

**Village of Lansing
Planning Board Meeting
April 27, 2010**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:35 P.M. by
2 Chairman Ned Hickey. Present at the meeting were Planning Board Members Phil Dankert,
3 Mario Tomei, Maria Stycos, and Richard Durst; Alternate Board Member Lisa Schleelein;
4 Code Enforcement Officer Ben Curtis; Village Attorney David Dubow, Code Enforcement
5 Officer in training Marty Moseley; Trustee Liaison Lynn Leopold; Village Engineer Brent
6 Cross; residents Nick Vaczek and Larry Bieri; Lansing Fire Chief Scott Purcell; Trustee Julie and
7 SheffordBaker; and Jim Bold, Eric Goetzmann, and Gina Speno from Triax Management Group.
8

9 **Public Comment**

10 Hickey opened the public comment period. With no one to speak, Tomei moved to close the public
11 comment period. Seconded by Stycos. Ayes by Hickey, Stycos, Dankert, Durst, and Tomei
12

13 **Developers Conference and Public Information Meeting Regarding the Proposed PDA**

14 Hickey introduced Goetzmann and asked him to give a description of the proposed PDA project.
15 Goetzmann explained that Triax Management Group has been working with this specific tenant for 2
16 years. In the 2 years they have successfully convinced the tenant that this is the perfect location for their
17 new store. Goetzmann noted this is one of the last large commercial low traffic properties in the Village
18 to be developed. The property that is being discussed is west of the YMCA, north of the Shops at Ithaca
19 Mall, and south of Oakcrest Rd. The current zoning for the property is Commercial Low Traffic, and
20 Goetzmann is proposing to develop a portion of the property as residential, a portion as retail and the
21 remainder as a protected wetland. The residential component would be along the northern boundary of the
22 property where it borders Oakcrest Road and would be accessible from Oakcrest Rd. The residential
23 component would be senior housing, the need for which is identified in the Village's Comprehensive
24 Plan. Goetzmann stated building the residential structures on Oakcrest Road precludes any commercial
25 development on Oakcrest Road. There are 12 units of senior housing and 82,000 square feet of retail
26 space being proposed for the PDA. Goetzmann noted that the only access to the retail store would be
27 through the current ring road at the Shops at Ithaca Mall. There will be no connection except by
28 walkways from the senior housing component by which the retail store would be accessible.
29

30 Goetzmann explained that the Army Corps of Engineers has delineated about 1.4 acres of wetland on the
31 property. Goetzmann stated that they have been working with the Army Corps of Engineers, the Cornell
32 Lab of Ornithology, and their own environmental consultants to enhance the current wetlands as a bird
33 habitat. There will also be a twenty foot buffer strip around the wetlands that will be planted with a series
34 of native grasses. The wetlands and buffer would be forever wild and would not be mowed or otherwise
35 maintained in any way that would adversely impact the bird habitat. They will also create a buffer
36 between the residential portion of the project and the commercial portion.
37

38 Baker of 11 Hemlock Lane asked if the traffic would increase because of the development. Bold replied
39 that they performed a traffic study and that in most intersections, with the exception of Pyramid Dr. where
40 Tops was added, the traffic count is lower now than in 1999. Bold reported that there would be minimal
41 impact on the intersection of Oakcrest Road and Triphammer Road. Bold stated that Triax has submitted
42 a traffic study for the Village, which will be forwarded on to Fisher Associates, the Village's traffic
43 consultants, to analyze. Bold noted that the additional 82,000sf of gross leasable area (GLA) in the
44 commercial portion of the proposed PDA fits into the total GLA in their original approved special permit
45 to expand the mall. That special permit approved The Shops at Ithaca Mall to expand to a total GLA
46 (Gross Leasable Area) of 750,000 square feet. Goetzmann explained that they have been bringing in

1 retailers like Target, Borders, Best Buy, and Dicks, who have not been in this area before, to keep the
2 shopping located in a central location. Goetzmann added that their goal is to have a person only drive to
3 one location to meet all of their shopping needs, which reduces traffic on the roads. Bold added that in the
4 past 10 years shopping patterns have changed, and people want to have a one stop shopping destination.
5 Goetzmann stated that the Village has also greatly improved North Triphammer Road, which has helped
6 the traffic patterns and flow.

7
8 Vaczek of 22 St. Joseph Lane stated that the Village of Lansing is a walkable community and he hopes
9 the Village will incorporate that walkability into future developments. Vaczek explained that malls
10 around the country are centered on the commercial aspect, and the Shops at Ithaca Mall and Village have
11 done a nice job interfacing with the human scale of the community. Vaczek asked if there could be more
12 explanation on the combination of the residential and commercial components, and if Triax has developed
13 anything like this previously. Vaczek also asked if there have been other developments built like the
14 proposed PDA. Bold replied that there are other examples of this type of development in other parts of the
15 country. Bold explained that this is part of a new phenomenon that is called new urbanism, which is
16 where all the resources that are typically part of a community are combined in a walkable area. Bold
17 stated that this development would fit Ithaca very well because the community in Ithaca is an urban type
18 of culture, even though it is a small city. Goetzmann added that this is the first time that Triax
19 Management Group has proposed a project of this type. Goetzmann explained that they have looked at
20 various types of housing, and the single story housing works the best for senior housing and from a visual
21 perspective. Goetzmann noted that this would be one of the first developments that people see when
22 entering the Village. Goetzmann stated that it is a priority to make the project visually appealing. Vaczek
23 asked if the housing would be apartments, condominiums, or single family owner occupied units.
24 Goetzmann replied that they would be rental townhouses. Vaczek asked about the lighting of both the
25 commercial and residential components, and the walking areas. Bold replied that the lighting of the
26 residential component would not be out of the ordinary with residential housing standards. The
27 commercial component would have 30 foot tall light poles, which is half the height of the existing
28 lighting of the mall. Vaczek stated that there is light pollution that can be seen from Oakcrest Rd. during
29 the early hours of the morning, and that the proposed lights for the retail store might enhance that. Bold
30 replied that the mall lighting system should be on a lighting timer which reduces the light in the parking
31 lot after the mall closes at night, and that these lights for the new retail would also be on the same timer.
32 Bold stated that there would be a sidewalk connection towards the east end of the residential component
33 to connect to the sidewalk in front of the YMCA. The other connection would be a bridge cutting through
34 the wetlands connecting the residential component to a sidewalk in front of the proposed retail store.
35 Goetzmann added that the sidewalks would be a seasonal walking path due to liability issues. Goetzmann
36 added that when people transition into a different phase of life, they might make compromises to be closer
37 to certain locations.

38
39 Bieri of 86 Oakcrest Rd. stated that he was happy to hear that the light poles would be shorter at the new
40 retail store. Bieri noted that all the lighting up to Target is directed down not allowing the light to expand
41 to the sides. Bieri explained that the Target lights have light bulbs that hang down below the fixture,
42 which gives off more light pollution than the other style lights in the parking lot. Bold indicated he would
43 look into this issue. Bieri asked if there would be a walking path that follows the fire access road. Bold
44 replied that the fire road will serve three functions. The first would be a fire access road, the second
45 would be a walking path from Oakcrest Rd., and the third would let the Village DPW and NYSEG access
46 their utilities. Bold stated that the emergency access road would terminate at the rear of the new retail
47 center and would give emergency vehicles the ability to access the mall from Oakcrest Rd. if other means
48 of access were blocked. Bold also stated that the walkway will be lit during normal business hours. Bieri
49 expressed concern about street lights on Oakcrest Rd. and asked if trees could be planted in the parking

1 lot on islands between parking spaces. Bold explained that snow plows have a tendency of damaging the
2 trees, which then become a large maintenance item every year. Bieri suggested that plantings should be
3 extended to the restaurant on the corner of Oakcrest Rd. and Triphammer Rd.
4 Cheryl Hoffman of 7 Sun Downs Rd. asked if there would be a significant traffic impact on Oakcrest Rd.
5 because of the proposed PDA. Bold replied that since there will not be any vehicle access to the
6 commercial center from Oakcrest Rd., all commercial traffic will be forced to use the three main
7 entrances to the mall from Triphammer Rd. The only PDA traffic that would access Oakcrest Rd. directly
8 would be that from the residential component which would be minimal.
9

10 Vaczek asked where the proposed retail building will be in relation to the restaurant at 2 Hickory Hollow
11 Rd. and the Y.M.C.A. Bold stated it would be west of those buildings and pointed the locations out on an
12 aerial photograph. Goetzmann asked Hickey if the procedure now was to close the Public Information
13 Meeting (PIM) and move on to further business. Hickey stated that the Planning Board would keep the
14 PIM open in case someone had a question or comment at a later time. Dubow noted that it is legal to keep
15 the PIM open as long as it is closed by the end of the Planning Board meeting. Hickey stated that the
16 Planning Board will review some conditions suggested by Board Members from the previous meeting.
17 Those conditions and others added in the course of the discussion are as follows:
18

- 19 1. Confirmation from funding source(s) in a form approved by the Village Board of Trustees and
20 Village Attorney, ensuring that financing is committed for the construction of the senior housing
21 units and associated infrastructure.
- 22 2. Phasing plan indicating approximate start and completion dates for each of the proposed four
23 phases and any dependencies for each phase, together with financial and/or other security in favor
24 of an acceptable (in form and substance) to the Village Board of Trustees and Village Attorney in
25 the event of default in completing all phases properly and timely.
- 26 3. Full planting list for the wetland/bird habitat and surrounding buffer, including grass list, and
27 indicating general locations of the plantings.
- 28 4. Letters from utility companies including NYSEG, Bolton Point, and the Village of Cayuga
29 Heights confirming that sufficient capacity exists to allow connection and that no publicly funded
30 improvements will be necessary to allow such connection.
- 31 5. Landscape plan and buffer location for the west side of the property where it abuts a Residential
32 Zoning District.
- 33 6. Lighting plan approved by the Village of Lansing Lighting Commission.
- 34 7. Exact delineation of the wetland/bird habitat and surrounding buffer which will serve as a screen
35 between the residential and commercial components.
- 36 8. Approval by the Village of Lansing Engineer of site work, storm water management and
37 infrastructure plans; in the case of storm water management facilities that are not dedicated to the
38 Village, a storm water management maintenance agreement will be required. Upon final
39 construction having been completed, four (4) sets of as-built/record drawings and plans are to be
40 prepared and submitted to the Village Engineer together with a certification by the developer's
41 engineer (s) confirming that all construction has been completed as required.
- 42 9. Approval by the Army Corps of Engineers of plans pertaining to the preservation, replacement
43 and enhancement of delineated wetlands.
- 44 10. Approval of the traffic study and pedestrian connections by Fischer Associates, the Village's
45 traffic consultants.

- 1 11. Approval by the Village of Lansing Superintendant of Public Works of design details related to
2 Village infrastructure including, but not limited to, proposed road connections to Oakcrest Road
3 and alterations to the existing mall emergency access road which includes a Village sewer
4 easement.
- 5 12. Satisfactory completion by the Village of Lansing Planning Board of (i) its review of the SEQR
6 LEAF and (ii) it's recommendations to the Village Board of Trustees related thereto.
- 7 13. Plan showing the locations and design of pedestrian connections between the YMCA, the senior
8 housing units and the retail center.
- 9 14. Document describing the exact criteria that residents of the senior housing units must meet, and
10 an agreement and other supporting documentation ensuring that the senior housing units will be
11 reserved for that use only.
- 12 15. Maintenance agreement to ensure that the wetland/bird habitat and surrounding buffer will be
13 maintained per the plan approved by the Village of Lansing and the Army Corps of Engineers,
14 including, but not limited to, replacement of plants, trash removal and deer protection.
- 15 16. District regulations (use and dimensional) consistent in format with those of other Zoning
16 Districts in the Village of Lansing, including, but not limited to, possible special permit approval
17 requirements.
- 18 17. Written approvals, as required, from all other federal, state and local governmental agencies.
19

20 Hickey asked Lansing Fire Chief Purcell if he would comment on emergency access to the mall and what
21 the plan is for the fire station on Oakcrest Rd. Purcell noted that in the 24 years that he has served in the
22 fire department, he cannot remember a time that the fire department used the access road from Oakcrest
23 Rd. Purcell stated, however, that having the access road is still a good idea for emergencies. With regard
24 to the fire station, Purcell explained that the fire department is working on an addition to the central
25 station on Ridge Road and that is their current priority. At some time in the future, they would like to
26 enlarge the Oakcrest Rd. fire station, or completely rebuild it.

27 Hickey noted in Section 2 E of Appendix A-2 of the Village Zoning Law, the Planning Board, the Board
28 of Trustees and the developer need to address the location of the buffer between the residential and
29 commercial uses on the parcel. Hickey asked if the land would be subdivided. Goetzmann stated that it
30 would not be, because the retail tenant wants to lease the land which would give the tenant a separate tax
31 parcel number, but not create a separate lot. Dubow noted that the language in Appendix A-2 section 2-E
32 might need to be altered if it causes confusion. Dubow explained that the key word is use, and that the
33 buffer is required to extend the full length between a residential and a non residential use, and the buffer
34 must be located wholly in the area of the non residential use. Dubow stated that there is a residential and
35 a commercial use to the proposed PDA, and that the buffer is supposed to be located in the area of the
36 commercial use. Dubow noted that the buffer could be located on the commercial use side of the PDA as
37 long as it did not infringe on the residential side. Dubow explained that the PDA will have its own zoning
38 district regulations. Dubow stated that if the PDA is one lot, the developer might not have to designate a
39 line per se separating the commercial and residential uses. If the property was to be subdivided, however,
40 then the property line for the commercial parcel would need to encompass the buffer. Bieri asked who
41 would be maintaining the buffer. Dubow stated that a maintenance agreement would be part of the PDA,
42 and the Planning Board would make a recommendation to the Board of Trustees as to the maintenance
43 requirements, who will maintain the buffer and how maintenance will be ensured. Hickey noted that in

1 the existing Zoning Law, the developer is required to maintain the buffer in perpetuity. Hickey explained
2 for example that at the bottom of St. Joseph Lane a pine tree, which was part of a buffer, died and the
3 developer is working on getting it replaced.

4 Cross asked where the stormwater discharge from the Y.M.C.A. detention pond is and if it would be
5 impacted. Bold replied that the Y.M.C.A pond discharges into the 72 inch pipe on the side of the ring
6 road. Cross noted that there is a retention and detention basin in the northwest corner of the mall property
7 that would be impacted. Bold stated that there would be a minor out fall alteration to the pond along the
8 ring road which would allow the slip road to enter behind the new retail center. Bold noted that the
9 alterations don't impact any of the existing storm water management system drainage. Cross asked if the
10 wetlands that are to be impacted are on an official map. Bold replied that they were not mapped, but the
11 Army Corps of Engineers took jurisdiction and delineated an area of wetlands. Cross asked if he could
12 see some documentation associated with the wetland delineation. Bold will provide the documentation.

13 Cross asked where the roof line of the new building would be compared to the Y.M.C.A roof line. Bold
14 replied that he did not know, but could figure it out if needed. Cross asked what the grade difference
15 would be where the new parking lot abutted the Y.M.C.A. property, and if there is a need for a structural
16 retaining wall. Bold stated that there would be a 10-12 foot height difference and there would not be a
17 need for a retaining wall based on the soil types. Cross asked if the sewer lines would be dedicated to the
18 Village. Bold replied that they would not. Cross asked that Triax provide estimated calculations on the
19 predicted sewer capacity the development will require. Cross asked if the road for the residential parcel
20 would be dedicated to the Village. Bold replied that it would not. Curtis asked for a plan for the
21 pedestrian walkways, and documentation explaining how the senior housing will be maintained as senior
22 housing. Hickey added that there also needs to be documentation on how the senior housing will be
23 maintained and operated. Bieri asked if there had been a study performed to see if senior housing is
24 needed in the Village. Goetzmann stated that the County produced a report indicating a need for
25 additional housing units, and the Village's Comprehensive Plan identifies providing senior housing
26 options as a goal. Curtis noted that the district regulations need to be nailed down. Bold asked if he could
27 meet with Curtis and Moseley to discuss the regulations. Curtis encouraged Bold to do so. Dubow noted
28 that Triax needed to focus on the phasing and the financing, which must be reviewed by Dubow and
29 approved by the Board of Trustees. Curtis stated that there needs to be a maintenance program in place
30 for the buffer in between the commercial and residential uses; including protecting the plantings against
31 deer. Bold asked what had been done about the deer problems in the Village. Leopold stated that there are
32 hunters who bow hunt in the Village and that they have harvested about 40 deer this year, and the cars
33 killed about 60 deer.

34 Hickey stated that the next step is to publish a final list of conditions that both the Planning Board and the
35 developer agree on. Hickey noted that when that is completed the Planning Board will make a
36 recommendation to the Board of Trustees. Goetzmann asked if the financing disclosure requirements
37 pertained only to the residential housing. Hickey and Dubow explained that the Village's concern is
38 ensuring the senior housing is built and the financing could be linked to the phasing. Triax needs to try
39 and make the Village feel secure with their phasing and financing plan. Goetzmann asked if they wanted
40 the phasing of the residential component. Dubow responded that it should include the residential
41 component as well as the commercial component.

42 Bold handed out a revised and corrected Environmental Assessment Form. The Planning Board reviewed
43 the LEAF (Full Environmental Assessment Form). Bold noted that Curtis was given the archeological

1 study. Bold pointed out that they decreased the amount of fill to 40,000 yards that will have to be
2 removed. Hickey asked what the phases would be. Goetzmann stated that the first phase would be the site
3 work for the residential and the commercial components, the commercial building, the buffers and
4 wetland enhancement, and the first residential building. The second phase is the second residential
5 building. The third phase is the third residential building. The fourth phase is the fourth residential
6 building. Hickey explained that GLA is gross leased area. . Curtis asked if the approved Gross Leasable
7 Area (GLA) is in reference to Special Permit 1466 approved in 1999 which permitted The Shops at Ithaca
8 Mall to expand to a total GLA of 750,000 square feet. Bold replied that it was.

9 Dankert moved to close the Public Information Meeting. Second by Durst. Ayes by Hickey, Stycos,
10 Tomei, Durst, and Dankert.

11

Reports

12 *April 19th Trustees Meeting*- Durst reported that the Board of Trustees discussed the phone and internet
13 options for the Village office and department of public works. Durst reported that brush pick up will be in
14 May, the taxes are lower than other towns or villages, the Village will be building an addition on to the
15 DPW garage for equipment, street sweeping is finished, and the Village election will be at the Village
16 Office on the 27th of April. Tree trimming on Triphammer Rd. was discussed, and Leopold reported on
17 the Marcellus Shale Rock issues.

18

Adjournment

19 Durst moved to adjourn at 9:15. Seconded by Dankert, Ayes by Hickey, Stycos, Tomei, Durst, and
20 Dankert
21