

**Village of Lansing
Planning Board Meeting
Tuesday, August 28, 2018 at 7:00pm
The Village Office
2405 North Triphammer Rd.**

AGENDA

7:00 **Call to Order**

Public Comment

Informal Discussion for Village Park Environmental Assessment Form

Consider the Proposal by Hunt Engineers and Beer Properties, LLC

This proposal is for a cluster style development. The Board of Trustees has determined that further consideration, by the Planning Board, as to whether it is appropriate to develop as proposed the property bearing Tax Parcel # 45.2-1-47.2, which consists of approximately 40 acres of vacant land. The Planning Board will determine whether the developer has provided a comprehensive preliminary proposal so as to schedule a Developer's Conference, and to determine what recommendations should be made to the Board of Trustees by the Planning Board, all as provided in Chapter 145, Appendix A-1, Sections 4, 5 and 6 of the Village of Lansing Code.

**Approval of Minutes: March 12th & 27th, April 9th, May 14th & 29th, June 11th & 26th,
July 9th & 31st**

Trustee Report

Other Business as Time Permits-

10:00 **Adjourn**

Village of Lansing
 2405 North Triphammer Road
 Ithaca NY 14850
 (607)-257-8363

For Office Use only

Application No. _____ Permit No. _____
 Building Permit S. _____ Fees Rec'd. _____

APPLICATION FOR SUBDIVISION/REZONING/SPECIAL PERMIT/PDA

(If submitting for Special Permit approval, a Building Permit Application must be submitted at the same time)

Type of Application: () Subdivision () Rezoning () Special Permit (X) PDA	
Stage of Review: () Informal (X) Preliminary () Final () Amendment	
Project Name (if any): LANSING VILLAGE COTTAGES	
Street Address/Location of Project: MILLCROFT TRUST PROPS. (Between Craft Road and Millcroft Way)	
Total number of lots proposed (existing - new): <u>92 + 15 = 107</u> Project is: (X) Residential () Non-Residential () Mixed New Roads: (X) public () private () none	Land: Tax Parcel No. <u>Many</u> Lot Area: <u>41.19 Acres</u> Road Frontage: <u>750 feet (Craft Rd)</u> Parking Spes: <u>238</u> Existing Zoning: <u>MDR</u> Proposed Zoning: <u>PDA</u> Abutting Zoning Districts: <u>MDR</u>
Utilities: Water Supply: () Private (X) Public () None Sewage Disposal: () Private (X) Public () None	Building(s): Number of Stories: <u>1, 1.5, 2</u> Height of Structure: <u>< 35 feet</u> ft Largest Floor Area: <u>220,500</u> sq ft Area All Floors: Est. <u>330,000</u> sq ft No. of Dwelling Units: <u>107</u> No. of Buildings: <u>109</u>
Description of proposal: (Briefly) <u>We propose to construct a number of cottages, known as the "Lansing Village Cottages," situated close together in "neighborhoods" in cluster configurations. This arrangement is walkable and designed to support interaction among the residents, especially on their front porches and in their contiguous front yards. The cottages are intended for active people, generally empty nesters of 55 plus years, who value carefree living without the responsibility of home maintenance, shoveling snow, mowing lawns and so forth. Among the other advantages realized from cluster housing will be abundant common green space, trees, shrubbery and other native plants, walking and biking trails, common garden areas, and a community club house with an all-weather swimming pool. Reduced use of land resources, smaller structures and utilities located close together are expected to make living expenses quite economical for the residents.</u>	

Identification to be completed by all Applicants

Name	Mailing Address	Telephone
Owner: Present: Millcroft Trust Future: Beer Properties LLC	135 Bush Lane, Ithaca NY 14850 211 Hudson Street, Ithaca NY 14850	607 257-0877 607 273-5929
Agent Designated: Steven V. Beer	211 Hudson Street, Ithaca NY 14850	607 280-0512 (cell)
Contractor: To be determined		
Architect/Engineer: Hunt Engineers, Architects and Surveyors	100 Hunt Center, Horseheads, NY 14845	607 358-1000


I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his designated Agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of Designated Agent	Address	Date
	211 Hudson Street, Ithaca NY 14850	7/16/18

The undersigned hereby applies for premises ion to do the foregoing, in accordance with provisions of the New York State Uniform Fire Prevention and Building Code, State Energy Conservation Code, Village of Lansing Zoning Law, Village of Lansing Uniform Fire Prevention and Building Code Administration & Enforcement Law, and other laws and Regulations of the Village of Lansing, New York, or others having jurisdiction, and authorizes the right of entry to Officials of the Village of Lansing and their designated agents for purposes of inspections and affirms that all statements and information given herein and in attached documents are correct to the best of his/her knowledge and belief.

Number of pages in attached documents

(Applicant):  Date: 7/16/18

Signature of Landowner: ^{MILLCROFT TRUST} By  7/16/18

Do not Write Below this Line, Office Use Only

Application Review:	Approved	Denied	Comments:
Zoning Officer	()	()	
Code Enforcement Officer	()	()	
Department of Public works Supt.	()	()	
Special Permit	Approved	Denied	
Planning Board	()	()	Date ___/___/___
Board of Trustees	()	()	/Date / ___/___/___
Other	()	()	_____

Comments:

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

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

Soon after developing the initial concept for the Lansing Village Cottages, we consulted informally with officials of the Village, especially several persons associated with the Planning Board and the Mayor. In addition, we contracted with Hunt Engineers, Architects and Surveyors, the same firm that earlier had worked on development plans for the existing Millcroft Way subdivision and the balance of the Millcroft property. Informally, we described our project at meetings of both the Village Planning Board and the Village Board of Trustees. Because Chapter 145, Appendix A-2 of the Village Code specifies the steps required to seek approval of a PDA, we and our consulting engineers reviewed and studied it intensively. We have carefully prepared a proposal that now is respectfully submitted to the Village of Lansing Board of Trustees as our proposed PDA for **Lansing Village Cottages**.

Preliminary Proposal

Planned Development Area (PDA) Proposal to the Village of Lansing, NY for Development of the Remaining Millcroft Trust Land by Beer Properties LLC July 17, 2018

VILLAGE OF LANSING CODE

Appendix A-2 Planned Development Area (PDA) [Added 3-1- 2010 by L.L. No. 3-2010]

Section 4. Preliminary proposal.

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

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

- 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.

Attached following the proposal text are several 8.5" X 11" drawings produced by Hunt Engineers of the development plan for the 41.19 remaining acres of the Millcroft Subdivision, now termed the "Beer Subdivision." Figure 1 depicts the existing land use situation. Figure 2, is a diagrammatic layout that depicts the planned location of roadways, storm water retention reservoirs, individual residences with attached garages and driveways, the clubhouse and parking areas. Figure 3 is the same as Figure 2, but overlaid with current vegetative features. Figure 4 is the same as Figure 1, but overlaid with contour lines to provide viewers with an impression of the existing topography.

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

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

- (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.

We propose to construct a number of cottages, situated somewhat closer together in "neighborhoods" than permitted in the general Medium Density Zone of the Village. To compensate, our cluster configurations will integrate large amounts of shared green space that will provide natural plant growth, landscaped spaces including sidewalks, walking and bike trails and many substantial trees and much shrubbery. This arrangement is walkable and designed to support interaction among the residents, especially on their front porches and in their contiguous front yards.

The cottages are planned to appeal particularly to active people, generally empty nesters in their 55 plus years, who value carefree living without the responsibility of home maintenance, shoveling snow, mowing lawns and so forth. We anticipate considering the possibility of seeking a NYS floating zone to establish a new Senior Housing District in our proposed PDA to facilitate our intent to provide rental housing for senior citizens.

Among the other advantages realized from cluster housing are much common green space, walking and biking trails, common garden areas, a community club house with all-weather swimming pool. Reduced land needs, smaller structures and lower utility installation costs (based on the close proximity of the residences to each other) are likely to make building and living expenses quite economical for the residents.

The Lansing Village Cottages will be smaller than many of the homes recently built in the Village. The Cottages are planned for 800 to 1,200 square foot footprints, plus open front porches and single-car garages attached to the rear of the structures. Each residential unit will be designed to maximize accessibility and will be one, 1.5 or two stories in height (with a maximum of 35 feet). As each cottage is designed for regular occupancy by one or two persons, the smaller size and one to two stories is justifiable. Occasional visitors might occupy attractive loft spaces in a 1.5 story residence.

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

The subdivision will be served by municipal water and sewer connections. Heating and cooling is planned to be provided by high efficiency air-exchange electricity driven heat pumps. Much attention will be devoted to energy efficiency as the structures are

designed and built, including the individual residences and the community clubhouse with swimming facilities.

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 likely to comprise more than 25% of the overall development (given the planned construction of the community clubhouse and pools). Other phases are anticipated in succeeding 2-year segments, each comprising somewhat less than 25% of the overall development. Occupancy by the first residents is likely to occur in Autumn 2019.

Beer Properties LLC anticipates developing Phase One (two neighborhoods, the community clubhouse, swimming facilities and access roads thereto) utilizing its own assets and possibly additional assets of its members. Subsequent phases are likely to be financed from commercial sources.

As to "proposed amount and type of performance guaranty and/or financial security", once the Village grants approval, the applicants will provide the Village with such performance guaranty as is required by the Village.

- (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).

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

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

- (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.

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

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

Requirement	MDR Zoning Requirements	Proposed PDA Requirements	
		For Rental Units	For Subdivision
Minimum Lot Size	20,000 sq. ft.	N/A ⁽¹⁾	4,000 sq. ft.
Maximum Lot Coverage ⁽²⁾	15%	15%	40%
Minimum Street Frontage	100 ft.	N/A ⁽³⁾	45 ft.
Front Yard Setback ⁽⁴⁾	40 ft.	20 ft.	20 ft.
Side Yard Setback ⁽⁵⁾	20 ft.	15 ft. ⁽⁶⁾	7.5 ft.
Rear Yard Setback ⁽⁷⁾	40 ft.	40 ft.	20 ft. ⁽⁸⁾
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.
- (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.

The Millcroft Trust property is located in the MDR zone. Our engineers have depicted a possible location of lots within the property to be acquired (shown as Figure 5 following the text). That layout was used to develop possible layouts for the proposed PDA.

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

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

Number of Duplex lots: 46 Lots

Number of Units: Duplex lots X 2 = 92 Units

PDA allowed density: MDR zone lots, plus 25% = 115 Units

The proposed PDA for the Beer Subdivision to be located on the Millcroft Trust property differs mainly from that which could be developed without any changes in the MDR zone with respect to the size of the lots occupied by individual structures and the distances between buildings. The proposed set-backs of the planned structures are less and residences are closer to each other, thus ensuring that more shared green space is available to all residents. In addition, a particular sequence of development is planned. With the PDA, it would be quite clear what Beer Properties would develop and the nature of the proposed phased development approach.

The proposed PDA for the Beer Subdivision of approximately 41.2 acres is consistent with the "Comprehensive Plan 2015 – 2025" of the Village of Lansing. Chapters 3 and 4 of the Plan deal with the goals for the Village to 2025. Excerpts from the Plan are paraphrased below:

- P. 20 Encourage development with sidewalks and bike paths
- P. 20 Limit additional curb cuts in major roads of the Village
- P. 20 Build smaller more affordable housing
- P. 20 Build for the aging population

- P. 23 Plan for the growing population of elderly and mobility impaired
- P. 23 Have a broad range of high quality, safe housing for a diverse population
- P. 23 Support local zoning strategies
- P. 23 Allow for flexibility in residential density
- P. 23 Build homes in a variety of sizes
- P. 23 Consider cluster development
- P. 23 Build housing for the needs of seniors
- P. 23 Ensure that residential developments are independent and self-contained neighborhoods with internal street systems that discourage through traffic

Reference to the proposed PDA plan clearly shows that it is quite consistent with many goals stated in the Comprehensive Plan for the near future.

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.

EXHIBITS THAT DEPICT ASPECTS OF THE PDA PROPOSAL FOLLOW:

FIGURE 1: Existing present land use

FIGURE 2: Diagrammatic layout depicting the planned location of roadways, storm water retention reservoirs, individual residences with attached garages and driveways, the clubhouse and parking areas.

FIGURE 3: The same as Figure 2, but overlaid with current vegetative features.

FIGURE 4: The same as Figure 2, but overlaid with contour lines to provide viewers with an impression of the existing topography.

FIGURE 5: Possible location of lots within the property to be acquired assuming adherence to the MDR zoning specifications.

LAND USE: EXISTING - RESIDENTIAL (VACANT)
PROPOSED - RESIDENTIAL (PDA)

LAND USE: EXISTING - RESIDENTIAL (VACANT)
PROPOSED - RESIDENTIAL (PDA)

AREA - 41.101 ACRES

LAND USE: RESIDENTIAL (VACANT)

LAND USE: RESIDENTIAL (VACANT)

LAND USE: RESIDENTIAL

LAND USE: RESIDENTIAL

LAND USE: RESIDENTIAL

SECTION
1.5" = 100' HORIZONTAL SCALE
1" = 10' VERTICAL SCALE
DATE: 11/15/11
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
PROJECT: [Project Name]

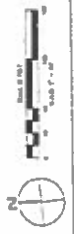


HUNT
ENGINEERS, ARCHITECTS, PLANNERS
1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1100
WWW.HUNTGROUP.COM

EXISTING CONDITIONS
LANSING VILLAGE COTTAGES
IN THE
VILLAGE OF LANSING
TOWNSHIP, COUNTY, NEW YORK

DATE	NOV 15 2011
SCALE	AS SHOWN
PROJECT	LANSING VILLAGE COTTAGES
CLIENT	[Client Name]
DESIGNER	[Designer Name]
CHECKER	[Checker Name]
DATE	NOV 15 2011

FIGURE 1



LAND USE: EXISTING -- RESIDENTIAL (VACANT)
PROPOSED -- RESIDENTIAL (RDA)

LAND USE: EXISTING -- RESIDENTIAL (VACANT)
PROPOSED -- RESIDENTIAL (PCA)

LAND USE: RESIDENTIAL
(VACANT)

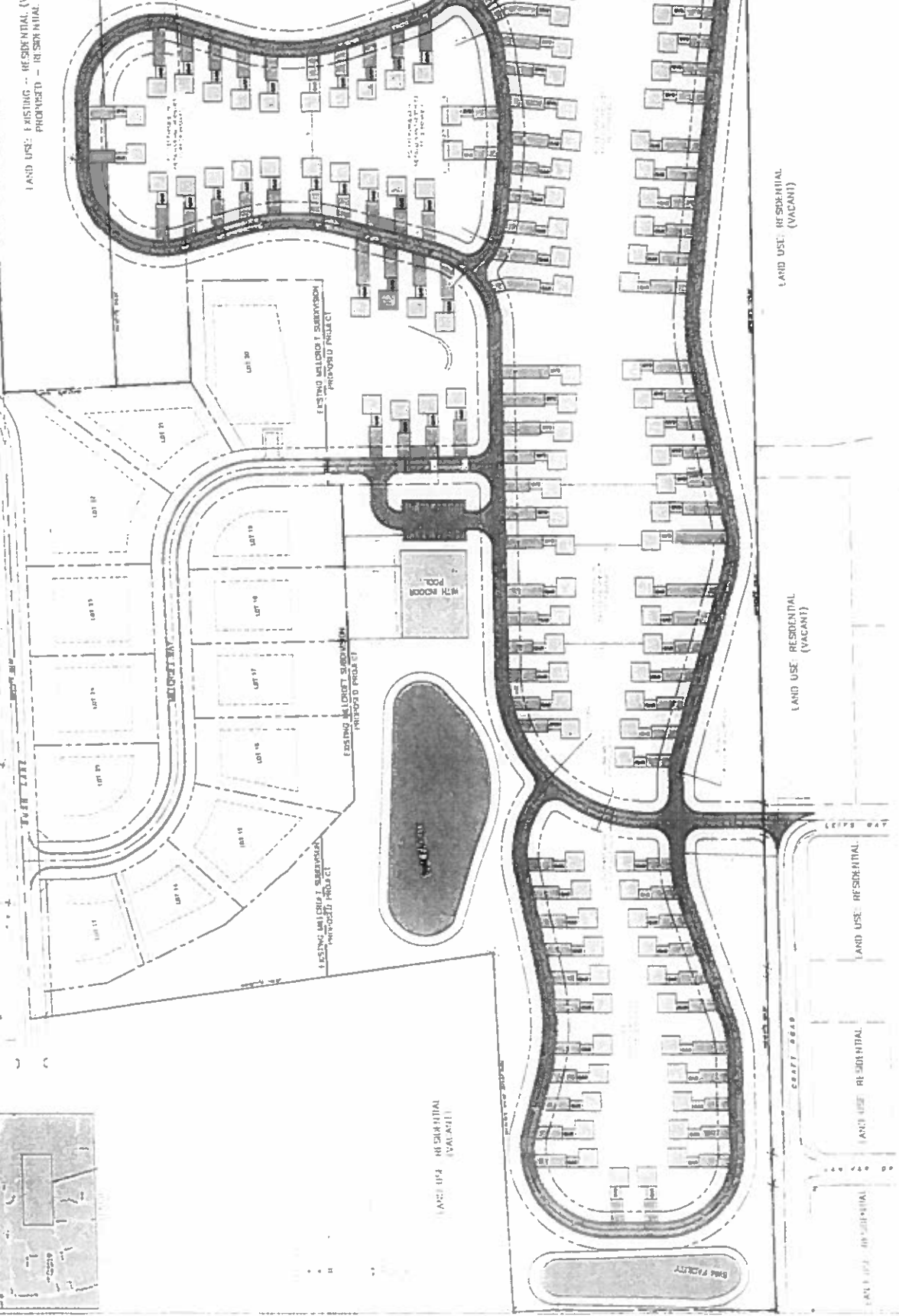
LAND USE: RESIDENTIAL
(VACANT)

LAND USE: RESIDENTIAL

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LAND USE: RESIDENTIAL
(VACANT)



1 TYPICAL ROAD CROSS SECTION

FIGURE 2

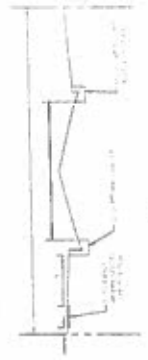
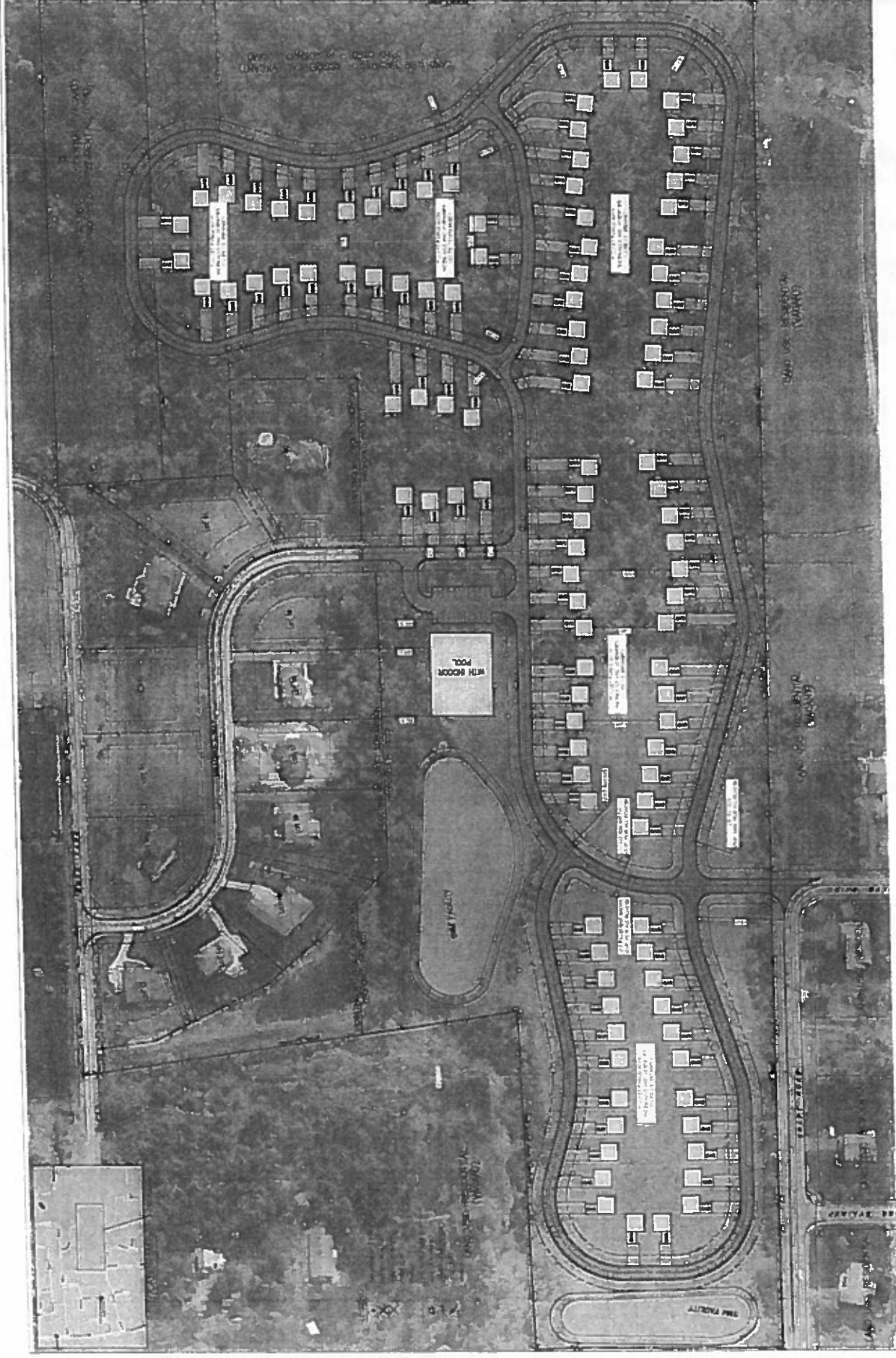


DATE	DESCRIPTION

HUNT
ENGINEERS ARCHITECTS SURVEYORS

SITE IMPROVEMENT PLAN WITH AERIAL
LANSING VILLAGE COTTAGES
BEER PROPERTIES, LLC
VILLAGE OF LANSING, TOWNSHIP OF LANSING, COUNTY OF WAYNE, MI

L2.1
PAGE 15 OF 15



1 TYPICAL ROAD CROSS SECTION
AS SHOWN

FIGURE 3

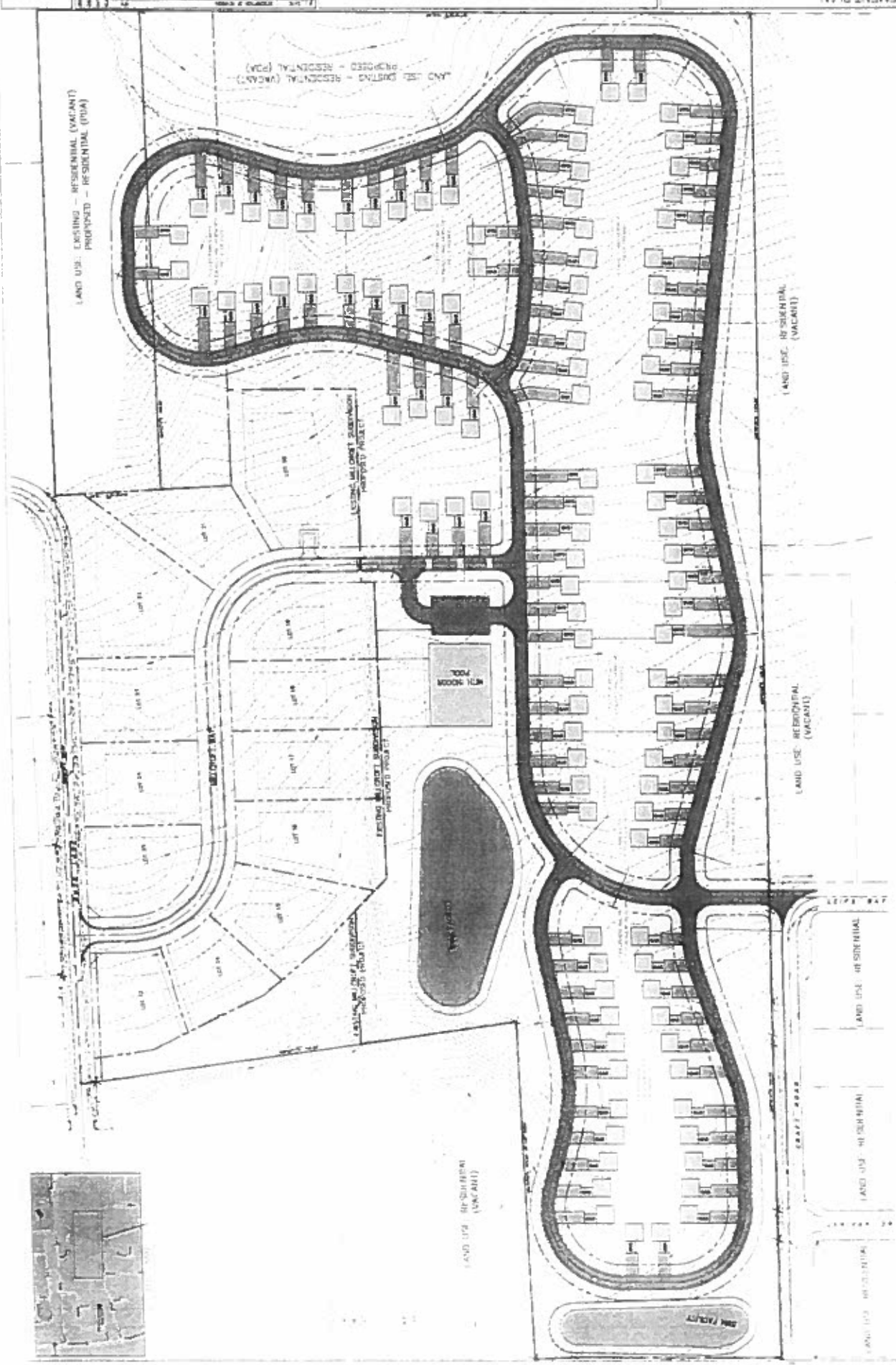


FIGURE 4

TYPICAL ROAD CROSS SECTION

