

Village of Lansing
Planning Board Meeting
Minutes of Tuesday
August 25, 2020

The meeting of the Village of Lansing Planning Board via Zoom was called to order at 7:01 PM by Chair, Lisa Schleelein.

Present at the meeting:

Planning Board Members: Mike Baker, Carolyn Greenwald, James McCauley, Monica Moll, Lisa Schleelein

Alternate Member: None

Village Legal Counsel: William Troy

Village Engineer: Brent Cross

Village Trustee Liaison: None

Village CEO: Michael Scott

Dan Veaner from The Lansing Star; Olga Petrova, Roy Hogben, Greg Wilder, Matt Valaik; Mike Gavin and Ken Farrall representing The Shops at Ithaca Mall; Ron and Ereign Seacord; Jason Straley, Crispin Conklin and Carlin Campbell from CW Campbell; Helen Talty from the Tompkins Trust Company.

Approval of the Minutes August 10, 2020

Baker moved to accept the minutes of August 10th. Seconded by Greenwald.

Ayes: Baker, Greenwald, McCauley, Moll, and Schleelein.

Nays: None

Public Comment Period:

Schleelein opened the public comment period.

With no one else wishing to speak, Baker moved to close the public hearing. Seconded by McCauley.

Ayes: Baker, Greenwald, McCauley, Moll and Schleelein.

Nays: None

Schleelein read the following from the agenda:

Subdivision #2020-4402 Preliminary Plat Public Hearing

The Shops at Ithaca Mall, represented by Michael J. Gavin of Gavin Law, is seeking approval from the Planning Board for a subdivision of Tax Parcel 42.1-1-22. The applicant is proposing to subdivide tenant spaces in order to offer them for sale to existing and perspective tenants/affiliated investors/owners.

Scott explained to the Planning Board that the meeting he had with Cross, Troy, Gavin and Farrall on Friday, August 21 about the stormwater, sewer, and domestic water supply to the Shops at Ithaca Mall went very well. Scott believes that all parties now seem to be working towards a common goal and, although it was short notice, was curious to hear what steps Gavin and Farrall were able to come up with. Schleelein asked Gavin if there was any response to the Village concerns.

46 Gavin said they don't have a response to those questions yet but, they have an action plan. Gavin
47 explained that he may have sounded dismissive at the last meeting but, now understands the concerns
48 at hand. Since the meeting on Friday, Gavin has been in communication with the property
49 management group at the corporate headquarters as well as the local mall maintenance to gather as
50 much information as possible about the underground piping that conveys off-site stormwater and
51 what repairs may have been made in the past to the stormwater system. Gavin is also looking into
52 some sewer issues within the mall and gathering information on that also.

53

54 Schleelein asked about the public water main and system.

55

56 Gavin said he needs to meet with Troy to discuss the ECCR document and how it can be used even
57 if the Village were required to take over the water main. Gavin explained how the ECCR works.
58 Cross added that, although rare, if there were to be an arrangement made about the water line
59 ownership and maintenance, it would have to be approved by Bolton Point and Tompkins County.
60 Gavin said that he is open for suggestions even if the mall were responsible for reimbursing the
61 authority for the cost of repairs and maintenance.

62

63 Cross and Gavin discussed the stormwater which included the possible damaged underground pipe
64 and stormwater diversion ditch. Both Cross and Gavin agreed that they are on the same page. Cross
65 would like to see a map identifying the sewer laterals and in which potential parcel it is located.

66

67 Schleelein asked Gavin if he would be prepared to present anything for the Planning Board meeting
68 on September 14. Gavin was not sure. It all depended on how quickly he could get information on
69 the stormwater pipe and possibly have someone scope it along with working with Cross on alternate
70 solutions. As for the sewer and water lines, Gavin believes he could have a solution worked out
71 within the next 3 weeks. Schleelein asked Scott to leave a spot open at the next Planning Board
72 meeting.

73

74 Gavin told Cross that the signature block at the end of the ECCR is the actual ownership entity.
75 Gavin and Troy plan to have a discussion about the ECCR.

76

77 Gavin still cannot provide specifics for the vision of the mall. Obviously, they want to fix the
78 infrastructure but, the owners still want to make it a viable business. Based on the letters of intent
79 that the mall has, retail stores would be the future tenants.

80

81 Schleelein thanked everyone for their cooperation and looked forward to hearing from Gavin and
82 Farrall the next meeting. Gavin apologized for the miscommunication on his part. He did not mean
83 to minimize the concern over the mall infrastructure. Gavin explained that this is a big issue for the
84 owners and they will handle it correctly because that is what separates them for their competitors.

85

86 Schleelein read the following from the agenda:

87

88 **Subdivision #2020-4413 Preliminary Plat Public Hearing**

89 *Ronald and Ereign Seacord are seeking approval from the Planning Board for a subdivision of a*
90 *parcel located at 1437/1439 East Shore Drive (Tax Parcel 43.1-1-17.22). The existing lot would be*
91 *subdivided into 2 parcels. Parcel A, which would include the existing homes, would contain 2.058*

92 *acres and Parcel B would be the remaining 2.213 acres.*

93

94 Schleelein reminded the Planning Board that the Seacords presented a sketch plan at the July 28th
95 meeting and ask Scott to review. Scott explained that the main topic during the sketch plan review
96 was the driveway regarding how and where to enter the proposed new parcel. It was suggested to
97 use the existing as a shared driveway. Scott said Cross also brought up the fact that any new driveway
98 exiting onto East Shore Drive would have to be approved by the NYDOT. As far as the preliminary
99 plat goes, Scott said it meets the Village requirements for the Low-Density Residential District for
100 a building lot as far as lot size and frontage. Seacord believes that the driveway would be shared for
101 now. Schleelein asked if an easement for the driveway is not in place, can the Seacord's still build.
102 Scott believes they can because both parcels are owned by the same person. Troy advised the
103 Seacord's to have an easement in place just in case. Seacord asked about a possible change to the
104 preliminary plat and how it would affect the setbacks. He would like to move a Parcel B lot line so
105 that the barn would be included in Parcel B rather than Parcel A. After confirming Seacord's
106 intentions on the preliminary plat, Scott determined that an area variance would be required because
107 of the barn's close proximity to the new proposed lot line.

108

109 Schleelein thanked the Seacord's and advised them to meet with Scott and work it out for the next
110 meeting.

111

112 Schleelein read the following from the agenda:

113

114 **Public Hearing for Special Permit # 2020-4414**

115 *The Tompkins Trust Company, represented by PW Campbell is seeking approval from the Planning*
116 *Board for a special permit to renovate and add 680 square feet of space to their building located at*
117 *2251 North Triphammer Road (Tax Parcel #46.1-6-2.2). The added 680 square feet would result in*
118 *additional parking. As per Village code 145-43D (Commercial High Traffic District), a special*
119 *permit is required when (p) "Alteration to building or improved site or change in use that results in*
120 *change in applicable parking requirements".*

121

122 Scott explained that the renovation and addition will cause an increase in parking needed as per the
123 Village Code 145-54. The Tompkins Trust Company would need to provide 3 more parking spaces
124 on a corner lot that is tight to begin with. The Planning Board is allowed to approve a reduction in
125 the minimum specified number of parking spaces with the condition that the reservation of land area
126 on the site be set aside for future use of 3 additional parking spaces.

127

128 Conklin described the restricted lot and the fact that there are 17 existing parking spaces and would
129 need 20. Conklin said that there will be no increase in full time employees because of the addition
130 and that the majority of traffic is through the drive-thru due to the Covid-19 situation and social
131 distancing. Conklin pointed out to the Planning Board that even before the pandemic, interior traffic
132 was down at all of the branches while on-line and drive-thru traffic was up. Schleelein asked if
133 handicap spaces need to be added. Conklin said no. Scott reviewed the land reservation requirement
134 and restated that 3 spaces would need to be accounted for. Conklin asked Scott what would happen
135 if 3 spaces could not be accounted for. Scott says the Village Code gives the requirements but not
136 an alternate solution. Conklin said that the interior of Trust Company building is quite small and the
137 additional space would help with foot traffic and social distancing. Cross offered the idea of a

138 possible reconfiguration of the existing parking lot to accommodate additional parking.

139

140 Scott asked Cross if the reduction of the planter sizes would affect the stormwater plan for that lot.

141 Cross said it was possible. He would certainly look into it if given some details and then give a report

142 to Scott. Campbell agreed. Schleelein asked if anyone else had any comments or questions.

143 Greenwald stated that she is a customer there and rarely has a problem with parking and also believes

144 that on-line banking seems to be the future.

145

146 Schleelein stated that the Village is always looking for ways to reduce imperious surfaces and feels

147 that the minimum parking restrictions could be waived as long as Scott received the information that

148 is required. Moll asked if renting off-site spots was an option. Scott said that off-site rental parking

149 would not work because the spaces would not be permanent.

150 Scott said if Conklin supplies the information needed, the Planning Board could review the short

151 EAF and render a decision at the next meeting. A GML-239 was sent to the County.

152 Schleelein thanked everyone.

153

154 **Other Business to report**

155 Schleelein told the Planning Board that the final plat for the Burdick Hill minor subdivision #2020-

156 4403 has been signed.

157

158 **Trustee Report**

159 Greenwald said the Trustee meeting of August 17 was mainly about Lansing Meadows and their

160 request to subdivide the property. Trustee Hardaway was concerned that the current project looks

161 nothing like the original concept. Greenwald believes that some of the Trustees don't really know

162 how many times Goetzmann has been to the Planning Board with changes. Schleelein said the

163 Trustees were looking to create a timeline of the Lansing Meadows PDA. Schleelein has all of that

164 information and site plans and has shared that with the Trustees.

165

166 Cross asked if anyone has seen the subdivision layout yet. He is concerned that Goetzmann will try

167 to get the Village to take over the road which does not meet Village standards. Schleelein reminded

168 everyone that the road would remain private because that was one of the conditions in the resolution.

169 Schleelein also mentioned the escrow account for the sidewalk along Oakcrest is still an outstanding

170 item. Scott said John Courtney has come up with an estimate for the sidewalks and that will go to

171 the Trustees. Troy was concerned that if the property is subdivided, the private road would become

172 a separate tax parcel and would be dropped in the Village's lap if the taxes were never paid. There

173 was more discussion about the private road and the possible extension by the governor of public

174 meetings via Zoom beyond September 4th.

175

176 **Adjournment:**

177 Schleelein asked for a motion to adjourn at 8:20 PM. Moved by McCauley. Seconded by Baker

178 Ayes: Baker, Greenwald, McCauley, Moll, and Schleelein.

179 Nays: None

180 Minutes taken by: Michael Scott, CEO