

Agenda

Village of Lansing Board of Trustees Meeting Online via Zoom Videoconferencing/Teleconferencing* December 7, 2020 @ 7:30pm

7:30 Call to Order

Public Comment Period

Approval of November 2nd, 12th, & 16th, 2020 Minutes

7:40 Public Hearing on Proposed Local Law 3 (2020) to Increase Sewer Rate for January 1, 2021

7:45 Public Hearing on Proposed Local Law 5 (2020) to Change Lansing Meadows PDA

Consider Proposed Local Law 4 to Change Zoning for Cornell Property

Computer/Cell Phone Use Policy

Mayor's Comments

General Discussion

Adjournment

*If you are interested in attending the videoconference/teleconference meeting contact the Village Clerk to get the meeting link - clerk@vlansing.org. Pursuant to NYS Executive Order 202.1 the public does not have a right to attend the meeting in person. Pursuant to NYS Executive Order 202.15 no more in person meetings only videoconferencing, teleconferencing and/or other similar services.

AMENDMENT TO VILLAGE OF LANSING CODE-SEWER RENTS

Be it enacted by the Board of Trustees of the Village of Lansing as follows:

SECTION I. PURPOSE AND INTENT.

As a follow-up to the prior adoption by the Board of Trustees of Local Law 1 of 2020 which relating to the amendment of Section 111-21 (entitled "Rents for property owners connected to the Village of Lansing water system") and Section 111-22 (entitled "Rents for property owners not connected to the Village of Lansing water system") of Article II (entitled "Sewer Rents") of Chapter 111 (entitled "Sewers") of the Village of Lansing Code, and which provided for the imposition and collection of sewer rents for the use of the Village of Lansing sewer system and the Village of Cayuga Heights sewer system, it is the purpose and intent of this Proposed Local Law 3 of 2020 to provide for further amendments intended to increase the current sewer rents payable to the Village of Lansing for the use of the Village of Cayuga Heights sewer system based upon the concurrent and like increase by the Village of Cayuga Heights Local Law 1 (2020) which increased the sewer rate from \$4.35 to \$5.05/1,000 gallons used for treatment of waste water originating from properties located outside of the Village of Cayuga Heights; and an increase in the Bolton Point water rate resulting in an increase in Village of Lansing charge; and more specifically, to amend accordingly (i) subsection A of Section 111-21 [entitled "Rents for property owners connected with Village of Lansing water system"] of Article II [entitled "Sewer Rents"] of Chapter 111 [entitled "Sewers"] of the Village of Lansing Code, and (ii) subsection A of Section 111-22 [entitled "Rents for property owners not connected with Village of Lansing water system"] of Article II [entitled "Sewer Rents"] of Chapter 111 [entitled "Sewers"] of the Village of Lansing Code.

SECTION II. AMENDMENT TO THE VILLAGE OF LANSING CODE.

A. Subsection A of Section 111-21 [entitled "Rents for property owners connected with Village of Lansing water system"] of Article II [entitled "Sewer Rents"] of Chapter 111 [entitled "Sewers"] of the Village of Lansing Code is hereby amended so as to read in its entirety as follows:

A. Each owner of property that is provided with water service by connecting to the Village of Lansing Water System shall be charged for, and shall be obligated to pay, a total annual sewer rent amount comprised of the following:

- (1) A quarterly sewer rent charge for use of the Village of Lansing sewer system, such charge to be equal to one dollar and forty cents (\$1.40) for each one thousand (1,000) gallons of water, or portion thereof, used by such property owner, with a minimum charge of seven (\$7.00) for each individual multiple dwelling unit for each quarterly billing (as provided in subsection "B" below); and**
- (2) A quarterly sewer rent charge for use of the Village of Cayuga Heights sewer system, such charge to be equal to five dollars and five cents (\$5.05) for each one thousand (1,000) gallons of water, or portion thereof, used by such property owner, with a minimum charge of twenty-five dollars and five cents (\$25.05) per each individual multiple dwelling unit for each quarterly billing (as provided in subsection "B" below).**

The amount charged for use of the Village of Lansing sewer system shall be individually calculated, and thereafter collected by the Village of Lansing for all quarterly billings commencing with the Southern Cayuga Lake Intermunicipal Water Commission/Bolton Point quarterly billing after January 1, 2021. The amount charged for use of the Village of Cayuga Heights sewer system shall be individually calculated, and thereafter collected by the

Village of Lansing (or such other party designated by the Village of Cayuga Heights), for all quarterly billings commencing with the Southern Cayuga Lake Intermunicipal Water Commission/Bolton Point quarterly billing after January 1, 2021. Each such amount shall thereafter continue until otherwise modified from time to time by further local law adopted by the Village of Lansing Board of Trustees.

B. Subsection A of Section 111-22 [entitled “Rents for property owners not connected with Village of Lansing water system”] of Article II [entitled “Sewer Rents”] of Chapter 111 [entitled “Sewers”] of the Village of Lansing Code is hereby amended so as to read in its entirety as follows:

A. Each owner of property that is not provided with water service by connecting to the Village of Lansing Water System shall be charged for, and shall be obligated to pay, a total annual sewer rent amount comprised of the following:

- (1) A quarterly sewer rent charge for use of the Village of Lansing sewer system, such charge to be equal to one dollar and forty cents (\$1.40) for each one thousand (1,000) gallons of water, or portion thereof, used by such property owner, with a minimum charge of seven dollars (\$7.00) for each individual multiple dwelling unit for each quarterly billing (as provided in subsection “B” below); and
- (2) A quarterly sewer rent charge for use of the Village of Cayuga Heights sewer system, such charge to be equal to five dollars and five cents (\$5.05) for each one thousand (1,000) gallons of water, or portion thereof, used by such property owner, with a minimum charge of twenty-five dollars and twenty-five cents (\$25.25) for each individual multiple dwelling unit for each quarterly billing (as provided in subsection “C” below).

The amount charged for use of the Village of Lansing sewer system shall be individually calculated, and thereafter collected by the Village of Lansing for all quarterly billings commencing with the Southern Cayuga Lake Intermunicipal Water Commission/Bolton Point quarterly billing after January 1, 2021. The amount charged for use of the Village of Cayuga Heights sewer system shall be individually calculated, and thereafter collected by the Village of Lansing (or such other party designated by the Village of Cayuga Heights) for all quarterly billings commencing with the Southern Cayuga Lake Intermunicipal Water Commission/Bolton Point quarterly billing after January 1, 2021. Each such amount shall thereafter continue until such amount is otherwise modified from time to time by further local law adopted by the Village of Lansing Board of Trustees.

SECTION III. SUPERSEDING EFFECT.

All local laws, resolutions, rules, regulations and other enactments of the Village of Lansing in conflict with the provisions of this local law are hereby superseded to the extent necessary to give this local law full force and effect.

SECTION IV. VALIDITY.

The invalidity of any provision of this local law shall not affect the validity of any other provision of this local law that can be given effect without such invalid provision.

SECTION V. EFFECTIVE DATE.

This Local Law shall be effective upon its filing in the office of the Secretary of State.

Consider setting a Public Hearing for December 21st
PROPOSED LOCAL LAW 4 (2020)

AMENDMENT OF THE VILLAGE OF LANSING CODE/ZONING LAW TO REZONE AN
EXISTING PORTION OF THE MEDIUM DENSITY RESIDENTIAL DISTRICT LOCATED
ON UPTOWN ROAD TO A
HIGH-DENSITY RESIDENTIAL DISTRICT

Be it enacted by the Board of Trustees of the Village of Lansing as follows:

SECTION I. PURPOSE AND INTENT.

The purpose and intent of this Local Law is to amend the Village of Lansing Zoning Law and Zoning Map so as to re-zone a Medium Density Residential District (MDR), containing tax parcel #46.1-6-6.3 (Village of Lansing), tax parcel 46.1-6-6.22 (Cornell University), and tax parcel #46.1-6-6.11(Ithaca Swim Club) into the High Density Residential District (HDR). The MDR District in question borders Uptown Road to the south and west, Route 13 to the north, and Warren Road, tax parcel #46.1-6-6.21, and tax parcel #46.1-6-6.23 to the east. The re-zoning of this MDR District is intended to allow for a favorable transition to a contiguous HDR District west of Uptown Road. The proposed re-zoning action is intended to be consistent with the Village Comprehensive Plan.

SECTION II. AMENDMENTS.

The Village of Lansing Zoning Law and Zoning Map are hereby amended so as to re-zone a Medium Density Residential District (MDR), containing tax parcel #46.1-6-6.3 (Village of Lansing), tax parcel 46.1-6-6.22 (Cornell University), and tax parcel #46.1-6-6.11(Ithaca Swim Club) into the High Density Residential District (HDR). The Medium Density Residential (MDR) District in question borders Uptown Road to the south and west, Route 13 to the north, and Warren Road, tax parcel #46.1-6-6.21, and tax parcel #46.1-6-6.23 to the east.

SECTION III. SUPERCEDING EFFECT.

All local laws, resolutions, rules, regulations and other enactments of the Village of Lansing in conflict with the provisions of this local law are hereby superseded to the extent necessary to give this local law full force and effect.

SECTION IV. VALIDITY.

The invalidity of any provision of this local law shall not affect the validity of any other provision of this local law that can be given effect without such invalid provision.

SECTION V. EFFECTIVE DATE.

This Local Law shall be effective ten (10) days after publication and posting as required by law, except that it shall be effective from the date of service as against a person served with a copy thereof, certified by the Village Clerk, and showing the date of its passage and entry in the Minutes of the Village Board of Trustees.

PROPOSED LOCAL LAW 5 (2020) -Public Hearing 7:45pm

**AMENDMENT OF THE VILLAGE OF LANSING
ZONING LAW TO CHANGE LOT DIMENSIONS IN THE RESIDENTIAL B AREA OF
THE LANSING MEADOWS PDA**

Be it enacted by the Board of Trustees of the Village of Lansing as follows:

SECTION I. PURPOSE AND INTENT.

The purpose and intent of this Local Law is to amend the Village of Lansing Zoning Law Section 145-42.1 (E)(1)(a) so as to change (b) to reduce the minimum size of lots from ten thousand (10,000) square feet to two thousand four hundred (2,400) square feet for Area B-Residential area and, to repeal Village Code Section 145-42.1(E)(3)(c) so as to strike from the ordinance any requirement for a seventy-five (75) foot minimum street frontage in the Residential Area B. The amendment is intended to allow for the possible subdivision within the Residential Area B.

SECTION II. AMENDMENTS.

C. Subsection (E)(1)(a) of Section 145-42.1 [entitled “Lansing Meadows PDA”] of Chapter 145 [entitled “Zoning”] of the Village of Lansing Code is hereby amended so as to read in its entirety as follows:

(1) Minimum lot size.

- (a) All Uses: ten thousand (10,000) square feet.**
- (b) Area B-Residential area: (2,400) square feet**

D. Subsection (E)(1)(c) of Section 145-42.1 [entitled “Lansing Meadows PDA”] of Chapter 145 [entitled “Zoning”] of the Village of Lansing Code is hereby amended so as to read in its entirety as follows:

(3) Minimum street frontage.

- (a) Area A-Commercial area: none**
- (b) Area A-1- Commercial area: sixty (60) feet**
- (c) Area B-Residential area: (0) feet**
- (d) Area C-Wetland/bird habitat area: none**

SECTION III. SUPERCEDING EFFECT.

All local laws, resolutions, rules, regulations and other enactments of the Village of Lansing in conflict with the provisions of this local law are hereby superseded to the extent necessary to give this local law full force and effect.

SECTION IV. VALIDITY.

The invalidity of any provision of this local law shall not affect the validity of any other provision of this local law that can be given effect without such invalid provision.

SECTION V. EFFECTIVE DATE.

This Local Law shall be effective ten (10) days after publication and posting as required by law, except that it shall be effective from the date of service as against a person served with a copy thereof, certified by the Village Clerk, and showing the date of its passage and entry in the Minutes of the Village Board of Trustees.

Date: November 11, 2020
To: Mayor, Don Hartill
Trustees: Ronny Hardaway, Simon Moll, Pat O'Rourke, Randy Smith
From: Planning Board Chair, Lisa Schleelein
Subject: Planning Board Recommendation Regarding Proposed Changes to Lansing Meadows PDA (LMPDA) Residential Area B

As requested the Planning Board has reviewed the following two proposed changes to the LMPDA Residential Area B in order to provide the Board of Trustees with our recommendation:

- Minimum lot size from 10,000 sf to 2,400 sf
- Minimum frontage from 75 ft to 0 ft

It is our understanding that these proposed changes are being requested by the developer so that the property can be subdivided and the senior housing units could be sold rather than rented as originally planned when the PDA was first established.

Per Appendix A-2, Section 10. Control of PDA: Major changes such as increased density or reduction of open space are subject to the same review and authorization procedure as applied to the original PDA proposal.

The Planning Board voted unanimously that the proposed changes constitute a major change. The Planning Board recommendation is to deny the requested changes. All members of the Planning Board, including the alternate, are opposed to the two changes proposed by the developer.

Baker, Ingraffea, McCauley, Moll, and Schleelein might reconsider this stance if certain conditions were attached, such as the preservation of the remaining green space and limitation of any further development in Area B after the approved six (6) triplexes are completed.

Greenwald is currently opposed to subdivision.

The Planning Board is not opposed to the concept of home ownership but rather with the continual changes sought by the developer over the past 10 years that have eroded the original intent of the PDA and led to the gross loss of green space in Area B. There is also concern that granting a subdivision and allowing the sale of the units will make it difficult to ensure that the housing units are reserved for seniors going forward.

In June 2018 a site plan was approved by the Planning Board for ten (10) duplex buildings/20 housing units to be built on Area B, (6) along the outside of the southern part of the loop road, and (4) on the inside of northern side of the loop road along Oakcrest.

In June 2019 the developer wrote to the Planning Board requesting a reduction from the (10) duplex buildings/20 housing units to (4) triplex buildings/12 housing units. (See letter attached.) In an effort to accommodate the County suggestion early in the PDA process that an increase in senior housing units would be desirable, the number of buildings was increased from (4) to (6) triplexes for a total of (18) housing units; this being a 50% increase over the original proposed plans. The Planning Board was concerned, however, with any further future construction on the site and expressed the desire to see the northern part of the site along Oakcrest maintained as open green space. At that time the developer stated they reserved the right to future development and suggested the Planning Board could deny such development through the Special Permit process when and if they exercised that right.

Now that the first four triplexes have been built, the Planning Board and Villagers can visualize what any further development beyond the six triplexes might look like. We do not believe shoehorning additional buildings in the little green space that is left on Area B is in the best interest of Village and its residents. Any additional development in Area B will not:“(ii) contribute to the quality of the proposed development for the area” or “(iii) lead to the direct or indirect enhancement of the surrounding neighborhood in terms of open space, vehicular and pedestrian traffic movement, community operating costs, landscaping, preservation of natural features and an improved living environment”. (Appendix A-2, Section 3.B General Conditions).

The current development and layout of 6 triplexes, is a stark departure from the early plans presented to the Village, over 10 years ago, leading to the approval of the PDA. Those early designs fulfilled the intent of the PDA in Area B for creativity in planning concepts and flexibility in land use. The early concepts provided a “more desirable environment than would be possible through the strict application of other sections of this Chapter 145.” (Appendix A-2 H). They included walking trails, enhanced wetland and bird habitat, and either a duplex and 10 bungalows or 4-5 triplexes spread out over the entire Area B, amenities that would appeal to the seniors for which the housing is intended.

However, with the numerous changes as requested in a segmented fashion by the developer and granted to the developer by the Village, (always in good faith by the Village with the goal of having the PDA completed) much of the original intent of the PDA has been lost and still the project remains unfinished.

In addition, two changes impacted the size of Area B and therefore the density: (1) the developer pursued mitigation of the wetlands allowing more buildable area on the parcel ostensibly to address the suggestion by the County to consider additional housing units, and (2) the carve out of 1.4 acres of Area B to create Area A1 for commercial purposes, taking away approximately 20% of the residential parcel.

The mitigation of the wetlands and creation of Area A-1 eliminated a great deal of green space originally intended for the housing locations and the desired amenities. The creation of Area A-1 pushed the residential units to the south end of the parcel and closer to the commercial Area A. Thus the desired buffer between the BJ’s commercial building and the residential units was reduced to a single row of trees and/or a fence. With these two changes, the enhanced wetlands bird habitat and several layers of tree buffering were lost, the walkways and paths disappeared, the placement of the buildings was compressed, the interesting lazy loop road was lost, and the objective of “more usable open space and recreation areas”, and the original intent of the PDA per 145-42.1 A. was compromised.

It is the loss of green space that leads to the recommendation that no further development be allowed in Area B. With the completion of the six triplexes and final landscaping, we believe Area B should be considered complete. The six triplexes plus green space along Oakcrest although a departure from the original plan still present a neighborhood feel somewhat in keeping with the other modest homes on Oakcrest which have front doors facing the road, front yards, and landscaping. To cram in 4 additional buildings possibly with their backs to Oakcrest and obscuring the original six buildings, turns Area B into an apartment complex, not a neighborhood.

The developer has stated that the proposed changes will not increase density and that they have the right to further develop Area B per the underlying district sometime in the future if they should so choose. We disagree citing:

Appendix A-2

Section 1. Purpose and Intent

D. Therefore, the planned development concept is deemed appropriate in any basic district within the Village. The set of conventional lands use activities and area specifications set forth elsewhere in this Chapter 145 are hereby replaced by a re-zoning process in which an agreed upon development plan becomes the basis for continuing land use controls within a specifically defined area.

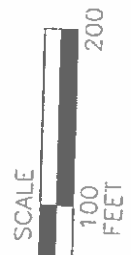
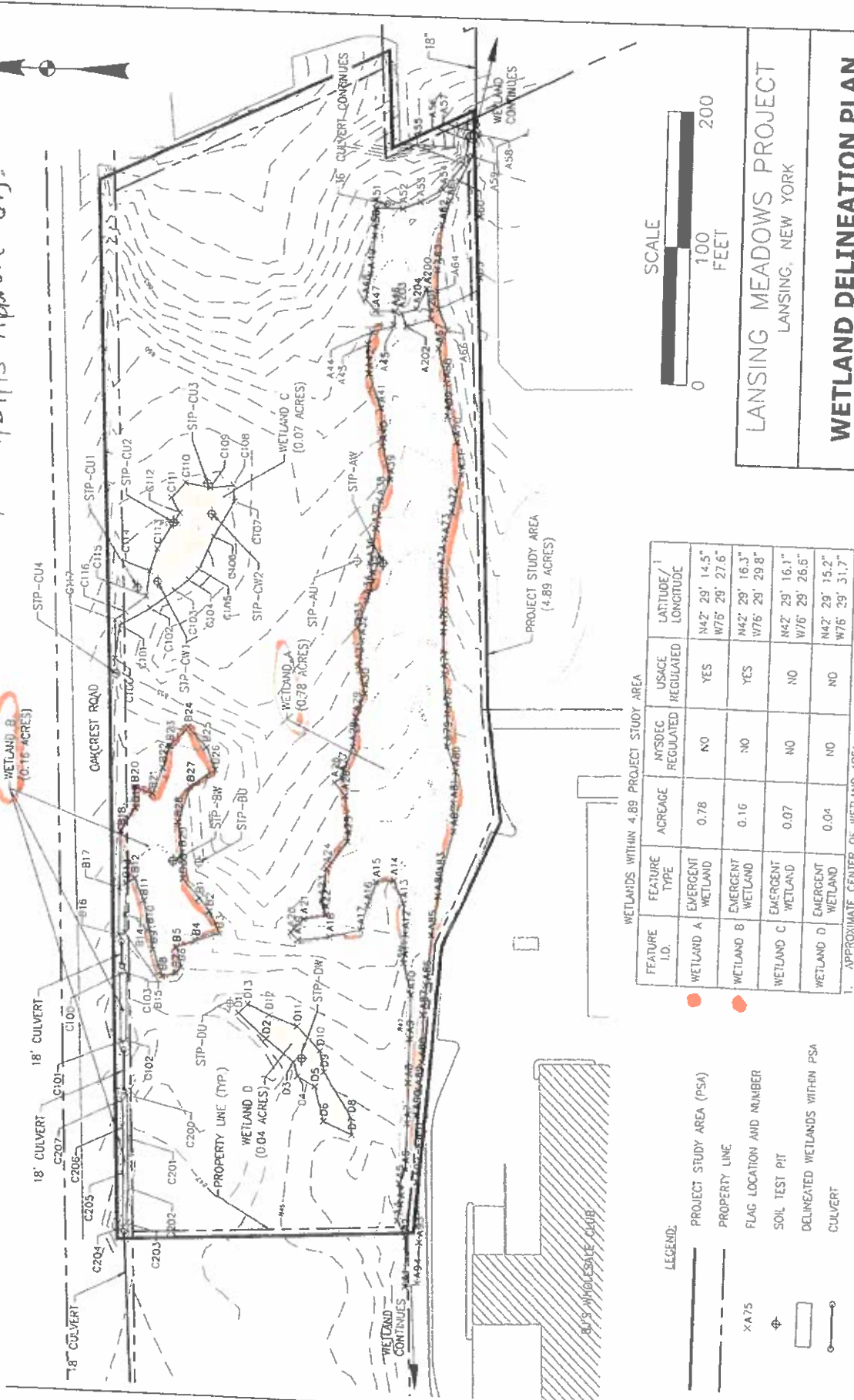
Our understanding of a PDA is that once created, it establishes a new zone/district and essentially the underlying district is replaced. Just as the developer has requested changes, the Village also has the same right to request changes. It is with that understanding that we recommend that the proposed changes to the PDA be denied unless approval is conditioned on the preservation of the remaining green space and no further development will be allowed in the specifically defined area of the LMPDA identified as Area B.

Respectfully,

Mike Baker
Carolyn Greenwald
Tony Ingraffea, Alternate
Jim McCauley
Monica Moll
Lisa Schleelein

CC: William Troy
Michael Scott
Jodi Dake

Wetlands C + D are not regulated
 per 11/24/15 Approved DM.



LANSING MEADOWS PROJECT
 LANSING, NEW YORK

WETLAND DELINEATION PLAN

SCALE: 1" = 100'
 DATE: AUGUST 2015
 FIGURE: WDP-1

McFarland Johnson

WETLANDS WITHIN 4.89 PROJECT STUDY AREA

FEATURE I.D.	FEATURE TYPE	ACREAGE	MSDC REGULATED	USACE REGULATED	LATITUDE / LONGITUDE
WETLAND A	EMERGENT WETLAND	0.78	NO	YES	N42° 29' 14.5" W76° 29' 27.6"
WETLAND B	EMERGENT WETLAND	0.16	NO	YES	N42° 29' 16.3" W76° 29' 29.8"
WETLAND C	EMERGENT WETLAND	0.07	NO	NO	N42° 29' 16.1" W76° 29' 26.6"
WETLAND D	EMERGENT WETLAND	0.04	NO	NO	N42° 29' 15.2" W76° 29' 31.7"

1. APPROXIMATE CENTER OF WETLAND AREA
- WETLAND DELINEATION NOTES:
 1. WETLAND BOUNDARIES DELINEATED ON MAY 20, 2015 AND AUGUST 25, 2015 BY MCFARLAND JOHNSON, INC.
 2. WETLAND BOUNDARIES SURVEYED ON MAY 20, 2015 AND AUGUST 25, 2015 BY MCFARLAND JOHNSON, INC. USING TRIMBLE PATH FINDER PROX4 RECEIVER WITH H-STAR TECHNOLOGY.

- LEGEND:
- PROJECT STUDY AREA (PSA)
 - PROPERTY LINE
 - FLAG LOCATION AND NUMBER
 - SOIL TEST PIT
 - DELINEATED WETLANDS WITHIN PSA
 - CULVERT

Arrowhead Ventures LLC
10 W. Genesee St, Suite 6
Skaneateles, N.Y. 13152

June 5, 2019

Mike Scott
Village of Lansing Code & Zoning Officer
2405 North Triphammer Road
Ithaca, N.Y. 14850

RE: Amendment to Special Permit (#4123)

Dear Mike,

Arrowhead Ventures is requesting a minor amendment to our approved Special Permit. Based upon recently completed housing projects and projects in the planning stage and under construction in the Village of Lansing we have decided to make a minor change to our Special Permit. We would request that the Planning Board amend our Special Permit from (10) duplex units to (4) triplex units as shown on the attached site plan.

Based upon the current market conditions prevailing in the Village of Lansing we have determined it would be speculative to build more than 12 units. We will continue to monitor the market supply and demand for housing in the Village of Lansing and in the future, we will reevaluate the project.

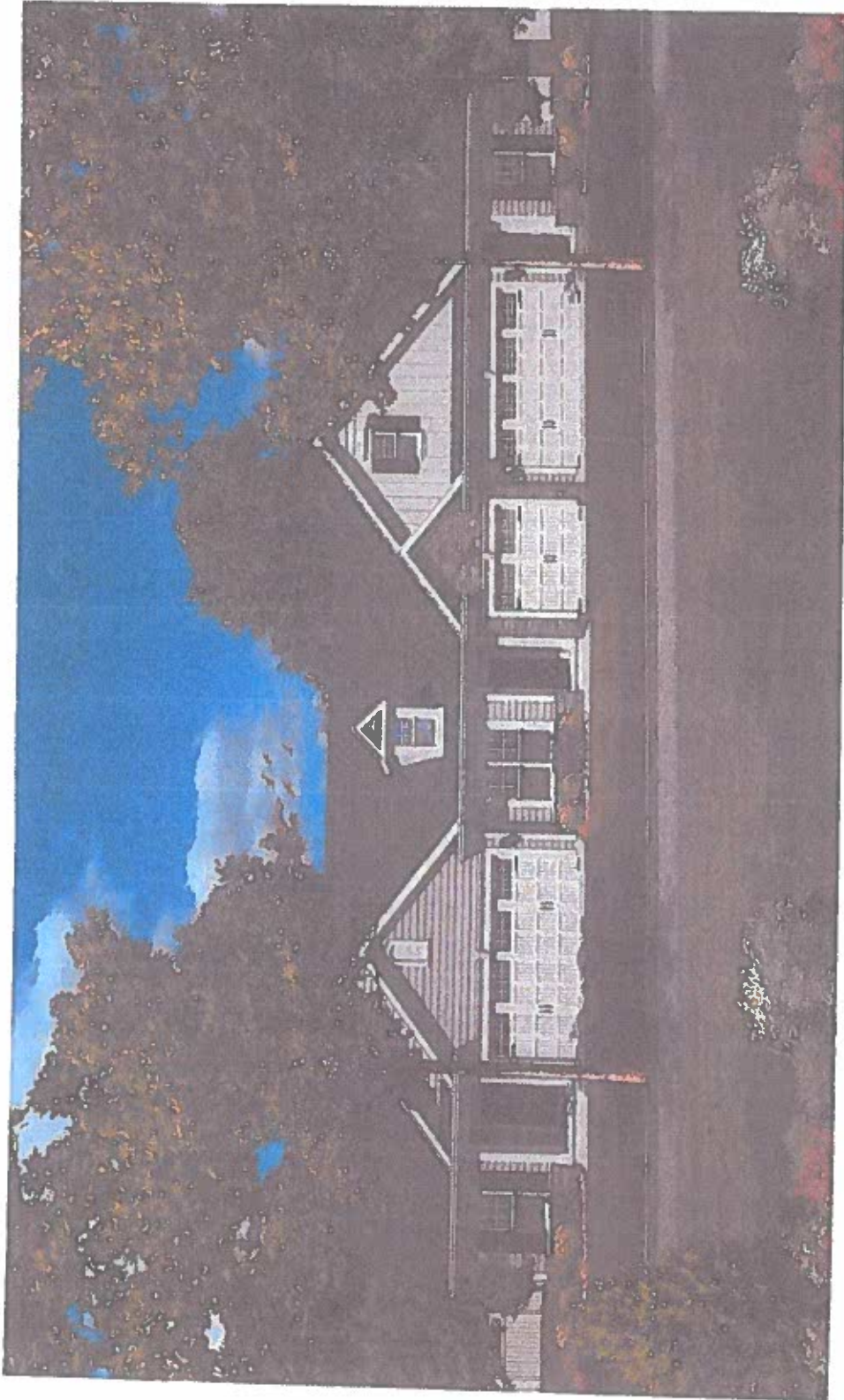
We look forward to beginning construction on our new housing project as soon as possible.

Thank you for your consideration.



Eric Goetzman

Attachments:
Site Plan for Lansing Meadows Triplex homes
Planting Plan for Lansing Meadows Triplex homes
Elevations of Triplex Residential Units



Arrowhead Ventures L.L.C.
3-Unit Ranch Townhome

 James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

6/5/19

