assisting the Comprehensive Committee with their current updates.

Special Meeting Date

Mr. Kanter reminded the Members that a Special Meeting has been set for Monday, October 7, 2013 @ 7:15 PM.

Upcoming Agenda Items

- Cornell Solar Project
- Informal Sketch Plan-Thaler Subdivision

Richard Prybyl made a motion to adjourn the Meeting at 8:35 PM. Al Fiorille seconded the motion and it was carried by the following roll call vote:

VOTE AS FOLLOWS:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Lin Davidson, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) David Hatfield, Member
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

APPROVED