

**Village of Lansing  
Planning Board Meeting  
July 12, 2010**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:32 P.M. by Chairman  
2 Mario Tomei. Present at the meeting were Planning Board Members, Maria Stycos, Lisa Schleelein,  
3 Richard Durst, and Phil Dankert; Alternate Board Member Ned Hickey; Code Enforcement Officer  
4 Marty Moseley; Village Attorney David Dubow; Stacy Black.

5 **Public Comment**

6 Tomei opened the public comment period. With no one to speak Hickey Moved to Close the public  
7 comment period. Seconded by Dankert. Ayes: Tomei, Stycos, Schleelein, Dankert, and Hickey.

8 Tomei noted that Crystals Spa and Salon subdivision was originally scheduled for the July 12<sup>th</sup> meeting  
9 but has been rescheduled for the July 27<sup>th</sup> meeting.

10 **Discussion of Lansing Meadows PDA**

11 Tomei explained that this discussion is a preliminary meeting to the request for a special permit. Bold  
12 explained that he had submitted a special permit/building permit for the commercial component of the  
13 Lansing Meadow PDA to Moseley, and delivered the fees associated with the special permit/building  
14 permit. Bold delivered drawings associated with the commercial building of the PDA. Bold proposed that  
15 there be two special permits due to a previous conversation with Ben Curtis, his understanding is that  
16 there would be two special permits associated with the Lansing Meadows PDA.

17 Bold explained that the north buffer, which divides the commercial component from the  
18 residential component, would include a “green giant arborvitae” and according to the growers is more  
19 deer resistant than red cedar. Bold noted that the trees would be approximately 10 feet tall and a 5 foot  
20 diameter. Hickey asked if the wetland plantings would be blocking the residential components view of  
21 Oakcrest Road. Bold explained that the intent is not to block the view but over time that could occur.  
22 Bold stated that deer screening would be installed on the “green giant”, which would be 8 foot tall  
23 fencing. Dankert asked what the fencing would be made out of. Bold noted that it is more of a fabric type  
24 material than a metal fence. Dankert asked how long it would last. Leopold explained that it would be  
25 several years before that fencing would start to break down. Stycos asked where the “green giant”  
26 plantings would end. Bold stated that the plantings would end at the retaining wall. Bold noted that in the  
27 parking lot there are small trees planted in the islands. Bold noted that there will be a grass strip around  
28 three sides of the retail building. Bold explained that the grass strip was for exiting egress from the  
29 building.

30 Bold noted that the area to the west is zoned low density residential, which is mostly wetland for  
31 the first several hundred feet. Bold pointed out that the closest house is along Oakcrest Road. Bold  
32 proposed to utilize the concept of a 75 foot buffer, and in the buffer would be the “green giant” spaced  
33 would be increased to 10 feet on center so the trees have more ability to grow into one another. These  
34 trees would be planted along the berm of the retention pond. Bold noted that at the over flow weir on the  
35 detention pond, there would be no plantings. Cross expressed concern about discharging water onto the  
36 neighboring property. Bold explained that if there was a problem with the weir location they could  
37 discharge to another location behind the mall. Bold explained that the buffer would be less than 75 feet in  
38 the truck turnaround area. Bold proposed to eliminate the existing fire access road and allow extending  
39 the tree plantings in that area. Bold noted that there would be a 6 foot high stockade fence which could be  
40 located on the top of the slopes to increase screening. Bold explained that the buffer area that is less than  
41 75 feet near the truck turn around, would be equal in screening density to a 75 foot buffer. Bold asked

42 Dubow if that was acceptable, due to the fact that the Planning Board is allowed to make acceptances to  
43 the buffer areas if the needs are met by the proposed buffer. Dubow explained that Bold was correct, and  
44 that the Planning Board is allowed to accept a buffer that is lesser in width that meets the needs of the  
45 screening.

46 Bold proposed having 2 building permits. One permit would be sight work permit, which would  
47 allow the developer to start moving dirt. The second permit would be the actual building permit to  
48 construct the retail center. Dubow noted that the building permit would have conditions applied to it,  
49 including a condition that the developer needs to submit a special permit application for the residential  
50 component. Dubow suggested to the Planning Board that when working through the special permits for  
51 the Lansing Meadows PDA that it be evaluated by way of a mixed use project, which incorporates some  
52 extra conditions. Schleelein expressed concern about the separate special permits. Schleelein asked if the  
53 Planning Board and Dubow could work through the 18 conditions and figure out what has been met and  
54 what needs to be met. Dubow explained that numbers 1,2,4,6,8,9,11,13,14, 15, 17, &18 still need to be  
55 met by the developer ,and some or most of these conditions will be rolled into the special permit for both  
56 the commercial component and the residential component.

- 57 1. Confirmation from funding source(s) in a form approved by the Village Board of Trustees and  
58 Village Attorney, ensuring that financing is committed for the construction of the senior housing  
59 units and associated infrastructure.
- 60 2. Phasing plan indicating approximate start and completion dates for each of the proposed four  
61 phases and any dependencies for each phase, together with financial and/or other security in favor  
62 of an acceptable (in form and substance) to the Village Board of Trustees and Village Attorney in  
63 the event of default in completing all phases properly and timely.
- 64 3. Full planting list for the wetland/bird habitat and surrounding buffer, including grass list, and  
65 indicating general locations of the plantings.
- 66 4. Letters from utility companies including NYSEG, Bolton Point, and the Village of Cayuga  
67 Heights confirming that sufficient capacity exists to allow connection and that no publicly funded  
68 improvements will be necessary to allow such connection.
- 69 5. Landscape plan and buffer location for the west side of the property where it abuts a Residential  
70 Zoning District.
- 71 6. Lighting plan approved by the Village of Lansing Lighting Commission.
- 72 7. Exact delineation of the wetland/bird habitat and surrounding buffer which will serve as a screen  
73 between the residential and commercial components.
- 74 8. Approval by the Village of Lansing Engineer of site work, storm water management and  
75 infrastructure plans; in the case of storm water management facilities that are not dedicated to the  
76 Village, a storm water management maintenance agreement will be required. Upon final  
77 construction having been completed, four (4) sets of as-built/record drawings and plans are to be  
78 prepared and submitted to the Village Engineer together with a certification by the developer's  
79 engineer (s) confirming that all construction has been completed as required.
- 80 9. Approval by the Army Corps of Engineers of plans pertaining to the preservation, replacement  
81 and enhancement of delineated wetlands.
- 82 10. Approval of the traffic study and pedestrian connections by Fischer Associates, the Village's  
83 traffic consultants.
- 84 11. Approval by the Village of Lansing Superintendent of Public Works of design details related to  
85 Village infrastructure including, but not limited to, proposed road connections to Oakcrest Road

- 86 and alterations to the existing mall emergency access road which includes a Village sewer  
87 easement.
- 88 12. Satisfactory completion by the Village of Lansing Planning Board of (i) its review of the SEQR  
89 LEAF and (ii) its recommendations to the Village Board of Trustees related thereto.
- 90 13. Plan showing the locations and design of pedestrian connections between the YMCA, the senior  
91 housing units and the retail center.
- 92 14. Document describing the exact criteria that residents of the senior housing units must meet, and  
93 an agreement and other supporting documentation ensuring that the senior housing units will be  
94 reserved for that use only.
- 95 15. Maintenance agreement to ensure that the wetland/bird habitat and surrounding buffer will be  
96 maintained per the plan approved by the Village of Lansing and the Army Corps of Engineers,  
97 including, but not limited to, replacement of plants, trash removal and deer protection.
- 98 16. District regulations (use and dimensional) consistent in format with those of other Zoning  
99 Districts in the Village of Lansing, including, but not limited to, possible special permit approval  
100 requirements.
- 101 17. Written approvals, as required, from all other federal, state and local governmental agencies.
- 102 18. An easement approved by the Village Attorney and filed at the County Clerk's Office conveying  
103 rights of access and egress across the property of the Shops at Ithaca Mall to a public street for  
104 the commercial portion of the PDA known as Area A.

105 Hickey asked if these conditions would carry over to the special permit process for the residential  
106 component. Dubow explained that they would. Bold explained that they have the water quality permit,  
107 which there are two parts to the nationwide permit. The first part is the nationwide permit issued by the  
108 Arm Corp of Engineers subject to the water quality permit issued by the New York State Department of  
109 Environmental Conservation. Bold explained that they have the New York State portion of the permit in  
110 hand at this point in time and is working on the nationwide portion at this point in time. Bold noted that  
111 this permit is associated with the relocation of the wetland and has nothing to do with the storm water  
112 prevention and protection.

113 Dubow noted although the county review is not required in this instance, that this would be referred  
114 to the Tompkins County Planning Department for a complimentary review.

### **Reports**

115 *Board of Trustees- no meeting*

### **Adjournment**

116 Dankert moved to adjourn. Seconded by Stycos.; Ayes by Tomei, Stycos, Schleelein, Dankert, and  
117 Hickey.  
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