

Village of Lansing  
Planning Board Meeting  
Minutes of  
September 25, 2018

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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: Mario Tomei, Mike Baker, Carolyn Greenwald, Jim McCauley, Lisa Schleelein and Alternate Member, Monica Moll; Code Enforcement Officer, Mike Scott; Code and Zoning Officer Adviser, Marty Moseley; Village Trustee Liaison, Gerry Monaghan; Village Attorney, David Dubow; Village Engineer, Brent Cross.

Absent: None

There were approximately 15-18 additional people present.

**Public Comment Period**

Tomei opened the public comment period explaining anyone can comment on anything other than what is on the agenda.

With no one wishing to speak, Schleelein moved to close the public comment period. Seconded by Baker. AYES: Tomei, Baker, Greenwald, McCauley, and Schleelein.

Tomei reviewed the three topics to be discussed and mentioned it would be his last meeting for the Planning Board, therefore he might not comment on certain topics as he will not be on the Planning Board to follow through in future decisions.

Tomei reads from the proposal below.

**Informational Presentation and Informal Discussion of Proposed Recovery Center**

The Alcohol & Drug Council of Tompkins County (The Council) will present a brief description of the Open Access/ Detox/ Stabilization Program Center to be located at 2353 N. Triphammer Road (Tax Map # 47.1-3-4.1) (aka Autodesk Building). This is an approved use for the CLT District in which this building is located.

Tomei restated that the proposed recovery center is an allowed use where this building is located. Angela Sullivan, Executive Director of the Alcohol and Drug Council of Tompkins County, and Douglas Freeman, Board Member and Treasurer for the Council introduced themselves.

Sullivan thanked the Planning Board for the opportunity to provide background on The Council and the proposed detox center program. The Council began in Tompkins County in 1965 and become The Council in 2002, as a non-profit organization and currently has approximately 25 staff members along with recovery coaches. Sullivan outlined the objectives of the proposed program which differ from other currently available programs and will serve patients from nine counties. The proposed program will have 24/7 accessibility and a full complement of services, as education up through to stabilization. She also stated a key component of being successful in recovery is support. This program will provide peer support

48 and in addition be required to help patients work on their housing skills, employment skills, and legal  
49 issues.

50

51 Tomei asked Sullivan how these people from the 9 counties would get to this treatment facility. Sullivan  
52 explained they would potentially get there the same way they would get to Cayuga Medical Center, by a  
53 having a family member or public transportation, however she explained there is currently a mobile crisis  
54 team called Mobile Treatment Innovation and they have a mobile outreach team specifically to address  
55 addiction issues. Tomei asked if this would be mostly daytime travel. Sullivan stated that she thinks it  
56 mostly would be, as well as mirror and enhance what they do in outpatient, so the majority of the people  
57 would be accessing these services during the day. However, if someone decides in the night they want to  
58 make a change the program will make sure there is someone available at the clinic with the appropriate  
59 treatment and interventions to provide the care for them. Tomei stated he was trying to determine if they  
60 were going to be a 24 hour operation and whether there would be ambulances. Sullivan answered it  
61 would be a 24/7 operation and potentially there could be ambulances periodically but the reason for an  
62 ambulance would be to take the patient from the facility to somewhere else. It would be unlikely that  
63 patients would be brought to this facility by ambulance. Tomei asked for clarification again that patients  
64 would not be coming in by ambulance as that would be a concern. Sullivan answered, they would not be  
65 coming in by ambulance.

66

67 Sullivan indicated there is a huge need for this type of program as there were 72,000 Americans that  
68 overdosed and died in this country which is more than the top three causes of death combined. Tompkins  
69 County had approximately 22 people die of overdose deaths in the last year. She went on to state that  
70 opioids are a huge concern but would not be the only substance use disorder they would be treating.  
71 Sullivan explained the steps of recovery, the most dangerous periods during the recovery period, and that  
72 by having a full continuing care at the front end of treatment it would have a significant impact on our  
73 community. Sullivan continued to stress that the 24/7 approach ensures people will have access to the  
74 health care they need when they need it and stated there would be medical staff available to do clinical  
75 assessments and referrals and move them to the right level of service needed. Sullivan said the program  
76 has been given permission to have Flex Beds available so that people are not shuffled through treatment,  
77 but the treatment surrounds them and mentioned again that peer recovery coaches would continue to  
78 follow up and support people after discharge.

79

80 Tomei asked about the discharge process and where they would be discharged to and how they would get  
81 there. Sullivan stated there would be a discharge plan where a social worker or staff member would work  
82 with them on the discharge plan and there would be transportation in place to make a warm hand off. She  
83 stated even though this is voluntary program, patients are monitored and supervised through the process  
84 where they just can't walk out. Tomei then asked if they then go to a safe place. Sullivan answered yes.

85

86 Baker asked if there would be visitation for these residents or inpatients and if so, what are the perimeters,  
87 i.e.; would there be certain hours or number of people, family and/or friends allowed to visit. Sullivan  
88 answered that at this level of care there would not be a visitation program as you might in longer term  
89 rehabilitation. There might be programs where a family would come in and do a group session but that  
90 would not be considered visitation. Sullivan stated that patients will be pretty sick to start and there is not  
91 a huge visitation program as the patients will want to get healthy again. Baker asked again for  
92 confirmation that family members and friends would not be coming for visitation and this would not be  
93 part of the therapy program. Angela answers correct.

94

95 Moll asked for confirmation of her understanding that the purpose of this program would be that a person  
96 would come in to request help and would stay at this facility to basically get the addictive substance out  
97 of their system and then be evaluated to see what other services they may need once they get the  
98 substance out of their system. Sullivan answered correct. Moll asked whether the patient would stay there  
99 basically until they were healthy enough to move to another treatment or back to family members or  
100 whatever the treatment plan decided. Sullivan answered exactly. Moll then asked about the usual time  
101 frame. Sullivan said everyone is different along with diagnoses being different for individuals, therefore  
102 stays could potentially be as short as 5 days or up to 2 months depending on the substance that they used  
103 along with other factors; it would be a combination of shorter detox stays and more stabilization stays.  
104 Moll asked what the process would be if someone got halfway through the treatment and decided to leave.  
105 Sullivan stated they would still have to go through the discharge process, they just cannot simply walk out  
106 the door.

107

108 Greenwald asked why they picked this location for the treatment facility where she would think they  
109 would want more yard and garden space especially for the ones that have to stay for maybe 2 months.  
110 Sullivan answered this location actually has the type of space where it has a back yard with trees and what  
111 you could call a lunch area and in addition, the main entrance location offers confidentiality and stated  
112 this location will be a fantastic location and building. Greenwald asked of other NY or County locations  
113 that had similar programs and what are their successes or challenges. Sullivan stated she thought this  
114 location was unique and in line with their vision. She also stated that the NY Abuse and Alcohol services  
115 looked at this site and said it was one of the most turnkey and usable sites they had seen.

116

117 Sullivan was asked to elaborate more on why this location was chosen. Sullivan responded that addiction  
118 is a disease that knows no class, race or economic status and when The Council pulled data from where  
119 their patients come from, the Village and Town of Lansing zip codes combined had the third highest per  
120 capita commission rate for their programs in the Tompkins County area, therefore she thinks this service  
121 would be used if it was located at this location. Tomei asked regarding the mindset of the patients; if they  
122 are being restricted would they want to get out of there or do they want to be there. Sullivan stated the  
123 hope is they would want to be there and it is the job of the program to make them want to be there. Tomei  
124 asked about other similar places what the general feelings of their patients were. Sullivan answered there  
125 could be a mix of feelings depending on the engagement of the patient and the options they offer based on  
126 what they want. McCauley asked what measures are taken or in place to minimize the possibility for  
127 someone that does not want to be there to literally walk out the door. Sullivan answered there are  
128 measures in place as patients are monitored 24/7 by staff at all times. If a patient wants to leave they  
129 cannot be held against their will but they would be counseled and required to have a ride and somewhere  
130 to go. However, Sullivan again reiterated that in this type of program it is pretty rare to have someone just  
131 walk out.

132

133 Baker asked what updates or modifications need to be made to the building and property to make this  
134 work as the ideal location for this Center. Sullivan explained ideally if this were to become a 40-bed  
135 program, changing the bathrooms and moving some of the interior walls would be needed but on the  
136 exterior would not need to be changed to satisfy their needs.

137

138 Schleelein commented that she visited the property and suggested a fence be considered between their  
139 building and the building immediately to the left (north) of them. Schleelein stated by adding a fence it  
140 could offer more privacy to the exposed parking lot area and it could contribute to the privacy they seek  
141 and would possibly make properties on both sides of the fence more comfortable. Sullivan stated they

142 would be willing to take another look at the space but from a regulatory standpoint no external changes  
143 would need to be modified.

144

145 Sullivan spoke of some key benefits of the Center where people would get treatment regardless of their  
146 ability to pay plus stated they are very involved in many community partnerships, one being law  
147 enforcement; they are already working with the Sheriff's Department. She also mentioned the cost  
148 effectiveness where they can serve our community members locally instead of having to pay to have them  
149 transported out of the County as the other nearest program of this type is almost 100 miles away.  
150 Sullivan mentioned they received one half million dollars from the State of New York as the state  
151 believes this program will help reduce unnecessary and extensive emergency department visits; people  
152 now go to the emergency room and do not get the appropriate treatment needed. She stated that  
153 approximately 1,000 people will come through this program in a year and in addition the program will  
154 create new jobs and will have the ability to become a regional training center, which is one of the great  
155 things about this building as it has great training space.

156

157 Baker asked what type of jobs would be created by the 30 positions mentioned if these positions would be  
158 new positions or would staff from another facility be moved to this location. Sullivan answered these  
159 would be new positions that would be medically based with a mixed nursing staff along with a full range  
160 of counselors and recovery advocates.

161

162 Greenwald asked where they were located now. Sullivan stated they were located downtown in the  
163 Mental Health Building on State Street which will become their outpatient program.

164

165 Tomei mentioned an article in the Ithaca Times about CARS and asked if The Council does the same  
166 thing as CARS. Sullivan answered no, CARS does long term residential care in Trumansburg and has an  
167 outpatient location downtown, however they do refer with one another back and forth.

168

169 Schleelein asked what the timeline is. Sullivan answered they are currently in negotiations but hoped to  
170 have open access running by the final quarter of this year and then a phased approach depending on  
171 resources getting up to 20 beds by 2019 and all 40 by the end of 2019 or early 2020. Tomei asked if The  
172 Council would ever buy this building. Sullivan answered it is under consideration and there is an option  
173 to buy.

174

175 Sullivan left information brochures to handout to interested citizens.

176

177 Tomei asked if anyone had further questions. Scott reemphasized questioning if there would be a medical  
178 doctor and is there a plan as to how many staff would be on site at one time, and also inquired on the 30  
179 jobs. Sullivan stated at this point it was unclear where they did not have a final staffing plan in place,  
180 however there would be 3 shifts and the open access would be the lightest staffed in the evening however,  
181 there would always be at least 2 staff members on site and continued to state it depended on what time of  
182 the day and what programs would be running.

183

184 Tomei asked if there would be significant parking for staff and patients. Sullivan answered yes.

185

186 It was asked if there would be smoking allowed on the property; Sullivan indicated it will be a tobacco  
187 free campus however nicotine patches or gum will be allowed.

188

189 Tomei asked the Board if they saw a reason for this Council to come back to them for anything else. It  
190 was discussed amongst the Board that unless major changes are planned, no special permit is required at  
191 this time.

192

193 Directional signage for people to know where to walk in is still to be determined. Schleelein asked to  
194 have the “walk in” explained. Sullivan said this is their jargon for a non-scheduled appointment where  
195 people can just show up; the open access part of the program where they do not have to call ahead for an  
196 appointment so when a person is ready to come in for treatment and the time fits their schedule to see a  
197 professional and start a path to recovery.

198

199 Baker asked how it would work if someone showed up for services and the clinic was at full capacity.  
200 Sullivan answered they would still help them find the service they needed and explained part of the open  
201 access is when someone comes in and needed a safe place for the night, they can offer a bed until other  
202 facilities opened the next day, as they work with other agencies to help find emergency shelters if needed.  
203 Sullivan stated the intent and vision is to help and support people in their continuing care so nobody falls  
204 through the cracks.

205

206 Tomei commented, he hoped they are very successful.

207

208 Sullivan expressed her appreciation for the opportunity to come in and talk to everyone.

209

210 Tomei introduces the next agenda item and read the proposal below.

211

212 **Public Hearing Special Permits #4211 & #4212 proposed by NYSEG/TESLA**

213 The applicants are requesting approval for 2 sites; one at 720 Warren Road and the other near  
214 Brentwood Drive (Tax Parcel 45.1-1-5). The applicants are proposing to install accessory battery  
215 energy storage systems (BESS) with acreage disturbances of 400 sq. ft. (Warren Rd) and 3,400 sq. ft.  
216 Brentwood Dr). The BESS projects will be mounted on a concrete slab and enclosed within a chain  
217 link fence.

218

219 Tomei opened the Public Hearing.

220

221 Mark Kirschbaum, from NYSEG, gave an overview on the BESS program and explained why NYSEG  
222 would like to put battery storage in this area and how it plays into the energy smart community and  
223 expressed it is a new technology being developed that is up and coming and rapidly growing in this area.  
224 He explained the Public Service Commission issued an order to the NY utilities to promote new  
225 technology; BESS is one of those new technologies. Kirschbaum explained that what is in place now  
226 sometimes gets overloaded at the substation or grid level during peak usage times and a benefit of having  
227 a battery system will allow NYSEG to discharge the BESS system during these peak times and thus also  
228 help bring rate costs down to the customer. Kirschbaum stated the Village is part of an energy saving  
229 community where NYSEG is working on a couple of projects, one being a program that will be directly  
230 connected to the NYSEG grid and one being in conjunction with a specific customer to utilize battery  
231 storage to save on their electric bill—a post-meter installation.

232 Kirschbaum indicated NYSEG selected Tesla Energy to work on this project as a leader in the utility  
233 energy storage business.

234

235 NYSEG Project Manager, Megan Pomeroy expanded on the two projects, one being located at Brentwood  
236 Drive, which is called the Circuit Deploy Project. Pomeroy talked about why NYSEG chose this location  
237 for this project. McCauley inquired on the specific location of this project. Pomeroy pointed the location  
238 out from a diagram and showed where their right of way was at this location. There was questioning  
239 about right of way locations, pavement, and overhead line location.

240 Tomei referenced the 40 acres indicated on the EAF stating the picture they presented was unclear.  
241 Pomeroy explained the 40 acres is the entire parcel. Continued conversation regarding the right away  
242 amongst the group. Tomei asked if they were going to use the entire 40 acres. It was answered, no only  
243 3,400 sq. ft.

244

245 Pomeroy continued to talk about the storage and the ability to add better value to the customers with the  
246 introduction of future technology. Pomeroy mentioned Tesla was looking for a geographically logical  
247 market location therefore they chose the 720 Warren Road location at Dairy One for the post-meter  
248 installation. Tomei asked if the batteries would only handle only one customer. Pomeroy answered yes  
249 in this case at the customer's location. Tomei asked about the Brentwood location being three times  
250 larger. Pomeroy said this location would be a distribution system and would support many customers.  
251 Schleelein asked for confirmation that these projects represent the two models, where one is direct off the  
252 grid and one is behind the meter of a specific customer.

253

254 Kirschbaum mentioned this location is only one of the eight customer sites. Tesla will be aggregating  
255 them together and stressed this is a demonstration project and that there would be a benefit not only to the  
256 customer but also to the system as a whole. Tomei asked as clarification whether this is only one of the  
257 eight and asked if they had the other sites already located. Pomeroy said they had two picked out for this  
258 year and a few more next year in the Village of Lansing but they are still in progress.

259 McCauley asked how long it took to discharge and then to re-charge the batteries. Pomeroy stated two  
260 hours. Kieren Siao spoke of different scenarios for the differences in charge times due to kwh. Cross  
261 stated back up power is back up power and asked how they would differentiate between a generator and  
262 battery backup and if the power went out when would this battery system would come up. Kirschbaum  
263 explained the interconnection process that NYSEG has and the process of a transfer switch and how that  
264 worked when the power would go out.

265

266 Schleelein asked over what period of time NYSEG will be collecting data at the two installations.  
267 Pomeroy answered the data will be collected over a two-year period. Schleelein asked at the end of the  
268 two years what will happen if the project does not fulfill the intended goals. Pomeroy talked of a two year  
269 partnership, how they would look at the technology and results provided and whether it would be  
270 beneficial for NYSEG and the customer to continue.

271

272 McCauley inquired on the two different locations and customers and if this project did not work out  
273 would NYSEG come in and get the equipment and restore the location. Pomeroy indicated yes, NYSEG  
274 would come remove the equipment. Tomei stated that one of the conditions added to the Resolution for  
275 this project would be to dismantle the equipment

276

277 Kirschbaum expanded on the Board's concern about if this system does not work and stated there really  
278 was no way this system would not meet with success as the goal of the project is to get experience with  
279 the technology, therefore if it did not work it still is a win as they gain experience. In that case perhaps  
280 they would not pull out but try something different with the controls of the system. Schleelein expressed

281 the Boards concern that they do not want these locations to become abandoned without being restored to  
282 the original condition. Kirschbaum agreed and stated they had no problem with site restoration being a  
283 condition.

284

285 Kieran Siao, from Tesla, took over for more technical questions.

286

287 Chuck Childs asked if he could speak as he thought this was a public hearing. He was told he was able to  
288 speak as he is the public. Childs did not speak at this time.

289

290 Siao gave an overview and explained the location of the projects; the kwhs involved and explained this  
291 would be a power pack project. He referred to a completed project in Hawaii, a much larger project than  
292 the one being proposed in the Village. Schleelein asked about the power packs and if each “door” in the  
293 picture was a power pack. Kieran answered yes and explained the number of power packs that would be  
294 at each Village location. Siao answered and explained the various questions about the power packs,  
295 comparing the power pack and the inverter to a commercial size refrigerator being about 7.5 feet tall. He  
296 explained what the battery packs would be connected to and how they would tie into a transformer which  
297 would tie into a new utility pole NYSEG will install and how that would have a safety disconnect before  
298 going to the distribution line. Siao explained how this area will be enclosed within a fence for safety.

299

300 Chuck Childs asked multiple questions about distribution, the transformers and the kw usage, not the  
301 kwh, that would be used by the average home, and the life expectancy of these batteries, along with the  
302 approximate cost of this installation. Siao answered these questions as best as he could not being able to  
303 answer them all but stated the life expectancy depended on the use and the cycle of each battery.

304

305 Schleelein asked about the degradation of the batteries over time and could a power pack unit be swapped  
306 out and replaced by another at any time. Kieran answered yes and gave a scenario on the process.

307

308 Continued questions were asked about power pack and safety issues. Siao explained the benefits of these  
309 power packs explaining how the battery modules and the battery cells are contained, also explained a  
310 study given if the cells of a battery were to get so hot and overheat and potentially burnout and how they  
311 contain to themselves where it does not spread to other power packs. Kieran mentioned they would install  
312 a secondary fire protection in case of traumatic events explaining how that would notify NYSEG directly  
313 to respond. Any power pack fires are appropriately extinguished with water not chemicals.

314

315 McCauley inquired on the cooling system. Kieran explained that system would run a small amount of  
316 power from a separate unit.

317

318 Tony Ingraffea asked if there were any noise, light or greenhouse gas emissions; yes or no. Siao answered  
319 there would be no greenhouse gases and no light. Kieran proceeded to explain that there would be around  
320 70 decibels of noise from only the inverter but only during its cycling and that would be minimal. Tomei  
321 stated that behind the post meter unit at the Dairy One are apartment complexes, so asked for  
322 confirmation that they will not hear the BESS in the middle of the night. Kieran answered no as they are  
323 several hundred feet away.

324

325 Schleelein asked about the maintenance of these locations and is there a schedule where someone comes  
326 to check on them. Siao stated this equipment is very self-sufficient and they have a specific control  
327 system which transmits data and would alert them of an issue.

328

329 Continued questions regarding the concerns of the noise, electrolytes and other possible safety hazards  
330 were talked amongst the group.

331

332 Steven Beers asked if NYSEG had similar facilities elsewhere or any planned. Siao answered they  
333 currently do not but were recently approved in another area for another project similar to this one and is  
334 not yet in operation.

335

336 Siao mentioned they would be happy to set up training with the first responders at an introduction  
337 meeting to provide them education as Tesla provides an emergency response guide which outlines how  
338 first responders should tend to a situation in case of a fire hazard.

339

340 Cross inquired about the wetland condition asking if they had an official delineation done or if they just  
341 noticed them and chose to stay away from them. Siao answered they did have a delineation survey  
342 performed by using a contractor, GES, which did the necessary surveys. Schleelein read how GES  
343 mentioned it being non-regulated wetlands and asked what that meant. Siao answered that it was not  
344 under DEC jurisdiction and that it would be more at the Army Core level.

345

346 Moseley inquired on the SEQR regarding Warren Road on page 1-3 section C regarding the acres being a  
347 treed parcel and did Dairy One, being the land owner, give them permission for this project. Moseley  
348 also asked about #4 uses being a forest. Schleelein inquired about the area across the road. Moseley  
349 mentioned 13-A and 14 indicating them being wetlands and also a forest area, where they would need to  
350 answer yes. Tomei stated they were hoping to go through parts 1 and 2 at this meeting but would request  
351 an updated copy with these changes as discussed. Schleelein asked about number 2 and if the counties  
352 needed to be added. Moseley answered no and also mentioned he had the same questions on the  
353 Brentwood location regarding the acres and wetlands. Schleelein asked about #4. Moseley answered it  
354 would be commercial.

355

356 Tomei mentioned that the Board should be thinking of conditions for when they get to the Resolution.

357

358 Moseley asked about the fences. Schleelein asked what they could do to make these locations more  
359 attractive. Siao answered they would work with the landowners if they already have a privacy fence.  
360 Tomei asked about the Brentwood location and if these units could be seen while going to the medical  
361 facilities. Siao answered there was already vegetation in that area but they would be adding more  
362 landscaping. Schleelein inquired on the Dairy One location landscaping. Kieran answered based on  
363 where these units would be located they should not be seen.

364

365 Tomei asked Dubow if he had any comments. Dubow asked if the Board would want an independent  
366 party to review this project. Schleelein asked for clarification. Dubow asked if they would want an  
367 engineering group, as a third party, to review the plans and process as we do not have the expertise. Cross  
368 stated he would not be able to give advice on the project that was suggested tonight. Tomei asked the  
369 Board their thoughts. Some of the Board stated they thought a third party would be a good idea.  
370 Schleelein stated she was ok to explore this new technology as we have to keep trying new ideas and  
371 although she was not sure of the safety aspect which is always a concern she felt comfortable to go  
372 forward without a third party review based on the information provided.

373

374 Tomei concluded this conversation for this meeting and stated they would continue it at the next meeting  
375 held in two weeks; however the 239 for the Dairy One project has not yet been received and needs to be  
376 completed first. Schleelein asked who the main contact for this project is as there has been some  
377 confusion in the past. Robert Pass of NYSEG is the main contact for the Village.

378

379 **Continue Considering the Proposal by Hunt Engineers and Beer Properties, LLC**

380 This proposal consists of a possible consideration for a cluster style development. The Board of Trustees  
381 has determined that further consideration to develop the property Parcel # 45.2-1-47.2 which consists of  
382 approximately 40 acres of vacant land is appropriate. The proposed PDA has been referred to the  
383 Planning Board by the Board of Trustees to conduct an in-depth review and consideration for the purpose  
384 of providing the Board of Trustees with its input and possible recommendation.

385

386 Steve Beer stated they have been involved for over 8 months and had several informal meetings with the  
387 Village officials in July when they submitted a formal preliminary proposal to the Trustees which the  
388 Trustees discussed and then referred to the Planning Board for a recommendation in accordance with  
389 Appendix A2 of the Village Code. Steven Beer stated Mr. Troy, attorney for the Board, sent their  
390 attorney, Mr. Marcus, a letter of 25 points and they had given a clean copy, along with a red-lined copy,  
391 of the points requested to Mike Scott, which he distributed to the Planning Board. Steve Beer stated they  
392 really tried covering all the points requested and hoped this proposal will be considered complete and it  
393 would then go to the Developers Conference. Tomei stated that this is where we are in the process to see  
394 if this proposal would go to a Developers Conference and advised the Board to ask questions they may  
395 have regarding the below revised proposal.

396

397 **\*\* Revised Planned Development Area Proposal\*\* (PDA)**

398 ***Revised Planned Development Area Proposal for Lansing Village Cottages***

399

*by*

400

**BEER PROPERTIES LLC**

401

**September 21, 2018**

402

***In Accordance With***

403

**VILLAGE OF LANSING CODE Chapter 145 Appendix A-2**

404

**AND "25 POINTS" REQUESTED BY THE VILLAGE PLANNING BOARD**

405

406 ***Section 4. Preliminary proposal.***

407 **NOTICE:** *Requirements in accordance with Village Code Section 145, Appendix A-2 are printed in 10-point Calibri font.*

408 *The applicant's responses and assertions are printed in 12-point Arial font.*

409 *Responses to the "25 Points" requested by the Planning Board are provided following the number Points.*

410 A. *Any developer proposing a PDA shall submit his or her written request to the Board of Trustees, with a copy to the Planning Board at*  
411 *the same time, in the form of a preliminary proposal, which must include:*

412 (1) A sketch development plan showing existing and proposed land uses, the approximate locations of proposed buildings and other  
413 improvements, existing and/or proposed buffers, existing and

414 proposed open spaces, existing topographic characteristics, the approximate location of current and proposed streets and  
415 easements, any property proposed to be dedicated to the Village, and the existing land uses immediately adjacent to the proposed  
416 PDA.

417 Attached following the text of this proposal are several revised 8.5" X 11" sketch development plans produced by Hunt Engineers, Architects and  
418 Surveyors describing the proposed development for the 41.19 remaining acres of the Millcroft Subdivision, now termed the "Beer Subdivision".  
419 Several additional sketch development plans that depict the details and features required in (1) above will be provided separately to the  
420 Planning Board. These are listed at the end of the text.

421 **POINTS: 9, 11, 12, 16, 19:**

422 The plans include the following: Fig. 1, the existing land use situation with contour lines; Fig 2, the Medium Density Residential ("MDR") zone  
423 layout with 44 duplex lots; Fig. 3, the current diagrammatic PDA layout that depicts the planned location of roadways, storm water retention  
424 reservoirs, individual residences with attached garages, driveways, sidewalks, the clubhouse and parking areas; Fig. 4, same as Fig. 3, but  
425 marked with construction Phases; Fig. 5, same as Fig. 3, but showing open land to be dedicated to the Village; Fig. 6, same as Fig. 3 but showing  
426 the location of proposed vegetative buffers between Lansing Village Cottages and existing properties to the north of our proposed development,  
427 and the creek north of the development on the Millcroft Way properties.

428 The plan consists of nine neighborhoods, each consisting of twelve or fourteen residential structures and an attached 1-car garage  
429 with a small amount of additional storage space. Each residence would have an open porch that faces a common landscaped developed pocket  
430 neighborhood and green space with a small outdoor gathering space. A larger all-weather community gathering clubhouse and swimming  
431 facility will be located approximately at the north-south mid-point of the development.

432 All roadways proposed will be designed to Village specifications and are anticipated to be dedicated to the Village. The planned  
433 roadways will provide access to the subdivision via Liefs Way, Craft Road and Millcroft Way.

434 (2) **A written description and explanation of the character and purpose of the proposed PDA, including the type and density of any**  
435 **residential and non-residential development proposed; estimated building sizes and heights; estimated parking space**  
436 **requirements; proposed vehicular ingress and egress locations; proposed water and sewage systems and infrastructure; a general**  
437 **statement of proposed financing of the project; an indication of the expected timetable and phasing for development; the manner**  
438 **in which phasing of the development will be controlled so that simultaneous development of different project elements will be in**  
439 **reasonable proportion to one another; and the proposed amount and type of performance guaranty and/or financial security to**  
440 **be provided by the developer.**

441 We propose to construct a number of accessible cottages, situated somewhat closer together in "neighborhoods" than permitted in  
442 the general MDR zone of the Village. To compensate, our cluster configurations will integrate large amounts of shared green space that will  
443 provide natural plant growth, landscaped spaces including sidewalks, walking and bike trails and many substantial trees and much shrubbery.  
444 The management will provide needed exterior maintenance including lawn mowing, tree and shrubbery trimming. This arrangement is walkable  
445 and designed to support interaction among the residents, especially on their front porches and in their contiguous front yards.

446 The cottages are planned to appeal particularly to active people, generally empty nesters in their 55 plus years, who value carefree  
447 living without the responsibility of home maintenance. The cottages will be designed for easy living and upkeep, with tasks such as snow  
448 removal provided by the management. We anticipate considering the possibility of seeking a NYS floating zone to establish a new Senior  
449 Housing District in our proposed PDA to facilitate our intent to provide rental housing specifically for senior citizens.

450 **POINTS: 6, 7, 8:** We do not anticipate accommodating families with school-age children. However, a few children may reside for short periods  
451 in the Lansing Village Cottages with relatives who regularly reside in the development. We anticipate that the number of such school-age  
452 children will be small and could be accommodated easily in appropriate Ithaca School District buildings.

453 Among the other advantages realized from cluster housing are much common green space, walking and biking trails, common  
454 garden areas, a community club house with all-weather swimming pool. Reduced land needs, smaller structures and lower utility installation

455 costs (based on the close proximity of the residences to each other) are likely to make building and living expenses quite economical for the  
 456 residents.

457 The Lansing Village Cottages will be smaller than many of the homes recently built in the Village. The Cottages are planned for 800 to  
 458 1,500 square foot footprints, plus open front porches and single-car garages attached to the rear of the structures. Each residential unit will be  
 459 designed to maximize accessibility and will be one, 1.5 or two stories in height (with a maximum height of 35 feet). As each cottage is designed  
 460 for regular occupancy by one or two persons, the smaller size and one to two stories is justifiable. Occasional visitors might occupy attractive loft  
 461 spaces in a 1.5 story residence or perhaps a second-story bedroom.

462 Each residence will likely include a 1-car garage with additional space for convenient storage, and driveways sufficient for parking  
 463 two vehicles.

464 **POINTS: 3, 4, 5:** The subdivision will be served by municipal water and sewer connections. Heating and cooling is planned to be  
 465 provided by high efficiency air-exchange electricity-driven heat pumps. [Letters were dispatched on 9/15/18 to the utility providers requesting  
 466 confirmation that sufficient sewer treatment capacity, public water and electricity (based on our Phase development dates) are or will be  
 467 available to serve the needs of the development.] Much attention will be devoted to energy efficiency as the individual residences and the  
 468 community clubhouse are designed and built. Particularly attention will be given to efficient doors, windows and insulation.

469

470 **POINT: 11:** The project is expected to be developed in four phases. The first phase is to be undertaken in the Spring and Summer of 2019; it is  
 471 likely to comprise more than 25% of the overall development (given the planned construction of the community clubhouse and pool). Other  
 472 phases are anticipated in succeeding 2-year segments, each comprising somewhat less than 25% of the overall development. Occupancy by the  
 473 first residents is likely to occur in Autumn 2019.

474 Beer Properties LLC likely will develop the cottages, in part, with factory-built modules that will be delivered to the site. Foundations  
 475 and fine finishing (hardwood floors, cabinetry, appliance installation and utility hook-ups) will be completed on site. We have experience building  
 476 with this technique when we constructed a 4-story 24-apartment building in this manner in the City of Ithaca.

477 **POINT: 2; Financing the Project**

478 Beer Properties LLC anticipates developing Phase One (two neighborhoods, the clubhouse, swimming pool and appropriate access roads thereto)  
 479 utilizing its own assets and possibly additional assets of its members. Subsequent phases are likely to be financed with commercial loans from  
 480 local institutional lenders that will be secured by mortgages on the Lansing Village Cottages property.

481 We have attached Hunt's "Opinion of Probable Cost" of Lansing Village Cottages as five tables following this text. These estimates  
 482 are based on the engineering designs as of early September and do not include costs of construction of the actual residences, garages or the  
 483 clubhouse, which are yet to be designed. The costs are summarized by Phase. The phases are depicted on a separate sketch plan of the project  
 484 with the phases marked by red dashed lines.

485 **Infrastructure Cost                      Residences Total**

486 Phase	Location	Anticipated time	(X 1000)	(X 1000)	(X 1000)
487 1	Western	2019	\$2,104	\$3,600	\$5,704
488 2	Central	2021	\$1,403	\$3,600	\$5,003
489 3	Eastern	2023	\$1,205	\$3,600	\$4,805
490 4	Northern	2025	\$1,197	\$3,600	\$4,797
491	Land				\$1000
492	Clubhouse				\$ 500
493	<b>TOTALS</b>		<b>\$5,618</b>		<b>\$21,809</b>

494

495 In addition to the construction costs summarized above, note the following with regard to the costs of the development:

- 496 1. The cost of acquiring the Millcroft Trust property, plus related legal, engineering and architectural expenses, are estimated at \$1  
 497 million.  
 498 2. The cost of construction of a typical residence and garage: 1,200 square feet @ \$125/sq. ft = \$180,000 per residence. 24 residences  
 499 per Phase = \$3,600,000.  
 500 3. Clubhouse construction: Estimate at \$500,000.  
 501 4. The total cost of Phase 1 (land acquisition, roads, sidewalks, utilities, residences, garages and clubhouse) is estimated as \$7,204,000.

502 In sum, we anticipate investing approximately \$22 million to develop Lansing Village Cottages.

503 **POINT: 2:** As to “proposed amount and type of performance guaranty and/or financial security”, the applicants and their attorney wish to  
 504 discuss this aspect with Village officials in order to arrange for a performance guaranty that will be satisfactory to the Village. As is typically the  
 505 case for such financial security, we anticipate that the amount will reflect the estimated costs of the infrastructure within each phase of the  
 506 project that will be dedicated to the Village, and the security will take the form of a letter of credit that would enable the Village to draw funds  
 507 necessary to complete such infrastructure in the event that the developer has failed to do so under the terms of such security.

508 (3) Preliminary information regarding environmental issues likely to be addressed in the environmental review of the PDA, which  
 509 environmental review will be required for all PDA proposals, together with a preliminarily prepared Part 1 of a Full Environmental  
 510 Assessment Form in accordance with the applicable provisions of the State Environmental Quality Review Act under Article 8 of the  
 511 Environmental Conservation Law and the implementing regulations codified in Section 617 of Title 6 of the New York Code of Rules  
 512 and Regulations (SEQRA).

513 We have contracted with Hunt Engineers, Architects and Surveyors of Horseheads, NY to provide site analysis, general engineering  
 514 and design work including environmental analyses. The firm has provided the following information.

515 The site has wetlands on the property and a wetland consultant has been engaged to review and address any wetland delineations,  
 516 reports and permitting. Any wetland disturbance will be properly permitted based on application to the US Army Corp of Engineers (USACE) and  
 517 NYS DEC. There are no other environmental concerns that have developed based on preliminary research. A Full Environmental Assessment  
 518 form has been completed and was submitted earlier to the Village Planning Board.

520  
 521 (4) A written description of proposed permitted uses within the PDA (and any related requirements therefor), proposed lot sizes,  
 522 proposed lot setbacks, proposed lot coverage restrictions and other proposed dimensional and zoning district type regulations.

523 Hunt Engineers, Architects and Surveyors have provided the following data:  
 524 The permitted uses within the PDA will be one-unit and two-unit residential buildings with amenities including a clubhouse including an all-  
 525 weather pool.  
 526 The table below details the required regulations for the MDR zone and the proposed regulations for the PDA.

527  
 528 **POINT: 17:** There are two required regulations listed below. Although the project is planned to be rental units, the developer/owner may decide  
 529 to offer individual residences for sale and therefore convert the project to a subdivision. Therefore, we have included those requirements also.

530  
 531

Requirement	MDR Zoning	Proposed PDA Requirements	
	Requirements	For Rental Units	For Subdivision
Minimum Lot Size	20,000 sq. ft.	N/A <sup>(1)</sup>	4,000 sq. ft.
Maximum Lot Coverage <sup>(2)</sup>	15%	15%	40%
Minimum Street Frontage	100 ft.	N/A <sup>(3)</sup>	45 ft.
Front Yard Setback <sup>(4)</sup>	40 ft.	20 ft.	20 ft.
Side Yard Setback <sup>(5)</sup>	20 ft.	15 ft. <sup>(6)</sup>	7.5 ft.

Rear Yard Setback <sup>(7)</sup>	40 ft.	40 ft.	20 ft. <sup>(8)</sup>
Maximum Building Height	35 ft.	35 ft.	35 ft.
Notes:			
(1) There are no individual lots for the Rental Units so there are no minimum areas for the lots.			
(2) Lot coverage is the percentage of lot area covered by a building or buildings.			
(3) There are no individual lots with the Rental Units and no defined street frontages for the lots.			
(4) Front Yard is the area between a street right-of-way line and a line parallel to the building. Corner lots have two front yards, one on each right-of-way and side yards extending from each front yard.			
(5) Side Yard is a yard extending from the rear line of the required front yard, parallel to the side lot line, to the front line of the required rear yard.			
(6) The Side Yard for the Rental Units is the distance between buildings.			
(7) Rear Yard is the area between the rear lot line and a line parallel to the building.			
(8) Covered porches may encroach into the setback provided they are not closer than 5 feet to the property line.			

532

533 (5) A written statement and explanation as to the differences between the proposed PDA and what would otherwise be permitted to  
 534 developed in the proposed PDA under the current provisions of Chapter 145, and why the proposed PDA would be of benefit to the  
 535 Village as a whole.

536 The Millcroft Trust property is located in the MDR zone. Our engineers have depicted a possible location of lots within the property to  
 537 be acquired (shown as Figure 2 following the text). That layout was used to develop possible layouts for the proposed PDA.

538 The characteristics of the lots and their setbacks according to MDR zoning for Duplex Units are as follows:

- 539 Minimum Lot Size: 25,000 sq. ft.
- 540 Minimum Street Frontage: 125 feet
- 541 Front Yard Setback: 40 feet
- 542 Side Yard Setback: 20 feet
- 543 Rear Yard Setback: 40 feet

- 544 Number of Duplex lots: 44 Lots
- 545 Number of Units: Duplex lots X 2 = 88 Units
- 546 PDA allowed density: MDR zone lots, plus 25% = 110 Units
- 547

548 **ADVANTAGES OF THE BEER PROPERTIES PDA PROPOSAL TO THE VILLAGE**

549 The proposed PDA for the Beer Subdivision of approximately 41.2 acres is consistent with the "Comprehensive Plan 2015 - 2025" of  
 550 the Village of Lansing. The preliminary proposed PDA plan (submitted 7/17/18), shows that it was consistent with and achieved many goals  
 551 stated in the Village's Comprehensive Plan for the near future.

552 The proposed development of Lansing Village Cottages (LVC) on the site of the Millcroft subdivision would result in a unique and  
 553 desirable use of the property. Presently, the land is unoccupied; previously it was utilized as farmland and woodland. Within a few years, Beer

554 *Properties LLC envisions transforming the property into an accessible residential property that will attract senior citizens who desire to reside in*  
555 *the Village in several close-knit neighborhoods, where they can comfortably “age in place”. In addition, real estate taxes payable to the Village,*  
556 *Town, County and State are likely to be more than FORTY-FIVE times the current amounts, based on present and future estimated assessed*  
557 *values.*

558 **POINT: 21, 25:** *We anticipate that the LVC development will result in the following advantages for the Village of Lansing, as a whole.*

- 559 1. *The Village’s housing stock will include **accessible** rental residences designed for senior citizens located in a rural setting, unlike any*  
560 *presently available residences in the Village or nearby municipalities. The LVC development will provide walking and biking trails,*  
561 *which will provide connections among the existing contiguous trails and green spaces present on adjacent properties. The trails will*  
562 *be available to residents of the Village as well as those residing in LVC neighborhoods.*
- 563 2. *Each cottage is anticipated to house one or two residents, fewer than most existing residences of the Village. The LVC residents will*  
564 *increase the Village population with minimal increase in traffic, based on the likely habits of senior citizens as they “age in place”.*  
565 *Also, the relatively small number of residents are likely to create light demands on the utilities.*
- 566 3. *Some long-term residents of larger homes in the Village may prefer to down-size locally to a Lansing Village Cottage and therefore*  
567 *continue to populate the Village.*
- 568 4. *The LVC project will provide substantial greenspace to be dedicated to the Village that will provide Village residents and visitors with*  
569 *opportunities for varied recreational activities, including nature viewing, walking and biking, in the heart of the Village.*
- 570 5. *The PDA proposal is planned to result in an assessed valuation of approximately \$22 million dollars. This is roughly **45.8** times the*  
571 *present assessed value (\$482,000) of the undeveloped property. This will result in an increase in tax revenue (at today’s rate) for the*  
572 *Village from the present **\$13,150 to \$627,600** per year when the development has been completed. (These figures do not include the*  
573 *additional revenue benefits to the Town, the County and the School Districts that will result from the significant increase in the*  
574 *assessed value of this property).*

575 **Consider Possible Alternatives to Beer Properties LLC PDA:**

576 *A possible alternative to the PDA would be to build 44 duplexes, the maximum number of residences permissible on the same site*  
577 *under the Village’s MDR zoning, by right. In this alternative scenario, in order to maximize density under the Village’s MDR regulations, the*  
578 *existing woodlands would be clear-cut and the rolling open land leveled with little or no landscaped buffering with neighboring properties. Such*  
579 *a development might consist of 44 3-bedroom units and 44 4-bedroom units. Assuming an average occupancy of 2.5 people in 3-bedroom units*  
580 *and 3.5 people in 4-bedroom units, this “as of right” development would have 308 bedrooms and might house 264 occupants. In theory, a*  
581 *developer in this scenario could build cookie-cutter duplexes, in Levittown fashion, in the midst of the Village of Lansing.*

582 *In contrast, the LVC development that we are proposing will have a mix of small one- and two-bedroom cottages, totaling*  
583 *approximately 35 one-bedrooms and 70 two-bedrooms. Each cottage is anticipated to be occupied by one or two people or 1.5 people per*  
584 *cottage on average. That means that the entire proposed complex might house 158 people. Therefore, the population of the 41.19 acres would*  
585 *be at least 100 persons less with the PDA than would be the case if this property were developed as of right under the Village’s MDR zoning*  
586 *regulations. Thus, the notion that the proposed PDA will increase density of the parcel is not accurate. The proposed plan for small cottages with*  
587 *relatively low occupancy will actually result in a substantially less density in the number of people. This substantially decreased density will*  
588 *result in substantially fewer vehicle trips and therefore substantially reduced traffic generation than development under the underlying MDR*  
589 *zoning would produce. Fewer people on the site will also reduce the demand for water, sewage treatment and electricity. In addition, the*  
590 *concept of much shared green space that the PDA will provide is attractive to many people, especially our target residents, senior citizens.*

591 **FURTHER INFORMATION FOR MEMBERS OF THE PLANNING BOARD**

592 **Features Likely to Appeal to Potential Residents of Lansing Village Cottages:**

- 593 1. *The planned residences are geared to appeal to the segment of the population that is increasing greatly.*
- 594 2. *The property is planned to be totally ADA accessible, both within the residences and in the neighborhoods.*
- 595 3. *The venue will emphasize shared green, garden and community space that will be maintained by the management.*
- 596 4. *An on-site manager is anticipated to reside on the property; she/he will address quickly any requests of the residents.*
- 597 5. *The PDA offers a degree of design flexibility not possible with standard MDR zoning.*
- 598 6. *The close proximity of residences and their open front porches will facilitate friendly interaction with neighbors.*

- 599 7. Residents of the LVC may regularly gather in the clubhouse to socialize, play cards, share group meals, or use the heated swimming  
600 pool.
- 601 8. Few residents of LVC are likely to work outside their cottages; therefore, the residents are not likely to travel during the usual  
602 vehicular rush hours. Consequently, we do not anticipate substantial increases in vehicular traffic in the area.
- 603 9. The smaller size of cottages and their compact location with respect to each other will result in lower utility construction costs that  
604 likely will be reflected in lower rental costs for the residents.
- 605 10. Some cottages might be reserved and furnished to accommodate occasional visitors who might visit regular residents of LVC.
- 606 11. The LVC provides an option for seniors who might otherwise consider Long View or Kendall, and therefore continue to populate the  
607 Village of Lansing.
- 608 12. Substantial green space will be provided for use of residents of the Village, as compared to far much less greenspace if the property  
609 were developed under the more rigid MDR zoning.
- 610 13. A highly experienced local real estate professional indicated a great lack of accessible accommodations available in the area.  
611 Furthermore, the Beer Properties LLC proposal is likely to be quite welcome by senior citizens.

612 **Comments on the "25 Points" not addressed in the foregoing text or the sketch development plans delivered along with this text:**

613 **Point: 1:** We have nothing to add to the EAF submitted earlier.

614 **Point: 3, 4, 5:** We have delivered letters to the utility providers, and we are awaiting their responses.

615 **Point: 9:** There are no Village of Lansing requirements for buffers to be incorporated into a residential development (other than any buffers  
616 that may be required from streams, which the developer will comply with). (Under the Village's Zoning Law, "buffers" may be required in non-  
617 residential districts where the non-residential district adjoins a residential district). As noted above, and as reflected on the accompanying  
618 sketch development plans, the consolidation of the improvements in the proposed neighborhoods will result in more open space than would be  
619 the case under development of this property under the Village's MDR regulations.

620 **Point: 10:** The project will include a road, constructed to Village specifications, that will run from Millcroft Way through the northern part of the  
621 central LVC neighborhood to connect with Liefs Way and Craft Road. The Millcroft Trust has agreed to de-subdivide the existing Millcroft Phase  
622 2, such that at closing, one tax parcel will be transferred to Beer Properties LLC.

623 **Point: 12:** Roads will be built and dedicated to the Village as completed in accordance with the Phasing plan.

624 **Point: 13, 14, 15:** Utilities and storm water facilities in the Lansing Village Cottages development will be dedicated to the Village along with  
625 easements for access by the Village to these facilities and to the storm water facilities in the existing Millcroft subdivision.

626 **Point: 18:** Energy Efficiency to be determined in conjunction with the architect and engineer as the plans are developed for the cottages and for  
627 the clubhouse once PDA approval has been granted.

628 **Point: 20:** Unpaved trails will be maintained by the developer.

629 **Point: 22:** Developer will comply with any applicable guidelines for streams.

630 **Point: 23:** The Lansing Village Cottages development will consist largely of one-unit residential buildings, as defined in the Village's Zoning Law  
631 Section 145-3, which use is permitted as of right for this property under the Village's MDR zoning regulations. In addition to the one-unit  
632 residential buildings, the LVC development will include the clubhouse, which will include a heated indoor pool. The clubhouse will be used for the  
633 typical uses described in the Village's Zoning Law Section 145-82(16), "indoor recreation/club." The use of an "indoor recreation/club" is not  
634 listed in the Village's MDR zoning category, and so this use would be added as a use for the Lansing Village Cottages PDA. Because the uses  
635 within the LVC development already are defined in the Village Zoning Law's existing use categories, there will be no need to add new use  
636 categories to the Zoning Law.

637 **Point: 24:** Developer will comply with any applicable guidelines for setbacks.

638 (B) Upon receipt of a preliminary proposal for a proposed PDA, the Board of Trustees shall review such proposal (jointly and/or in  
639 consultation with the Planning Board if the Board of Trustees deems it appropriate and/or necessary) to determine if it wishes to

640 proceed further with the consideration of the proposed PDA. If the Board of Trustees determines that further consideration is  
641 appropriate, the proposed PDA shall be referred by the Board of Trustees to the Planning Board for more in depth review and  
642 consideration and for the purpose of the Planning Board providing the Board of Trustees with its input and possible  
643 recommendations. Such in depth review and consideration shall include the Planning Board's authority to require submission of  
644 supplemental information and materials by the developer to complete the preliminary proposal.

645 **SUPPLEMENTAL INFORMATION**

- 646 **TABLES: Five "Opinions of Probable Cost" by Phase**  
647 **FIGURE 1: Existing Land with Contour Lines**  
648 **FIGURE 2: Lot Layout Based on MDR Zoning**  
649 **FIGURE 3: Latest PDA Layout for 105 Cottages**  
650 **FIGURE 4: Same as Figure 3, with Phases indicated**  
651 **FIGURE 5: Same as Figure 3, with Open Land to be Dedicated to Village**  
652 **FIGURE 6: Same as Figure 3, Showing Vegetative Buffers and Stream Buffers**

653  
654 **\*\* End of Revised PDA \*\***

655  
656 Tomei inquired on page 2 of Points 6, 7, 8; where he asked how do you ensure people cannot have  
657 children in their buildings. David Beer answered the project is designed for a 55 plus community, on  
658 average, there are very few people at that age with school aged children but there could be a very small  
659 number with children or grandchildren. Tomei asked what if people have a small family with only one  
660 child and find this desirable. David Beer stated he would be sure that the school district could fit an extra  
661 child and offered they would inquire on this if the Board found it necessary. Randy Marcus, attorney for  
662 the Beers, stated he felt that very few families with children would be attracted to this.

663  
664 Schleelein inquired on page 2 being downgraded from 46 to 44 duplexes and asked if the stream area  
665 would eliminate other duplexes as she thought that was a high number due to the stream. Steve Beer  
666 stated she was correct and they had not taken that into consideration; the whole area could be rearranged  
667 due to other open space. Steve Beer said they changed from 46 to 44 to eliminate the variance the 2  
668 duplexes would require from the Board of Zoning Appeals and followed a formula to reduce to 110  
669 residences from 114, but believed they were now down to 106. Tomei stated that because of the 25%  
670 increase proposed, the Village would have the say as to whether the 25% would be allowed. Steve Beer  
671 said if the PDA is approved then the Village allows the 25%. Schleelein stated that Appendix A2 reads  
672 "may" allow the 25%. Moseley stated it would be between the Village Planning Board and the Developer  
673 to agree upon and in some instances the Trustees to determine if this number is appropriate for this site.

674  
675 Questions were asked about the roads, sidewalks, and infrastructure. Steve Beer said the engineer could  
676 discuss the buildable setbacks and what is permitted and he would rather hold this for the Developers  
677 Conference. He felt they have gone to a pretty detailed extent with the proposal in general of what they  
678 propose to do. Steven Beer referred to points #21 & 25; and stated they identified 6 points as he felt Mr.  
679 Troy thought they were lacking in that respect and where they felt this proposal will increase the assessed  
680 value mentioned mainly in answer #6 of point 21, 25.

681  
682 Tomei commented from page 3 where he noticed the date of the letters sent to the utility providers were  
683 dated 9/15/18 and asked he if the Beers had received any responses. Steve Beer stated he sent out letters  
684 to Village of Cayuga Heights, NYSEG, and Southern Cayuga Lake Water Commission, one being sent to  
685 Brent Cross inquiring on the sewer connections expected to be done in phases but has yet to hear back.

686 Cross responded he was out of the office when the letter was received however; he did an evaluation of  
687 the current sewer allotments and sent a summary to Mayor Hartill stating there was enough sewer  
688 capacity for this project and that the Village of Cayuga Heights could make this capacity available to the  
689 Village of Lansing. However, it would be up to the Village of Lansing as to how they would want to  
690 reallocate. He stated this project would take big chunk of what is available but would verbally answer to  
691 anticipate a positive response. Steve Beer mentioned what they are asking for is under five connections  
692 over an eight year period.

693

694 Steve Beer mentioned he received a phone call from Bolton Point where they stated they have water but it  
695 was up to the Village to pressurize the water. Cross stated Bolton Point has the technical expertise and it  
696 is up to them to tell us what they want us to do in terms of pumping and pressurizing. Continued  
697 conversation on water pressure was discussed where Cross explained the process and where this could  
698 mean the Village of Lansing might have to undertake a project in the future to reinforce connections from  
699 one tank to another.

700

701 Tomei inquired on the approval of funding from a bank or loan agency. Marcus stated no financing  
702 would be required for the first phase. Schleelein inquired on the utilization of using their own assets and  
703 asked who the members were. Steve Beer answered the members are himself, his wife Beverly and son  
704 David, as this is considered a family operation. Cross advised on the cost details and thought they were  
705 significant. Steve Beer explained how Hunt came up with their calculations.

706

707 Schleelein asked for clarification read from page 5 above point 17 of the units being one or two units as  
708 possible residential. Steve Beer answered each cottage would have either one or two bedrooms. David  
709 Beer stated these units would be a single-family unit but some could be merged into a duplex depending  
710 where they are located.

711

712 Tomei asked if they had any designs of the buildings. Steve Beer said they were not available at this time  
713 but mentioned they plan to make these as fully assessable housing where ramps would be placed within  
714 the structure and also to the garden area and at the same time this is an attraction for senior citizens where  
715 the community is lacking in assessable housing.

716

717 Conversation regarding 143 Maple Avenue location near the Cornell Heating Plant and adjacent to the  
718 Easthill Recreation Way was referred to as a 4 story apartment module that was compared to this  
719 proposal.

720

721 Schleelein mentioned she attended the Tompkins County Housing Committee meeting where they had a  
722 presentation on zero energy module housing and asked what module company they would use as their  
723 prices listed on page 4 were the same as the presentation she attended. David Beer answered they are  
724 working with a company in Pennsylvania and explained the cost of the transportation and set up and gave  
725 the reason of going module for the first phase was so it completed more quickly and that the other phases  
726 could be done by stick built structure. He also mentioned that the porches and garages for the module  
727 units would be stick built and are not factored in the module costs.

728

729 Tomei inquired on page 5, paragraph 2, and asked if they had any plans to disturb any of the wetlands.  
730 Steve Beer answered they had one wetland study done and identified 2 or 3 possible wetlands therefore  
731 they will order a wetland delineation phase which would be more intensive of the wetlands and based on

732 the results they may have to make minor adjustments but doubt any special permits would be required.  
733 Tomei said the Board is very sensitive to the Army Core of Engineers as it could take some time for  
734 reports if they need to get involved.

735

736 Moseley inquired on point 21, 25; land dedication where they would be owning and maintaining the trails  
737 as the developer and not dedicating any to the Village. David Beer answered the trails that connect to the  
738 ones the Village owns they would be happy to dedicate and actually are part of the road right of way  
739 therefore the Village would be responsible for but the interconnecting trails within the pocket parts of the  
740 development would be maintained by us.

741

742 McCauley asked what their plan would be if phase 1 did not work as planned. David Beer answered if  
743 phase 1 did not work out they would come back to the Board with another plan or that land would remain  
744 vacant however there is not a plan B if the cottages do not work. Steve Beer stated they are convinced  
745 this will work and continued to state that in phase 1 a clubhouse with an indoor swimming pool would be  
746 built and be an attraction and could be available to the residences of the 41 acres in any phase if phase 1  
747 did not work out and stated if phase 1 did not work they would come to the Board for other alternatives,  
748 but continued to stress they are confident that there is a demand by senior citizens for cottages in a rural  
749 area.

750

751 Steve Beer stated they would like to convince the Board that they have completed a plan to the extent we  
752 should move to a Developers Conference, as how he understood the regulations from Appendix A-2 the  
753 Developers Conference does not seem much different than what is being done now. Moseley explained  
754 that would be more of an in depth review where the Board would discuss in more detail the densities,  
755 buffering, items of that nature, that may or may not be included in the overall development.

756

757 The Board discussed whether they thought they are ready to schedule a Developers Conference and  
758 everyone agreed yes. McCauley stated he knew they would have more questions at the Developers  
759 Conference. Schleelein answered yes and thought it was time to get to the level of detail they have been  
760 holding back on where it is not whether the proposal is complete but what everyone wants from the PDA.  
761 It was discussed that the material that was given was enough and would be very helpful and nicely done.

762

763 It was asked what the Board of Trustees position is at this point. Schleelein explained that the Trustees  
764 have charged the Planning Board to do an in-depth review and report back with a recommendation and  
765 explained a Developers Conference would help us to understand how this would benefit the Village and  
766 to make a recommendation. Moseley stated at a Developers Conference a recommendation to the  
767 Trustees could be to move forward with the project with maybe adding a list of conditions or a  
768 recommendation of not moving forward, could be made at that point and this is where it comes to the  
769 conclusion for how the Trustees want to take their action in that respect. Schleelein explained there was a  
770 lot that needed to be done before a Developers Conference could be scheduled and was not sure if it all  
771 could be done by October 8<sup>th</sup> but there is an obligation to hold one within 45 days. Discussion amongst  
772 the Board and it was agreed that it would be too soon to have the Developers Conference at the next  
773 meeting, in addition it being asked if this would be a public hearing. It was discussed that it would not be  
774 a public hearing but rather a public information session at this point. However, the public could still  
775 attend the meeting but could not participate. A discussion on what would need to be sent as notices to the  
776 surrounding neighbors along with paid fees was discussed as was the possibility of having a joint meeting  
777 with the Board of Trustees so that all the parties could hear the discussion at one time. It was clarified

778 that there are still two separate parties, one being the Planning Board and one the Board of Trustees, and  
779 where any recommendations would come from and what decisions would be made at the Developers  
780 Conference level. Continued discussion if the Developers Conference should be done as a joint meeting.  
781 McCauley asked if a Developers Conference could be more than two meetings. Schleelein answered it  
782 will take as long as it takes. McCauley inquired the Developers Conference not being a public hearing but  
783 asked could the Chair of the Planning Board ask for the public to make comments. Answered; I would  
784 think you would not want that where this would be just a discussion amongst the parties, however at the  
785 end of the meeting you could give an opportunity for the public to comment. McCauley stated his  
786 understanding is that the Chair could ask for public comment but it would not be recommended.  
787 Answered; not during the process but at the end it would be up to the Board what they wanted to do.  
788  
789 Schleelein and Greenwald discussed if it would be wise to try having a joint meeting before the  
790 Developers Conference since the Developers Conference would not be at the next meeting. It was  
791 discussed that if the proposal was found to be complete the Beers could come in with their \$250 payment  
792 and the 45 calendar day notice would start. If was further decided that if the Board of Trustees could not  
793 attend a joint meeting, the Planning Board would still go forward with the Developers Conference.  
794 Conversation continued about having a joint meeting and stated it did not have to be a formal meeting.  
795  
796 Schleelein commented it had to be determined if the packet was complete and a vote would need to be  
797 taken on that, where conversation continued discussing the packets completion.  
798  
799 Greenwald motioned to resolve the Preliminary PDA Proposal is complete.  
800 Seconded by Baker.  
801 AYES: Tomei, Baker, Greenwald, McCauley, and Schleelein  
802  
803 Discussion on the timing of the next meeting continued amongst the group. Schleelein asked the Beers  
804 that they continue to forward correspondence regarding this proposal to Scott before the next scheduled  
805 meeting. Steve Beer stated that the documentation dated 9/21 had been updated and dated 9/25 under  
806 Point 21, 25 with the difference on the location of the tax receipt which now included all taxes and would  
807 send that copy to Scott so he could distribute. Schleelein asked if the updated document could have the  
808 date and page numbers on each page to make it easier when the points were being discussed and to make  
809 sure we have the right revision. Steve Beer agreed and also suggested if there was other information  
810 needed before the Developers Conference to give the list to Scott so he could collate and send the requests  
811 to them.  
812  
813 October 30<sup>th</sup> was determined to be the target date for the start of the Developers Conference which would  
814 be the last Tuesday of the month. It was asked if the Board of Trustees would be asked to be at the 30<sup>th</sup>  
815 meeting. Schleelein said that was the goal and if they could not make that they would have to plan to  
816 meet with them separately.  
817  
818 Steve Beer asked to have the meeting on October 23<sup>rd</sup> rather than October 30<sup>th</sup> date for the start of the  
819 Developers Conference as their architect, George Breuhaus, would not be able to attend the later date.  
820 Discussion continued when the 45 days started and suggested if the Beers needed more time they should  
821 hold off on the check as the clock does not start ticking until the check is received. Steve Beer thought  
822 they had submitted the check earlier in July. Continued conversation of when the meeting could take  
823 place and it was suggested a special meeting would be held Tuesday, October 23<sup>rd</sup>, but if the Trustees are

824 not available Schleelein said she thought they needed to continue this on October 30<sup>th</sup> without Breuhaus.  
825 It was asked if the 23<sup>rd</sup> did not work if the Planning Board could explore another day that week.  
826 Schleelein said only if all Planning Board members could attend as she would want her full team in  
827 attendance and stated that Scott would be in contact with them once he hears back from the Trustees their  
828 availability.

829

830 Continued conversation about the meeting with the group and inquired on the letters of notification and  
831 when they would be sent out or at least ready to be sent out.

832

833 This topic concluded and the Beer party left.

834

835 **Approval of Minutes**

836 Tomei stated that the minutes of May 14, 2018 were not available so they would have to be approved at  
837 the next meeting.

838

839 **Interview of Anthony Ingraffea for alternate position on Planning Board**

840

841 Tomei introduced Tony Ingraffea as having an interest in becoming an Alternate Member of the Planning  
842 Board. He then opened the interview where he asked Ingraffea what his interests were in joining the  
843 Planning Board. Ingraffea answered he and his wife have lived in the Ithaca area for many years and  
844 when he retired 4 years ago they decided they would want to remain in this area for their remaining years  
845 and built a house in the Village of Lansing. Ingraffea suggested that his disposition and position of  
846 becoming an Alternate Member of the Planning Board would allow him to feel he had a vested interest in  
847 the Village and to help make sure the Village remains a vibrant place to live. Having a PhD in  
848 Engineering and a Master's in Urban Planning he hoped he could offer his expertise and knowledge.  
849 Ingraffea stated the Village has experienced many changes and he would be excited to be a part of the  
850 process and to learn the codes and regulations. Tomei and Schleelein explained to Ingraffea that as an  
851 Alternate Member of the Board, the Board would expect him to be present at the two meetings held a  
852 month, as much as possible, so he would stay up to date even though he would not be able to vote.  
853 However, as an alternate, he could actively participate by being engaged and ask questions during the  
854 meeting discussions. Tomei advised Ingraffea that when an acting member was absent that he would then  
855 be appointed as an acting member for that meeting and he would also be paid. Ingraffea answered he did  
856 not have a problem with these requirements. Tomei asked the Board if anyone else had any questions.  
857 Greenwald asked Ingraffea if he would bring any predispositions, vested interests or personal agendas  
858 with him if he was to become a Board member. Tony answered he had none.

859

860 Tomei advised Ingraffea he could be dismissed as the Board would now go into an Executive Session.

861

862 Schleelein asked for a motion to go into an Executive Session for the purpose of discussing a personnel  
863 matter.

864

865 Baker motioned for the Board to go into an Executive Session at 10:45pm. Seconded by Greenwald.

866 Ayes: Tomei, Baker, Greenwald, McCauley and Schleelein.

867

868 Schleelein motioned to close the Executive Session at 10:50pm. Seconded by Baker.

869 Ayes: Tomei, Baker, Greenwald, McCauley and Schleelein.

870

871 McCauley moved to make a recommendation to the Board of Trustees to appoint Anthony Ingraffea as an  
872 Alternate Member of the Planning Board. Seconded by Schleelein.

873 Ayes: Tomei, Baker, Greenwald, McCauley and Schleelein.

874

875 McCauley moved to recommend Monica Moll to the Board of Trustees to be appointed a full time  
876 member of the Planning Board. Seconded by Baker.

877 Ayes: Tomei, Baker, Greenwald, McCauley and Schleelein.

878

879 Tomei stated he would email the Board of Trustees of the recommendation to appoint Ingraffea, in  
880 addition to advice the Board that Moll would be moving up as an active member.

881

882 **Other Business as Time Permits**

883 Tomei thanked the Board for the many years of his being a Board member.

884

885 **Adjournment**

886 Baker moved to adjourn at 10:55PM. Seconded by Greenwald.

887 Ayes: Tomei, Baker, Greenwald, McCauley and Schleelein.

888

889