

**Village of Lansing
Planning Board Meeting
Tuesday, September 26th, 2017 at 7:00pm
The Village Office
2405 North Triphammer Rd.**

AGENDA

7:00 Call to Order

Public Comment Period

Shops at Ithaca Mall:

Informal proposal for possible Planned Development Area. This is a proposal to subdivide tax Parcel #47.1-1-22 and Parcel #47.1-1-24 into smaller tax parcels for possible redevelopment.

Continuation of Public Hearing to consider:

Special Permit #4056 Park Grove Realty LLC Proposal to construct 14 10-unit townhome buildings for a total of 140 dwelling units with all associated road and utility infrastructure on tax parcel no. 45.1-1-51.12 which is approximately 19.46 acres and currently undeveloped special permit review is required pursuant to section 145-41 High Density Residential district of the Village of Lansing Code

Approval of Minutes

1-09-17, 1-13-17, 3-28-17

Trustee Report

Other Business as Time Permits

9:00 Adjourn

The Shops at Ithaca Proposed PDA Proposal

Section 4. Preliminary proposal.

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 the same time, in the form of a preliminary proposal, which must include:

1) *A sketch development plan showing existing and proposed land uses, the approximate locations of proposed buildings and other improvements, existing and/or proposed buffers, existing and proposed open spaces, existing topographic characteristics, the approximate location of current and proposed streets and easements, any property proposed to be dedicated to the Village, and the existing land uses immediately adjacent to the proposed PDA.*

Response: See the attached plans.

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

Response: The purpose of utilizing the PDA is to provide for the creative redevelopment of the Mall by providing relief from the zoning ordinance requirements to the properties that comprise the mall, while preserving the application of the zoning ordinance to the Mall as a whole. This will also better manage the approval process and allow future business to secure the approvals in a timely manner. The proposed PDA will allow the subdivision of the existing stores without requiring an approval from the Zoning Board of Adjustment. Only one additional lot is proposed for development which is a proposed 3 story extended stay hotel. The Mall will be governed by a document recorded against the property(ies) that comprise the Ithaca Mall PDA that provides for cross access easements for parking and pedestrian and vehicular access, utility and storm water easements and common area maintenance. As long as there is enough parking for the entire mall, individual stores do not need to meet the parking requirements, because they are met as a whole. Water and Sewer is existing on the property. No financing is required. No phasing is proposed. The timeline is immediate.

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

Response: This will be provided

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

Response: In addition to what is currently proposed in the CHT District, additional uses that will be permitted is as follows:

1. All Medical Uses.
2. Farm and Home Retail.
3. All Hardware Sales and Service.
4. Day Care.
5. Tires and Auto Parts Retail Sales and Services.
6. Any other use being a similar use as permitted in the CHT Zoning District.

Maintain all existing setbacks from the Ithaca Mall PDA to the adjacent properties; and Comply with those portions of the area and bulk requirements of the applicable zoning district at the time of the development of any new building(s) within the Ithaca Mall PDA as related to adjacent property owners outside of the Ithaca Mall PDA only (i.e. if the closest adjacent property is located in the Ithaca Mall's side yard, then the proposed building must meet the side yard regulation to the adjacent property, but not the front, rear or interior side yards).

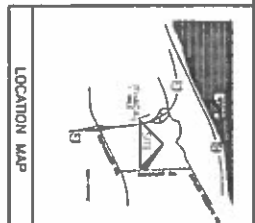
- 5) *A written statement and explanation as to the differences between the proposed PDA and what would otherwise be permitted to be developed in the proposed PDA under the current provisions of this Chapter 145, and why the proposed PDA would be of benefit to the Village as a whole.*

Response: The purpose of utilizing the PDA is to provide for the creative redevelopment of the Mall by providing relief from the zoning ordinance requirements to the properties that comprise the mall, while preserving the application of the zoning ordinance to the Mall as a whole. This will also better manage the approval process and allow future business to secure the approvals in a timely manner. It also allows certain setbacks (for example the setbacks between buildings) to be removed from the bulk requirements and not require approval from the Zoning Board of Adjustments.

- B. *Upon receipt of a preliminary proposal for a proposed PDA, the Board of Trustees shall review such proposal (jointly and/or in consultation with the Planning Board if the Board of Trustees deems it appropriate and/or necessary) to determine if it wishes to proceed further with the consideration of the proposed PDA. If the Board of Trustees determines that further consideration is appropriate, the proposed PDA shall be referred by the Board of Trustees to the Planning Board for more in depth review and consideration and for the purpose of the Planning Board providing the Board of Trustees with its input and possible recommendations. Such in depth review and consideration shall include the Planning Board's authority to require submission of supplemental information and materials by the developer to complete the preliminary proposal.*

Response: Reviews and meetings are currently underway.

OFFICE SAFETY:
 1) READ ALL PLANS CAREFULLY AND COMPLETELY.
 2) IN THE EVENT OF A FIRE, CALL THE FIRE DEPARTMENT IMMEDIATELY BY PHONE.
 3) IN THE EVENT OF AN ACCIDENT, REPORT IT IMMEDIATELY TO YOUR SUPERVISOR.
 4) NEVER USE A HAND TOOL OR POWER TOOL IF YOU ARE NOT TRAINED TO DO SO.
 5) NEVER WORK UNDER A LOAD OR ON A ROOF, ETC., WITHOUT PROPER PROTECTION.
 6) NEVER OPERATE A TRUCK OR OTHER VEHICLE IF YOU ARE NOT LICENSED TO DO SO.
 7) NEVER OPERATE A TRUCK OR OTHER VEHICLE IF YOU ARE DRIVING WHILE UNDER THE INFLUENCE OF ALCOHOL OR DRUGS.
 8) NEVER OPERATE A TRUCK OR OTHER VEHICLE IF YOU ARE OPERATING WHILE SLEEPY OR TIRED.
 9) NEVER OPERATE A TRUCK OR OTHER VEHICLE IF YOU ARE OPERATING WHILE DISTRACTED.
 10) NEVER OPERATE A TRUCK OR OTHER VEHICLE IF YOU ARE OPERATING WHILE CELLPHONE IS IN USE.



SUBDIVISION PLAT
 SHOWING LANDS OF
PMI NEWCO, LLC
 LOCATED AT NO. 40 CATHERWOOD ROAD
 VILLAGE OF LANSGO, TOMPKINS COUNTY NEW YORK

T. C. MILLER, P.E.
 100 ...
 100 ...

PARCEL A
TOTAL CONTACT
 1/2 ACRE
 52.5' x 310.0'
 1725.00 SQ. FT.

NEW SUBDIVISION PARCELS
PARCEL B
MEADOWS
 1/2 ACRE
 52.5' x 310.0'
 1725.00 SQ. FT.

PARCEL C
LOTS
 1/2 ACRE
 52.5' x 310.0'
 1725.00 SQ. FT.

PARCEL D
WOOD PARCEL
 1/2 ACRE
 52.5' x 310.0'
 1725.00 SQ. FT.

PARCEL E
WOOD PARCEL
 1/2 ACRE
 52.5' x 310.0'
 1725.00 SQ. FT.



TITLE INFORMATION:
 The Office of Planning and Development, Town of Lansing, New York, has approved this subdivision map for the proposed subdivision of the lands owned by PMI Newco, LLC, located at No. 40 Catherwood Road, Village of Lansgo, Tompkins County, New York, into five parcels, as shown on this subdivision map.

Parcel No.	Area (Acres)	Area (Sq. Ft.)
1	0.11	3800
2	0.11	3800
3	0.11	3800
4	0.11	3800
5	0.11	3800

Parcel No.	Area (Acres)	Area (Sq. Ft.)
6	0.11	3800
7	0.11	3800
8	0.11	3800
9	0.11	3800
10	0.11	3800

Parcel No.	Area (Acres)	Area (Sq. Ft.)
11	0.11	3800
12	0.11	3800
13	0.11	3800
14	0.11	3800
15	0.11	3800

Parcel No.	Area (Acres)	Area (Sq. Ft.)
16	0.11	3800
17	0.11	3800
18	0.11	3800
19	0.11	3800
20	0.11	3800

Parcel No.	Area (Acres)	Area (Sq. Ft.)
21	0.11	3800
22	0.11	3800
23	0.11	3800
24	0.11	3800
25	0.11	3800

Parcel No.	Area (Acres)	Area (Sq. Ft.)
26	0.11	3800
27	0.11	3800
28	0.11	3800
29	0.11	3800
30	0.11	3800

Parcel No.	Area (Acres)	Area (Sq. Ft.)
31	0.11	3800
32	0.11	3800
33	0.11	3800
34	0.11	3800
35	0.11	3800

Parcel No.	Area (Acres)	Area (Sq. Ft.)
36	0.11	3800
37	0.11	3800
38	0.11	3800
39	0.11	3800
40	0.11	3800

Parcel No.	Area (Acres)	Area (Sq. Ft.)
41	0.11	3800
42	0.11	3800
43	0.11	3800
44	0.11	3800
45	0.11	3800

NEEDS:
 1) All lots shall be paved with asphalt.
 2) All lots shall be graded to prevent ponding.
 3) All lots shall be planted with trees and shrubs.
 4) All lots shall be fenced with a 6-foot high white vinyl fence.
 5) All lots shall be maintained in accordance with the standards of the Village of Lansgo.
 6) All lots shall be insured for liability and fire damage.

NOTES:
 1) All lots shall be subject to the easements and covenants shown on this map.
 2) All lots shall be subject to the easements and covenants shown on this map.
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GENERAL NOTES:
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46	0.11	3800
47	0.11	3800
48	0.11	3800
49	0.11	3800
50	0.11	3800

Parcel No.	Area (Acres)	Area (Sq. Ft.)
51	0.11	3800
52	0.11	3800
53	0.11	3800
54	0.11	3800
55	0.11	3800

Parcel No.	Area (Acres)	Area (Sq. Ft.)
56	0.11	3800
57	0.11	3800
58	0.11	3800
59	0.11	3800
60	0.11	3800

Parcel No.	Area (Acres)	Area (Sq. Ft.)
61	0.11	3800
62	0.11	3800
63	0.11	3800
64	0.11	3800
65	0.11	3800

Parcel No.	Area (Acres)	Area (Sq. Ft.)
66	0.11	3800
67	0.11	3800
68	0.11	3800
69	0.11	3800
70	0.11	3800

Parcel No.	Area (Acres)	Area (Sq. Ft.)
71	0.11	3800
72	0.11	3800
73	0.11	3800
74	0.11	3800
75	0.11	3800

Parcel No.	Area (Acres)	Area (Sq. Ft.)
76	0.11	3800
77	0.11	3800
78	0.11	3800
79	0.11	3800
80	0.11	3800

Parcel No.	Area (Acres)	Area (Sq. Ft.)
81	0.11	3800
82	0.11	3800
83	0.11	3800
84	0.11	3800
85	0.11	3800

Parcel No.	Area (Acres)	Area (Sq. Ft.)
86	0.11	3800
87	0.11	3800
88	0.11	3800
89	0.11	3800
90	0.11	3800

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Parcel No.	Area (Acres)	Area (Sq. Ft.)
91	0.11	3800
92	0.11	3800
93	0.11	3800
94	0.11	3800
95	0.11	3800