

**Village of Lansing
Planning Board Meeting
August 30, 2011**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:30P.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 Member Jon Kanter; Trustee Lynn Leopold; Code
4 Enforcement Officer Marty Moseley; Village Attorney David Dubow; Village Resident: Nick Vaczek;
5 Community Party Observer: Julie Baker; and Arrowhead Ventures representative Eric
6 Goetzmann.

7 **Public Comment Period**

8 Tomei opened the public comment period. Durst moved to close the public comment period.
9 Seconded by Stycos; Ayes: Tomei, Dankert, Stycos, Durst, and Schleelein.
10

11 **Lansing Meadows Planned Development Area (PDA):**

12 Goetzmann proposed to have both an electric and gas fueling station be incorporated with the
13 BJ's Wholesale Club. Goetzmann noted that this would be a members-only amenity. This would mean
14 that a person would need to be a member of BJ's Wholesale Club in order to be able to buy the electric or
15 gas to re-fuel their vehicles. Goetzmann noted that there are new models of electric vehicles that could
16 benefit from this proposal, and all of the manufacturers use a common master plug to charge the car.
17 Goetzmann added that they would like to install a phase III charging station that would allow a car to be
18 charged to 80% in 30 minutes. Goetzmann pointed out that the new models would be able to drive from
19 about an hour away, charge their cars, shop, and then drive back home.

20 Dubow noted that the typical procedure in the PDA regulations, as long as both boards embrace
21 the amendment, allows for the Trustees to send the idea of an amendment to the Planning Board at which
22 time the Planning Board would send a recommendation back to the Trustees who would then potentially
23 direct that the Village amend the PDA regulations. Dubow added that the Trustees must also determine if
24 the change to the PDA would be a minor or major change, which would then change the procedure for
25 potentially changing the PDA provisions. Dubow noted that the Trustees have indicated that this
26 particular change would be a minor change as reflected in their minutes. Dubow added that if approved by
27 both Boards, the applicant would then need to work through the special permit procedures that would
28 allow the Planning Board to voice concerns or attach conditions on the special permit. Dubow noted that
29 the Village Engineer would also evaluate the plans that would be submitted.

30 Goetzmann noted that the larger issues for the potential project are screening, light pollution, and
31 gas spills. He added that the payment method would be similar to how the regular gas pumps operate.
32 Goetzmann noted that they would like to propose 2 charging stations with the possibility to expand in the
33 future.

34 Tomei asked where the electric charging stations would be in relation to the gas pumps.

35 Goetzmann indicated that the electric charging stations would be located at the northern-most end
36 of the parking lot, and the gas pumps would be located directly east of the “Tire Sales and Service” area.
37 Goetzmann added that they would not be connected in any way. Goetzmann explained that the idea was
38 for the electric charging stations to position in such a way that would allow for a person to charge their
39 car out of the way. He added that the gas pumps and payment center would remove about 37 parking
40 spaces.

41 Moseley indicated that BJ’s would still have approximately 13 extra parking spaces with the 37
42 that have been removed for the proposed gas pumps and kiosk.

43 Schleelein asked why the gas station was not incorporated on the original design of the PDA
44 (Planned Development Area).

45 Goetzmann explained that there has been a change in ownership with BJ’s parent company.

46 Stycos asked about previous conversations with the, then, Planning Board Chairman Ned Hickey
47 and Code Enforcement Official Ben Curtis.

48 Tomei noted that the conversation came up at one of the original contractors meeting. The idea
49 was turned down because it was not a “members-only fueling station” that was originally proposed, and
50 the belief was that there would be too much competition for the other gas stations in the Village.

51 Kanter asked how many BJ’s have a gas station affiliated with them.

52 Goetzmann noted that he was not sure, but it was a significant number of BJ’s that do have the
53 gas stations.

54 Leopold asked if the existing BJ’s would be retrofitted to incorporate the electric charging
55 stations.

56 Goetzmann felt that BJ’s would probably retrofit the electric charging stations into their already
57 existing stores. He noted that this will be their first store that will have the charging stations and if all
58 goes well the other stores would follow.

59 Kanter asked if the Village only approved the electric charging stations, would BJ’s install only
60 the charging stations if there was not a possibility for the gas station.

61 Goetzmann indicated that he was not sure. Goetzmann noted that the gas station canopy would
62 stand about 17 feet tall to the top of the structure, and that he would work with the Lighting Commission
63 to get an approved lighting plan.

64 Kanter asked what hours the fueling station would operate.

65 Goetzmann indicated that they would probably operate from about 8 AM to 10 PM.

66 Dubow indicated that there will be another set of revisions with regard to the Lansing Meadows
67 PDA buildings and parking setbacks, but at this point in time if the Planning Board liked the idea of the

68 fueling station this meeting would be the appropriate time to recommend the fueling station idea back to
69 the Trustees.

70 Kanter noted that the definition would need to be fairly specific for the fueling station use, like
71 gasoline, kerosene, electric, natural gas, etc.

72 Leopold added that BJ's should consider selling diesel fuel since there are some very economical
73 diesel vehicles now.

74 Tomei asked for a motion to recommend to the Trustees that the Village add a new use of a
75 fueling Station, as defined, to the Lansing Meadows PDA. Dankert moved. Seconded by Durst; Ayes:
76 Tomei, Dankert, Stycos, Durst, and Schleelein.

77 Goetzmann noted that the building and parking setbacks will need to be altered to accommodate
78 the development of the commercial piece and the proposed residential piece. Goetzmann added that he
79 will also need to subdivide the property into a commercial piece with the wetland and the residential piece
80 only.

81 Dubow indicated that these problems occurred because originally the PDA proposal was
82 different and did not match the latest proposal. Dubow added that the Lansing Meadows PDA setbacks
83 would be inconsistent with what was actually proposed several months ago. This could be done either by
84 way of a diagram that reflects the appropriate setback areas for the defined area or by a description in the
85 PDA provisions. Dubow added that the setbacks would be measured from the road right of way.

86 Goetzmann showed a diagram that referenced all the needed setbacks for the property. This
87 included side yard setbacks, rear yard setbacks, and front yard setbacks for the residential and commercial
88 components of the Lansing Meadows PDA. He added that they needed to move the residential units
89 closer to the road because of the Army Corps of Engineers designated wetland. Goetzmann added that he
90 tried to incorporate some setbacks from some of the existing zoning requirements, and that he tried to
91 keep the lines as straight as possible.

92 Dubow noted that the Planning Board will also need to incorporate and define the residential use,
93 as proposed, that would be included in the PDA district regulations. Dubow added that this is a cluster of
94 single family homes, but the proposal would not be considered a cluster subdivision.

95 Schleelein asked if the sidewalks, which were previously approved by the Planning Board, would
96 change.

97 Goetzmann indicated that they would not.

98 Durst asked if Goetzmann would be willing to decrease one residential unit to accommodate
99 better setback areas.

100 Goetzmann noted that he originally wanted a higher density of single family units, but since there
101 were federal wetlands they were forced to reduce to the 12 units that are now proposed.

102 Dubow pointed out that the Tompkins County Planning Department suggested a higher density of
103 housing in their 239 l-m review of the project. Dubow added that the Tompkins County Industrial
104 Development Agency also suggested an increase to the residential units as well.

105 Goetzmann noted that he has not changed the plans from when they were originally approved by
106 the Trustees.

107 Dubow noted that they would still need to obtain a special permit to build the residential senior
108 housing units, and this issue is why the Village delayed the request for a special permit at an earlier date.

109 Goetzmann indicated that in the commercial component the main BJ's building and the fueling
110 station were outlined as they sit or would sit. This would be a more restrictive setback than originally
111 implemented in the district regulations. He added that there would be a transformer and other utilities on
112 the back ring road.

113 Dubow noted that when the plans are formally submitted and approved, with possible alterations,
114 they would reflect something of this nature. He added that this would then be a formal record of what the
115 setbacks would be.

116 Goetzmann outlined where the proposed parking setbacks would be. He added that he would also
117 want to separate the residential component and the commercial component. The intent is to combine the
118 two current parcels of land and then subdivide the two components as described above. The wetlands
119 would be incorporated with the commercial component, and the commercial component would retain the
120 road frontage along Hickory Hollow Road.

121 Moseley indicated that the current district regulations require a minimum of 75 feet of road
122 frontage, and technically the area that is currently retained for the road frontage for the commercial
123 component would be compliant with the way it is drawn on Goetzmann's plan.

124 Dubow noted that there should be an overlay of the areas (A-commercial, B-residential, and C-
125 wetland) shown on the final plat for the subdivision. There also may be a need for some extra explanation
126 within the Lansing Meadows PDA district regulations. Dubow questioned if all of the wetland would be
127 incorporated with the commercial portion of the subdivision, and noted that there needs to be more
128 clarification with respect to what components are with which specific areas.

129 Schleelein asked if what is being built and proposed, with respect to the Lansing Meadows PDA,
130 were to be removed or destroyed, what would then be allowed to be built.

131 Dubow indicated that whatever was to be re-built would need to comply with the district
132 regulations, and furthermore the property would remain a PDA.

133 Goetzmann noted that if subdivided he would still own both the residential component and the
134 commercial component. The purpose of the subdivision is for financing.

135 Dubow noted that it was his understanding that the intent was to have the wetland/bird sanctuary
136 maintenance be the responsibility of the BJ's Corporation and there would be some maintenance

137 agreements between BJ's and Goetzmann. Dubow noted that the building setback areas, if found
138 favorable by the Board, would be recommended by the Planning Board to the Trustees for their approval.
139 Dubow added that the buffering plan that was originally approved was still applicable to the project even
140 if subdivided.

141 Tomei asked for a motion to recommend to the Board of Trustees the building setbacks be
142 changed to reflect the map submitted. Moved by Schleelein. Seconded by Stycos; Ayes: Tomei, Dankert,
143 Stycos, Durst, and Schleelein.

144 Moseley indicated that the Planning Board would need to classify the potential subdivision as
145 either a minor or major subdivision. Goetzmann would then follow the criteria per the classification.

146 Dubow noted that Goetzmann would need to consolidate the two current parcels through the
147 assessment department, and then apply for the subdivision through the Village.

148 **Temporary Commercial Activities Continued Discussion**

149 Tomei noted that this would be local law F. He also worked the Planning Board members through
150 where the specific language would be placed in the current Village Code if approved by the Trustees.
151 Tomei asked for a motion to recommend local law F to the Trustees. Moved by Dankert. Seconded by
152 Stycos; Ayes: Tomei, Dankert, Stycos, Durst, and Schleelein.

153 **Approval of Minutes**

154 *None*

155

156 **Reports**

157 *Trustees- Please refer to the minutes of the Trustees August 22nd meeting for a full report.*

158

159 **Other Business**

160 Tomei indicated that Murray Estates will be coming in at some point to finish up their special
161 permit condition pertaining to the placement of the culvert in the creek.

162 Kanter indicated that he would be interested in attending the New York Planning Federation
163 Annual seminar in Albany.

164 Leopold suggested that the Planning Board allow Cornell Cooperative Extension to perform some
165 continuing education about energy efficiency.

166 Stycos asked if solar panels would be installed on the new Village office building.

167 Leopold indicated that she did not know.

168

169 **Adjournment**

170 Stycos moved to adjourn at 9:05PM. Seconded by Dankert; Ayes: Tomei, Dankert, Stycos, Durst,
171 and Schleelein.