

Village of Lansing  
Planning Board Meeting  
Minutes of  
June 11, 2018

The meeting of the Village of Lansing Planning Board was called to order at 7:00 PM by Chairman Mario Tomei.

Present at the meeting were Planning Board Members: Mike Baker, Carolyn Greenwald, Jim McCauley and Lisa Schleelein; Alternate Member, Monica Moll; Code Enforcement Officer, Adam Robbs; Village Trustee Liaison, Ronny Hardaway; Village Attorney, David Dubow; Village Engineer, Brent Cross; Dan Veaner, of the Lansing Star; Eric Goetzmann, Arrowhead Ventures; Steven Beer, Beverly Beer, David Beer, Bob Miller, David Huckle, and Michael Keith of Hunt Engineers.

Absent: None

**Public Comment Period**

Tomei opened the public comment period. Robbs asked about propane tank design guideline requirements in the Village or lack of requirements. Robbs asked the Board to look into requirements for the Village to come up with an outline of requirements for the Trustees to review. Schleelein moved to close the Public comment Period. Seconded by Baker; Ayes by Tomei, Baker, Greenwald, McCauley, and Schleelein.

**Informal Proposal by Hunt Engineers and Beer Properties, LLC** for consideration to develop the property Parcel # 45.2-1-47.2 which consists of approximately 40 acres of vacant land. This proposal consists of a possible consideration for a cluster style development. The following was presented by Beer Properties, LLC:

**LANSING VILLAGE COTTAGES — A BRIEF PROPOSAL**

*Beer Properties LLC is a family partnership that has developed and managed rental housing in the City of Ithaca for more than 30 years. Now the family aims to develop rental housing of a different sort in the Village of Lansing. We have a contract with the Millcroft Trust for purchase of about 41 acres of undeveloped land in the Village of Lansing that fronts, in part, on the eastern end of Craft Road. Initial development costs will come from the sale proceeds of an existing multi-occupancy property. We plan to initiate development in the southwest portion of the property. Further development is likely to be financed from commercial sources.*

*We propose to construct a number of COTTAGES, situated close together in "neighborhoods" in cluster configurations. This arrangement is walkable and designed to support interaction among the residents, especially on their front porches and in their contiguous front yards. The cottages will appeal particularly to active people, generally empty nesters in their 55 plus years, who value carefree living without the responsibility of home maintenance, shoveling snow, mowing lawns and so forth. Among the other advantages realized from cluster housing are lots of common green space, walking and biking trails, common garden areas, a community club house and a likely all-weather swimming pool. Reduced land needs and utility installation costs are likely to make living expenses quite economical.*

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48 *The Lansing Village Cottages will be smaller than many of the homes recently built in the Village. For*  
49 *example, recently built homes on Millcroft Way were required to have at least 2,500 square feet, while*  
50 *many are more than 4,500 square feet, plus 3-car garages. The Cottages are planned for 800 to 1,000*  
51 *square feet footprints, plus open front porches and single-car garages attached to the rear of the*  
52 *structures. As each cottage is designed for regular occupancy by one or two persons, the smaller size and*  
53 *one to two stories is justifiable. Occasional visitors might occupy attractive loft spaces.*

54 *Our concept for the Lansing Village Cottages is novel for the Village, but it is a proven concept in many*  
55 *other areas. It is particularly popular in the Pacific Northwest where architect Ross Chapin has designed*  
56 *and described many neighborhoods in his book, "Pocket Neighborhoods: Creating Small Scale*  
57 *Community in a Large-Scale World", published by the Taunton Press. Pocket neighborhoods have been*  
58 *developed in CA, FL, MA, NC, NY, OR, WI, and even in the City and Town of Ithaca.*

59 *As our proposal for the Village is novel, we propose to apply for a new Proposed Development Area*  
60 *(PDA). Building closely knit neighborhoods with shared common spaces and attractive natural features*  
61 *justify our proposed enhanced density (2.6 units per acre) in a MDR. That zone did not anticipate*  
62 *developments such as our proposed Lansing Village Cottages. In contrast, it was envisioned to*  
63 *accommodate the much larger edifices as have been constructed in the Village in the last 20 years. Our*  
64 *proposal would provide economical residences in the Village that would serve a segment of the*  
65 *population that is increasing in size, in a sustainable and highly "green" manner.*

66 McCauley asked about other existing Beer developments and if any are close by so the Board can view  
67 them. Beer gave examples.

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69 Mr. Keith from Hunt Engineering gave a brief overview on the design, walking paths and front porches  
70 and discussed that this development represents a certain lifestyle. The Lansing Village Cottages at this  
71 point are to be single story 800 to 1200 square feet surrounded by lots of greenspace. A slide presentation  
72 was made. McCauley asked about lot size. Beer stated that lot would be about 100x250 with 12 units per  
73 lot and around 9 neighborhoods. The anticipation is for 2 cars per unit, each unit having a one car garage.  
74 Tomei asked why rentals and not sales. D. Beer states that rental is the background of the developers and  
75 this is the way they wish to start the development; rentals for 55 and over maybe making changes as the  
76 development moves forward depending on the market. D Beer stated that he has studied other  
77 developments and accessibility is in high demand.

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79 McCauley asked if they will have central air. Beer indicates yes. Developers are also looking into car  
80 share, Uber, and electric vehicle hookups. Robbs asked if the property will be maintained by the  
81 developer. Beer stated yes. Baker asked what the motivation for the number of units was. Beer stated that  
82 aesthetics and size of the neighborhoods' most reasonable layout. Schleelein asked about the phasing and  
83 when the clubhouse will be built. Beer stated that it depends on the market but they would like to include  
84 the clubhouse in the second phase if possible. Schleelein asked about road phasing. Beer stated that the  
85 Millcroft to Craft road would be built first.

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87 Cross asked about alleys and roadways. Beer stated that they would like to dedicate the roads to the  
88 Village. Baker and Cross have concerns over intersections at both Leif's Way and Janivar Drive.

89 Discussion between Keith and Cross over roadway design and acceptable right of way reductions as well  
90 as other designs for the roads and alleyways. Discussion was had between the developer and Board  
91 members of how the design of the development may not be possible without this moving to a Planned  
92 Development Area (PDA). Discussion was had about setback requirements and the reductions that may be  
93 required. Tomei and Robbs stated that this is getting too far into a planning discussion and that until the  
94 concept is approved by the Board of Trustees that the Planning Board should review the information and  
95 be prepared to discuss it at the next meeting with the developer.

96  
97 **Discussion and Possible Consideration** of final site plan review for Lansing Meadows Planned  
98 Development Area by Eric Goetzmann

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100 Tomei started the discussion with the statement that all the conditions of the special permit have to be met  
101 before the site plan can be approved.

102  
103 Cross asked if the intention is to dedicate the Lansing Meadows road to the Village or keep it a private  
104 road. Cross also stated that the Village regulations do not approve of substantial reductions of radius and  
105 municipal law will not allow for the speed zone reductions as listed. Greenwald asked if a PDA could  
106 allow these reductions. Robbs stated no. Baker asked if the road was a one-way road, would that matter.  
107 Cross and Robbs both stated it would not make a difference.

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109 Tomei reads the conditions of the special permit. Goetzmann stated he is working on these.

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111 **Approval of Minutes:** None

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113 **Trustee Report:**  
114 Schleelein reported on the Trustee meeting of June 2, 2018. For a complete report of the meeting please  
115 see the Trustee minutes on the Village website.

116  
117 **Other Business**

118 None

119  
120 **Adjournment**

121 Baker moved to adjourn at 9:05 PM. Seconded by McCauley; Ayes by Tomei, Baker, Greenwald,  
122 McCauley and Schleelein.