

Village of Lansing  
Planning Board Meeting  
February 12, 2018

The meeting of the Village of Lansing Board Planning Board was called to order at 7:03 by Chairman Mario Tomei.

Present at the meeting were Planning Board Members: Chairman Mario Tomei, Mike Baker, Carolyn Greenwald, Jim McCauley, and Lisa Schleelein; Code Enforcement Officer, Adam Robbs; Village Attorney, William Troy; Trustee Liaison, Patricia O'Rourke; BZA Member, Monica Moll, Dan Veaner with the Lansing Star; District 10 Legislator, Deborah Dawson; Eric Goetzmann from Arrowhead; Roy Hogben, Gary Bush, and Rob Poprawski.

**Public Comment**

Tomei opened public comment period. With no one wishing to speak, Schleelein moved to close the public comment period, seconded by Baker.

AYES: Baker, Greenwald, McCauley, Schleelein, and Tomei

**Informal Presentation to Consider:**

Possible development of vacant property Tax Parcel #47.1-4-10 bordering Entrance Drive. This would include the possible development of a 1.89-acre parcel with single family townhouse designed units. Gary Bush, architect for this project, stated that the proposal is for a residential development behind the M&T Bank property. The developer wants to put 12 units, if possible, into this area. Each unit is approximately 1500 sq. ft. with two parking spaces per unit.

Tomei asked if the bank allows an easement through the rear of the M&T bank property. Bush stated "yes" and that Cornell owns both properties. Tomei asked if the driveways could be placed behind the houses. Bush said they want to keep traffic away from rear of houses. Schleelein expressed concerns over traffic safety with people crossing the road behind the bank. Bush stated that area is private property. McCauley also brought up issue of waiting for traffic leaving the driveway.

A discussion between Robbs and Bush shows that NYSEG has not been approached about the easement. There was discussion over the allowances from BZA on lot lines, number of units, and Savannah Park Homeowners Association allowing access to Entrance Road. Robbs stated that the Village engineer would have to be involved with the design of roads, because of the access for emergency vehicles. Greenwald asked about the granting of variances from the BZA and Robbs stated that they are open to them if the project positively impacts the community. McCauley asked for clarification of the location of powerlines, to which Bush confirmed they are on the property line. Tomei asked how many bedrooms per unit. Bush confirmed there are three.

Troy asked if there will be any restrictions as to how many cars will be allowed; since there are three bedrooms, there could potentially be three cars per unit. Bush said they would have to see where extra parking could go. Tomei asked if they plan on doing their own road maintenance and Bush stated that there probably would be a Home Owners Association to take care of it. McCawley asked what the price range is for the homes. While no specific amounts were decided

46 on, Poprawski, the developer, said they will be aiming for young families, or perhaps families  
47 that are downsizing. This is in the Cayuga Heights elementary school district. Robbs confirmed  
48 we have the application, and the next step would be a formal presentation and a Public Hearing  
49 for a Special Permit, and SEQR review.

50

51 **Informal Presentation to Consider Renewal of Special Permit #2789:**

52 Special Permit #2789 was originally approved for the construction of increased parking for the  
53 previous owner, Bookers Backyard Restaurant, but never installed. The present owner, H&J  
54 Hospitality would like to reopen the Special Permit and add the parking. This is for Tax Parcel  
55 #42.1-128, also known as 1638 East Shore Drive. Jamie Ciaschi said they returned a small  
56 section back to lawn space but would like to add approximately 30-35 parking spaces, which will  
57 result in about 70 for the entire site. He said this should be enough parking for the events that  
58 will occur here.

59

60 Schleelein points out on the map where the additional parking would be located. Ciaschi assured  
61 the Board that there would be enough buffer from the private residence just to the north. Robbs  
62 asked what material will be used. Ciaschi said he would prefer asphalt, at which point Robbs said  
63 this would increase the water run-off issues. Ciaschi then changed his mind and said he would  
64 use gravel. Robbs and Tomei agree that since this will be under new ownership that it would be  
65 best to start a new special permit. This could be initiated at the next Planning Board meeting on  
66 March 12<sup>th</sup>. A new EAF would also need to be done. Ciaschi stated that these events will be  
67 seasonal, primarily April to October. Schleelein asked if the additional curb cut to the north  
68 could be eliminated. Baker inquired about the number of rows of parking in this parking lot, and  
69 Ciaschi said there would be two.

70

71 **Continuation of Informal Presentation from Eric Goetzmann:**

72 Goetzmann is seeking Planning Board approval for a new concept of residential development on  
73 the Lansing Meadows Planned Development Area residential component, Tax Parcel #47.1-1-  
74 17.21. Tomei, and most others suggested that instead of the large boxy 3-story with 30  
75 apartments, some 3 or 4 triplexes with pleasant fronts and peaked roof lines, similar to the  
76 Bomax Apartments, would give it a neighborhood look. Schleelein suggested he return to the  
77 original intent, in 2010, in sizes of residences. Goetzmann said he has had to amend the original  
78 PDA multiple times because of different units and sizes of property. He stated that he sent a  
79 letter to the Planning Board to amend the PDA again, that was for 12 units.

80

81 Goetzmann handed out maps showing where the wetlands are and what impact there would be  
82 on the properties with the new infrastructure. Schleelein asked how many stories there will be  
83 per building, and Goetzmann said two stories, with two buildings, for a total of 12 units.  
84 Greenwald feels the whole properties should be used. Dawson stated that the residential parcel  
85 was intended to be a transition between the Mall and the Village and was supposed to look like a  
86 neighborhood. Schleelein states that other developers have submitted full plans, and that what he  
87 is submitting are not complete plans, and do not fill out the intent of the properties.

88 Goetzmann stated that he wants to know what the specific issues are and wants to be able to ask  
89 a few questions. Schleelein reiterated that this is a PDA, and not just a usual proposal for other  
90 development. There were several comments referring to the original intent of the development,

91 and how it changed several times over the years. Tomei asked why the 12 units are on the west  
92 end of the property, saying it would make more sense for them to be on the eastern end of the  
93 Residential Area B, closer to the Area A-1, where the possible coffee shop would be located.  
94 Goetzmann once again stated he had no plans to build any more than these 12 units. Schleelein  
95 said that for years the Board thought Goetzmann was going to build on the entire parcel, until  
96 July 2017, when he introduced the large 3-story, 30-unit building. Tomei showed maps and  
97 resolutions from February 2012 to show the differences of what was approved in the original  
98 Special Permit #2505 and what is now being proposed. After a discussion of aesthetics and cost  
99 efficiency Goetzmann asked to move forward and amend the original special permit for this  
100 design. Robbs wants a letter from Goetzmann rescinding the building permit issued in August  
101 2017 and then his permit fee may be refunded. At that time Tomei called for a motion as to  
102 whether this was a minor or major change.

103  
104 Schleelein moved that the proposed amendment to Special Permit #2505 is a major change,  
105 seconded by Greenwald.

106 AYES: Baker, Greenwald, McCauley, Schleelein and Tomei.

107  
108 Goetzmann asked for a public hearing for the next meeting. Schleelein asked for a status update  
109 of the original 18 conditions set for the property. Baker asked if there are still wetlands on the  
110 property, and Goetzmann said that there are. Robbs wants Goetzmann to provide a report from  
111 the U.S. Army Corps of Engineers on wetlands. Goetzmann states that at our last meeting we  
112 were going to discuss segmentations. Robbs states that it does meet segmentation, but the density  
113 does not matter. From a DEC handout Goetzmann interpreted this in his own opinion to be  
114 segmentation. Schleelein disagreed because the original plan proposed was not a portion, but the  
115 whole property. Troy stated that the fault in argument is the way Goetzmann is wording it is  
116 wrong, where a developer could come in and say that it is not segmentation.

117  
118 Tomei stated that they already voted to redo the process with a new public hearing starting on  
119 March 12, 2018. Schleelein stated that, because of all the changes over the years, she has lost  
120 confidence that this plan will follow through. Goetzmann asked what the Board is looking for,  
121 specifically. Schleelein states that they are looking for a full parcel site plan and planting and  
122 have some greenspace. A new SEQR is necessary.

123  
124 **Approval of Minutes**

125 October 9, 2017, November 13, 2017, December 11, 2017, and January 30, 2018.

126 Baker moved to accept all minutes, seconded by Schleelein.

127 AYES: Baker, Greenwald, McCauley, Schleelein, and Tomei

128

129 **Trustee Report**

130 McCauley attended the Trustee meeting on February 5th. A full report of the Board of Trustee  
131 meeting can be found on the Village website.

132

133 **Other Business**

134 Tomei states that an Alternate Member needs to be discussed. Monica Moll has expressed  
135 interest and has attended numerous Planning Board meetings. Moll has lived on Dart Drive

136 since 2006, is familiar with the Planning Board, and she is a member of the Greenway  
137 Committee and Board of Zoning Appeals. Moll stated that she is a professional landlord. They  
138 renovate properties in Collegetown, and she really enjoys living in the Village. Moll stated she  
139 has been on the Rental Housing Committee in Ithaca for two years. Moll stated that she  
140 appreciates the Planning Board's ability to get projects done. Tomei asked if the time of the  
141 Board meetings works with her schedule, and she said they do. She stated that she feels she has  
142 a good understanding of developers. There were no further questions.

143

144 **Executive Session**

145 Baker moved to go into Executive Session at 9:41pm to discuss the filling of the Planning Board  
146 Alternate position; seconded by Schleelein.

147 AYES: Baker, Greenwald, McCauley, Schleelein, and Tomei.

148

149 **Adjournment of Executive Session**

150 Baker moved to adjourn the Executive Session at 9:42pm; seconded by Schleelein.

151 AYES: Baker, Greenwald, McCauley, Schleelein, and Tomei.

152

153 Tomei stated that the Planning Board voted to recommend to the Board of Trustees the  
154 appointment of Monica Moll to fill the Planning Board Alternate Member position. Tomei  
155 informed the Board that he will be absent at the next meeting. Schleelein will be acting as Chair.

156

157 **Adjournment**

158 Greenwald moved to adjourn at 9:44pm; seconded by Baker.

159 AYES: Baker, Greenwald, McCauley, Schleelein, and Tomei.

160