

APPROVED

Town of Lansing

Wednesday, November 4, 2013 4:15 PM Special Meeting 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

Public Present

Michelle Zirbel

Other Business

Thomas Ellis, Chairperson called the Special Planning Board Meeting to order at 4:15 PM.

There were no public present.

Chairman Ellis enacted the Alternate Member to vote due to a Member being absent.

Site Plan Review - Indoor Family Fun Center (Jump Around Inflatables), Applicant: Michelle Zirbel, 8 - 10 Cayuga Vista Drive, Tax Parcel # 37.1-2-53.23, B1 Commercial Mixed Use District.

Michelle Zirbel appeared before the Planning Board for a revised Site Plan previously approved for the west side of the Building at 8 Cayuga Vista Drive. Ms. Zirbel presented the following sketch of her revised proposal. Ms. Zirbel intends to purchase

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

RESOLUTION 13-24

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

WHEREAS, an application was made by Michelle Zirbel, Jump Around Inflatables, for site plan approval for the proposed Indoor Family Fun Center in the existing commercial building at 8 - 10 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 applicant previously obtained site plan approval to occupy the western side of the existing building (8 Cayuga Vista Drive - current location of Hygear) to convert the space into an indoor bounce house park with arcades, and the amended proposal is to initially occupy the eastern side of the building (10 Cayuga Vista Drive) with the proposed Indoor Family Fun Center with future plans to occupy the entire building; 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

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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) 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: November 4, 2013

Moved by: Larry Sharpsteen

Seconded by: Lin Davidson

VOTE AS FOLLOWS:

Thomas Ellis - Aye
Lin Davidson - Aye
Gerald Caward, Jr. - Aye
Richard Prybyl - Aye
Larry Sharpsteen - Aye
Raymond Farkas - Aye

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) Ray Farkas, Alternate
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 13-25

**RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD
APPROVING JUMP AROUND INFLATABLES INDOOR FAMILY FUN CENTER, 8 –
10 CAYUGA VISTA DRIVE - SITE PLAN APPROVAL**

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WHEREAS, an application was made by Michelle Zirbel, Jump Around Inflatables, for site plan approval for the proposed Indoor Family Fun Center in the existing commercial building at 8 – 10 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 applicant previously obtained site plan approval to occupy the western side of the existing building (8 Cayuga Vista Drive - current location of Hygear) to convert the space into an indoor bounce house park with arcades, and the amended proposal is to initially occupy the eastern side of the building (10 Cayuga Vista Drive) with the proposed Indoor Family Fun Center with future plans to occupy the entire building; 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 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**

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WHEREAS, on November 4, 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 on October 28, 2013 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 November 4, 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, and other application materials, and the Lansing Planning Board completed Part II of the EAF; and

WHEREAS, by Resolution adopted on November 4, 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 the proposed Indoor Family Fun Center 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 Family Fun Center in any or all portions of the existing commercial building at 8 – 10 Cayuga Vista Drive, Lansing, New York and otherwise known as

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Tax Parcel #37.1.-2-53.23, B1 Commercial Mixed Use District, as shown on a site plan drawing and conceptual floor plan provided by the applicant, *subject to the following conditions:*

- (1) There shall not be permitted any outdoor storage. Outdoor use of the site for bounce houses or other inflatables shall be limited to short term events not exceeding 72 hours per event; and
- (2) Lighting alternations on the exterior of the existing building shall be brought up to full cut off lighting specifications to minimize glare on surrounding properties.

November 4, 2013

Moved by: Lin Davidson

Seconded by: Richard Prybyl

VOTE AS FOLLOWS:

Thomas Ellis - Aye
Lin Davidson - Aye
Gerald Caward, Jr. - Aye
Richard Prybyl – Aye
Larry Sharpsteen – Aye
Raymond Farkas - Aye

Larry Sharpsteen made a motion to adjourn the Meeting at 4:25 PM. Lin Davidson 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) Ray Farkas, Alternate
Vote of Planning Board . . . (Aye) Richard Prybyl, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Member