

**Village of Lansing  
Planning Board Meeting  
April 11, 2011**

1           The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by  
2 Chairman Mario Tomei. Present at the meeting were Planning Board Members, Phil Dankert, Richard  
3 Durst, Maria Stycos, and Lisa Schleelein; Alternate Board Member Jonathan Kanter; Trustee Pat  
4 O'Rourke; Code Enforcement Officer Marty Moseley; Village Attorney David Dubow; Trustee John  
5 O'Neill, Residents Ned Hickey, Jeff Scott, Phil and Yasamine Miller, Bill and Nora Shang, Anders Ryd,  
6 and Carol Klepack; Jim Bold and Eric Goetzmann from Triax Group LLC; and Community Party  
7 Observer Julie Baker.

8  
9           **Public Comment Period**

10           Tomei opened the public comment period. O'Neill indicated that emergency access that connects  
11 Jon Stone Circle (Lansing Trails II) to Ayla Way (Lansing Trails I) is being abused by other individuals  
12 who are trying to find a short cut. O'Neill noted that in 2008 Ivar Johnson requested to close the  
13 emergency access connection, which was approved by the Lansing Fire Chief, the previous Code  
14 Enforcement Official, and the previous Planning Board Chairman. O'Neill stated that there was a  
15 barricade installed previously, but has since been removed. O'Neill would like to request that the  
16 emergency access road be closed to prevent traffic from using Ayla Way as a shortcut. Tomei noted that  
17 the emergency access is required by Village Code. Dubow explained that during the approval process for  
18 this specific subdivision, the Planning Board attached a condition to the final plat that requires both the  
19 Fire Chief and the Village Engineer to approve the construction and maintenance of the emergency access  
20 road. Dubow added that the emergency access road is only to be for potential emergency situations and  
21 can be removed upon the Lansing Trails II subdivision making the contemplated connection to the  
22 Lansing Trails I subdivision (Janivar Drive). Dubow noted that the Village subdivision regulations state  
23 that if more than 20 units in a subdivision are built there is then a requirement for a second means of  
24 ingress and egress. Dubow added that the Village has been trying for years to ensure implementation of a  
25 system by the developer that maintains the emergency access aspect but does not allow the general public  
26 to use the emergency access connection. Dubow pointed out that there is a legal need for the emergency  
27 access road to stay open, which is important to the life safety aspect of the neighborhoods in question.  
28 Dubow stated that the Village also has an obligation to follow its own regulations. O'Neill noted that he  
29 did not agree with Dubow's statements. Dubow noted that the Village would like to have some sort of  
30 barricade installed so that only the emergency vehicles could use the access road as originally intended.  
31 Dubow pointed out that the Village has recently tried to work with Ivar Jonson's engineer to develop an  
32 effective barricade. Dubow added that the Village cannot install any barricade due to Jonson owning the  
33 land, and it is up to the developer to install and maintain the barricade. Scott indicated that there had been  
34 a light gauge chain installed without a lock on it before, but it was not effective. Dubow noted that he  
35 understood that the Village Engineer and the Fire Chief had come to an agreement on what needed to be  
36 done about the continuation of the emergency access road. Moseley indicated that he had the email  
37 conversation between the Fire Chief and the Village Engineer. Moseley added that he could supply them  
38 to O'Neill. O'Neill indicated that he would talk to Jonson about the issue at hand. O'Neill pointed out that  
39 Jonson is close to connecting to Janivar Drive from Nor Way. Dubow agreed that Jonson is close, but  
40 until the connection is made the emergency access needs to be maintained. Scott asked if the original  
41 subdivision conditions indicated where the emergency access point was to be located. Dubow indicated  
42 that condition #24 referenced Bomax Circle extending to Ayla Way. Scott noted that the current condition  
43 of the emergency access road is very rough and would be comparable to someone driving over the access  
44 point that will connect to Janivar, which then would be a third egress component. Dubow noted that the  
45 Village Engineer is required to sign off on the connection to Janivar, and until that has been satisfied the  
46 current emergency access point needs to be maintained.

47 Kanter asked if there were building permits that needed to be issued to Jonson that could be used  
48 as leverage in order to bring the emergency access road into compliance. Moseley indicated that there are  
49 currently 6 building permits that have been issued to Jonson, which are the last building permits for Phase  
50 1 of the Lansing II Subdivision. Dubow noted that Jonson was recently considering the idea of  
51 transferring some of the building permits from Phase 1 over to Phase 2 of Lansing Trails II which would  
52 then enable Jonson to make the connection to Janivar Drive. Moseley noted that he had talked with Larry  
53 Fabbroni, Jonson's engineer, who indicated that Jonson decided that he should just finish the Phase 1  
54 construction first. O'Neill noted that Jonson will be at 20 housing units. Moseley added that Jonson will  
55 not be able to build any more units, after he finishes the 6 units that he currently had building permits for,  
56 until he makes the connection to Janivar Dr. Tomei added that Brent Cross (Village of Lansing Engineer)  
57 commented on the situation at hand and indicated that he would not recommend closing off the  
58 emergency access road.

59 With no one else wishing to speak Stycos moved to close the public comment period. Seconded  
60 by Dankert; Ayes by Tomei, Dankert, Durst, Schleelein and Stycos.

61

62 **Lansing Meadows PDA Discussion**

63 Tomei explained that Goetzmann and Bold would be discussing the pedestrian connection  
64 condition to be met by the developers with respect to connecting the senior housing portion to the retail  
65 portion of the PDA (Planned Development Area). Bold explained that there would be a sidewalk in front  
66 of the proposed senior housing which would stretch east to connect to a sidewalk that would then stretch  
67 south to eventually connect to the current sidewalk in front the YMCA. Bold added that there would also  
68 be a sidewalk that stretched in a western fashion and would end at the Lansing Fire Station's property  
69 line. Bold noted that the existing emergency access road will be a pedestrian walking path that would  
70 connect to a one way street behind the BJ's Store. There would then be a designated and stripped walking  
71 shoulder that would connect to a sidewalk in front of the BJ's Store and would eventually connect to the  
72 BJ's Store. Bold explained that it was their understanding that the Village desired to have a connection to  
73 the YMCA from the senior housing portion of the PDA, and to have a connection from Oakcrest Road to  
74 the BJ's Store. Durst asked if the walking path that connected Oakcrest Road to the BJ's store would be  
75 paved. Bold indicated that the path in question would not be paved because it would be a seasonal path.  
76 Tomei asked Bold and Goetzmann for a final draft of the pedestrian connections. Bold indicated that the  
77 pedestrian connection is meant to deal with only the senior housing portion of the PDA and it was not  
78 meant for the general public to use. Kanter asked why the walking path that connected Oakcrest Road to  
79 the BJ's store was only intended to be seasonal. Goetzmann noted that it is large liability issue to keep the  
80 pathway open all year. Bold explained that with the proposed sidewalk and the existing sidewalk, of both  
81 the Village and the mall, there would be a complete sidewalk connection from the proposed senior  
82 housing to the new BJ's store. Bold noted that the proposed sidewalk that connects to the YMCA  
83 sidewalk will be maintained year round. Bold stated that the emergency access road width was increased  
84 by 4 feet to accommodate the walking path. Stycos noted that the individuals that are in the proposed  
85 senior housing would probably walk along the YMCA sidewalk instead of walking behind the BJ's store  
86 walking path. Tomei asked who maintained the current sidewalks. Moseley noted that the Village DPW  
87 (Department of Public Works) maintains the sidewalk in front of the YMCA, and the Shops at Ithaca  
88 Mall maintains the other portion of sidewalk that enters onto the mall property. Bold confirmed that the  
89 mall maintains the existing sidewalks that are on their property. Tomei asked the Board's opinion for the  
90 necessity for the walking path that connects Oakcrest Road to the BJ's store. Bold asked if it would be  
91 appropriate for him to return to the next Planning Board meeting with a plan that eliminated the  
92 pedestrian connection from Oakcrest Road to the rear of the BJ's store. Schleelein asked if the current  
93 access road off of Oakcrest Road would continue to be an access road. Bold indicated that it would be an  
94 access road for the Village DPW and NYSEG (New York State Gas and Electric) for maintenance and  
95 repair purposes. Bold added that the rest of the access road would not connect to the rear parking lot of  
96 the mall, as it does now. Tomei asked who would be maintaining the proposed sidewalk that would be

97 connecting to the sidewalk, in front of the YMCA, that the Village currently maintains. Bold noted that  
98 the Village would presumably maintain the new section that is proposed to be in their right of way, and  
99 Triax group would maintain the rest of the sidewalk since it would be on their property. Bold asked if the  
100 road turn around, at the end of Hickory Hollow Road, was being utilized by the Village. Moseley  
101 indicated that they would need to talk to John Courtney, the Village Superintendent of Public Works.  
102 Bold wondered if the sidewalk could cut across the turnaround area instead of going around the turn  
103 around. Tomei asked for a new map that indicated where the sidewalk would be proposed. Bold indicated  
104 that they would have the drawing for the next Planning Board meeting.

105

106 **Lansing Reserve PDA Update**

107 Tomei indicated that the Trustees have given an informal referral to the Planning Board for the  
108 proposed Lansing Reserve PDA. Tomei added that the process is still in the control of the Trustees  
109 because they have not given a formal referral. Tomei summarized Appendix A-2 of the Village Code up  
110 to section . The section in question from Appendix A-2 reads as:

111 *Appendix A-2 Section 1. Purpose and Intent.*

112 *A. The purpose and intent of a Planned Development Area (PDA), also known as a Planned unit*  
113 *Development (PUD), as authorized by Section 7-703-a of the New York State Village Law, is to*  
114 *(i) provide for residential, commercial, industrial or other land uses, or a mix thereof, in which*  
115 *economies of scale, creative architectural or planning concepts and open space preservation may*  
116 *be achieved by a developer in furtherance of the Village Comprehensive Plan and this Chapter*  
117 *145, and (ii) introduce a degree of flexibility in conventional land use and design regulations*  
118 *which will encourage development in an imaginative and innovative way while through the*  
119 *process of review, discussion and law change, ensuring efficient investment in public*  
120 *improvements, a more suitable environment and protection of community interest. This Appendix*  
121 *A-2 is primarily related to achieving innovations in residential development and mixed*  
122 *development so that the demand for housing at all economic levels can be met by greater variety*  
123 *in type, design and siting of dwelling units and nonresidential facilities and so that the*  
124 *conservation and more effective use of limited land can be achieved.*

125 *B. It is recognized that certain types of nonresidential development are beneficial to the Village*  
126 *and would not contravene the long range Comprehensive Plan and the objectives of this Chapter*  
127 *145 if they adhere to certain predetermined performance and design conditions. The planned*  
128 *development is to be used to enable these nonresidential developments to occur even though they*  
129 *may not be specifically permitted by §§ 145-36 through 145-50 of this Chapter 145.*

130 *C. This Appendix A-2 further recognizes that, while the standard land use control function (use*  
131 *and bulk) and the subdivision function (platting and design) are appropriate for the regulation of*  
132 *land use in the Village, these controls represent a type of pre-regulation, regulatory rigidity and*  
133 *uniformity which may be adverse to the objectives of land development contained in the planned*  
134 *development concept. Further, this Appendix A-2 recognizes that a rigid set of space*  
135 *requirements along with bulk and use specifications would frustrate the application of this*  
136 *concept.*

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

142 *Section 2. Objectives.*

143 *In order to carry out the purpose and intent of this Appendix A-2, a PDA must achieve the following*  
144 *objectives:*

145 A. A maximum choice in the types of environment, occupancy tenure (e.g., cooperatives,  
146 individual ownership, condominium, leasing), types of housing, lot sizes and community facilities  
147 available to existing and potential Village residents at all economic levels.

148 B. More usable open space and recreation areas.

149 C. More convenience and flexibility in the location of any nonresidential facilities.

150 D. The preservation of trees, drainage ways, outstanding natural topography and geological  
151 features and prevention of soil erosion.

152 E. A creative use of land and related physical development which allows an orderly transition of  
153 land from non-residential uses to residential uses; such transition must have a physical buffer  
154 area which (i) is at least 25feet in depth, (ii) extend the full length of any non-residential use,  
155 and(iii) is wholly within the area of the non-residential use.

156 F. An efficient use of land resulting in smaller networks of utilities and streets and thereby  
157 lowering housing and community costs.

158 G. A development pattern in harmony with the long range objectives of the Comprehensive Plan.

159 H. A more desirable environment than would be possible through the strict application of other  
160 sections of this Chapter 145.

161 Section 3. General considerations.

162 A. Location. A PDA is permitted in any basic district on any lot or lots in the aggregate being  
163 more than five (5) acres.

164 B. Permitted land uses. All residential land uses are permitted in a PDA, and any non-residential  
165 land uses will be permitted if the developer can demonstrate that such uses will (i) promote the  
166 long-range objectives of the Village Comprehensive Plan and this Chapter 145, (ii) contribute to  
167 the quality of the proposed development for the area, and (iii) lead to the direct or indirect  
168 enhancement of the surrounding neighborhood in terms of open space, vehicular and pedestrian  
169 traffic movement, community operating costs, landscaping, preservation of natural features and  
170 an improved living environment.

171 C. Density. A proposed PDA may include an increase in residential density of up to twenty-five  
172 percent (25%) over the maximum density achievable through application of the minimum lot size  
173 dimension of the underlying basic district(s).

174 D. Commercial development. The development aspects of a PDA shall demonstrate that the  
175 combination of commercial activity with a residential development in the area will (i) result in a  
176 more efficient use of land and (ii) benefit both the residential and commercial developments  
177 of the PDA and the Village as a whole.

178 E. Infrastructure. A proposed PDA will be evaluated, in part, against existing and planned  
179 capacity of infrastructure systems - roads, water, sewer, energy, etc. While the Village  
180 encourages developers to propose infrastructure improvement and upgrading at their own cost,  
181 the Village also reserves the right to not proceed with a PDA proposal which would improve or  
182 upgrade infrastructure systems within a specifically defined area too out of step with currently  
183 planned land use changes, and would thus impose undue pressures on adjoining or intervening  
184 properties and/or infrastructure.

185 Section 4. Preliminary proposal.

186 A. Any developer proposing a PDA shall submit his or her written request to the Board of  
187 Trustees, with a copy to the Planning Board at the same time, in the form of a preliminary  
188 proposal, which must include:

- 189 (1) A sketch development plan showing existing and proposed land uses,  
190 the approximate locations of proposed buildings and other  
191 improvements, existing and/or proposed buffers, existing and  
192 proposed open spaces, existing topographic characteristics, the  
193 approximate location of current and proposed streets and easements,  
194 any property proposed to be dedicated to the Village, and the existing

- 195 *land uses immediately adjacent to the proposed PDA.*  
196 (2) *A written description and explanation of the character and purpose of*  
197 *the proposed PDA, including the type and density of any residential*  
198 *and non-residential development proposed; estimated building sizes*  
199 *and heights; estimated parking space requirements; proposed*  
200 *vehicular ingress and egress locations; proposed water and sewage*  
201 *systems and infrastructure; a general statement of proposed financing*  
202 *of the project; an indication of the expected timetable and phasing for*  
203 *development; the manner in which phasing of the development will*  
204 *be controlled so that simultaneous development of different project*  
205 *elements will be in reasonable proportion to one another; and the*  
206 *proposed amount and type of performance guaranty and/or financial*  
207 *security to be provided by the developer.*  
208 (3) *Preliminary information regarding environmental issues likely to be*  
209 *addressed in the environmental review of the PDA, which*  
210 *environmental review will be required for all PDA proposals,*  
211 *together with a preliminarily prepared Part 1 of a Full*  
212 *Environmental Assessment Form in accordance with the applicable*  
213 *provisions of the State Environmental Quality Review Act under*  
214 *Article 8 of the Environmental Conservation Law and the*  
215 *implementing regulations codified in Section 617 of Title 6 of the*  
216 *New York Code of Rules and Regulations (SEQRA).*  
217 (4) *A written description of proposed permitted uses within the PDA*  
218 *(and any related requirements therefor), proposed lot sizes, proposed*  
219 *lot setbacks, proposed lot coverage restrictions and other proposed*  
220 *dimensional and zoning district type regulations.*  
221 (5) *A written statement and explanation as to the differences between the*  
222 *proposed PDA and what would otherwise be permitted to be*  
223 *developed in the proposed PDA under the current provisions of this*  
224 *Chapter 145, and why the proposed PDA would be of benefit to the*  
225 *Village as a whole.*

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

236 *Section 5. Developer's conference.*

237 *Within forty-five (45) days after the Planning Board has determined at a duly held meeting that a*  
238 *complete preliminary proposal has been properly submitted together with a fee of two hundred*  
239 *fifty dollars (\$250.00), the Planning Board shall hold a developer's conference with the*  
240 *developer to review the proposed PDA. The Village shall send written notice by mail to all*  
241 *owners of Village property contiguous to the boundaries of the property under consideration.*  
242 *Such notice shall state the nature of the proposed PDA and developer's conference, the time and*  
243 *place of the conference and such additional information as shall be deemed appropriate by the*  
244 *Planning Board. In addition thereto, the Village Planning Board shall publish a legal notice*

245 *providing that such developer's conference shall also serve as a public information session with*  
246 *respect to the proposed PDA, which notice shall likewise state the time and place of the*  
247 *conference and the same additional information as provided in the notice to the contiguous*  
248 *property owners. Such notice to the contiguous property owners shall be mailed no less than ten*  
249 *(10) days prior to the developer's conference and publication of the Village Planning Board's*  
250 *legal notice shall likewise be published no less than ten (10) days prior to the developer's*  
251 *conference. If it is determined following the developer's conference and any additional review*  
252 *and deliberation undertaken by the Planning Board that the preliminary proposal seems to be in*  
253 *accordance with general planning objectives for the area and the intent and objectives of this*  
254 *Appendix A-2, the Planning Board and developer shall thereupon jointly consider the conditions*  
255 *and specifications under which the Planning Board might recommend further action by the Board*  
256 *of Trustees, which conditions and specifications shall be reduced to writing by the Planning*  
257 *Board.*

258 *Section 6. Further action by the Planning Board.*

259 *A. If after the developer's conference and the further deliberation by the Planning Board*  
260 *agreement cannot be reached as to conditions and specifications under which the Planning*  
261 *Board might recommend further action by the Board of Trustees, the Planning Board shall within*  
262 *thirty (30) days thereafter recommend to the Board of Trustees that no further action on the*  
263 *proposed PDA be taken. Such recommendation shall include a summary of the Planning Board's*  
264 *findings with respect to its determination.*

265 *B. If, after the developer's conference, the further deliberation by the Planning Board, and the*  
266 *establishment of conditions and specifications under which the Planning Board might commend*  
267 *further action by the Board of Trustees, the developer wishes to proceed with the PDA proposal,*  
268 *the developer shall submit to the Planning Board a written statement of intent to comply with the*  
269 *conditions and specifications as established. In such case, upon receipt and acceptance by the*  
270 *Planning Board (at a duly held meeting) of the developer's written statement of intention, the*  
271 *Planning Board shall, within thirty (30) days thereafter, forward to the Board of Trustees its*  
272 *recommendation (i) to proceed further with consideration of the proposed PDA in accordance*  
273 *with the developer's statement of intent and (ii) to consider such legislative/zoning action as the*  
274 *Board of Trustees may deem appropriate to establish the proposed PDA. Such recommendation*  
275 *shall include:*

- 276 *(1) A statement as to the effect of the proposed PDA on (i)*  
277 *the objectives of the Comprehensive Plan and this Chapter*  
278 *145 and (ii) the character of the neighborhood.*
- 279 *(2) A statement of the conditions, specifications and*  
280 *requirements upon which agreement has been reached with*  
281 *the developer and which the developer will be obligated to*  
282 *abide by in developing the proposed PDA.*
- 283 *(3) The developer's statement of intent to comply with the*  
284 *required conditions and requirements.*
- 285 *(4) The amount and type of performance guaranty and/or*  
286 *financial security which the Planning Board believes*  
287 *developer should be obligated to provide.*
- 288 *(5) Such other information and/or materials that the Planning*  
289 *Board determines will be helpful to the Board of Trustees in*  
290 *its deliberations as to the proposed PDA and whatever*  
291 *legislative/zoning action the Board of Trustees may*  
292 *undertake, including, but not limited to, information and/or*  
293 *materials relevant to the environmental review of the*  
294 *proposed PDA.*

295 *Section 6. Further action by the Planning Board.*

296 *A. If after the developer's conference and the further deliberation by the Planning Board*  
297 *agreement cannot be reached as to conditions and specifications under which the Planning*  
298 *Board might recommend further action by the Board of Trustees, the Planning Board shall within*  
299 *thirty(30) days thereafter recommend to the Board of Trustees that no further action on the*  
300 *proposed PDA be taken. Such recommendation shall include a summary of the Planning Board's*  
301 *findings with respect to its determination.*

302 *B. If, after the developer's conference, the further deliberation by the Planning Board, and the*  
303 *establishment of conditions and specifications under which the Planning Board might recommend*  
304 *further action by the Board of Trustees, the developer wishes to proceed with the PDA proposal,*  
305 *the developer shall submit to the Planning Board a written statement of intent to comply with the*  
306 *conditions and specifications as established. In such case, upon receipt and acceptance by the*  
307 *Planning Board (at a duly held meeting) of the developer's written statement of intention, the*  
308 *Planning Board shall, within thirty (30) days thereafter, forward to the Board of Trustees its*  
309 *recommendation (i) to proceed further with consideration of the proposed PDA in accordance*  
310 *with the developer's statement of intent and (ii) to consider such legislative/zoning action as the*  
311 *Board of Trustees may deem appropriate to establish the proposed PDA. Such recommendation*  
312 *shall include:*

313 *(1) A statement as to the effect of the proposed PDA on (i)*  
314 *the objectives of the Comprehensive Plan and this Chapter*  
315 *145 and (ii) the character of the neighborhood.*

316 *(2) A statement of the conditions, specifications and*  
317 *requirements upon which agreement has been reached with*  
318 *the developer and which the developer will be obligated to*  
319 *abide by in developing the proposed PDA.*

320 *(3) The developer's statement of intent to comply with the*  
321 *required conditions and requirements.*

322 *(4) The amount and type of performance guaranty and/or*  
323 *financial security which the Planning Board believes*  
324 *developer should be obligated to provide.*

325 *(5) Such other information and/or materials that the Planning*  
326 *Board determines will be helpful to the Board of Trustees in*  
327 *its deliberations as to the proposed PDA and whatever*  
328 *legislative/zoning action the Board of Trustees may*  
329 *undertake, including, but not limited to, information and/or*  
330 *materials relevant to the environmental review of the*  
331 *proposed PDA.*

332 Mrs. Miller asked why the Village is looking at the PDA proposal for this project if the  
333 developer, who is proposing the PDA, does not own the land. Dubow indicated that typically in these  
334 types of situations an agreement involving the purchase of property includes the purchaser/developer  
335 receiving authorization from the property owner to act on the owner's behalf in dealing with possible  
336 approvals from a local government, and as long as they have been designated as an agent by the current  
337 owner of the property they are permitted to proceed with a project proposal. Mrs. Miller asked if they  
338 have been designated as an agent. Mr. Miller asked if one has an option to buy does that give them the  
339 authority to be the designated agent. Mrs. Miller added that the contract did not include the developer  
340 being a designated agent. Dubow noted that he had not seen the contract yet. Mrs. Miller requested that  
341 the Planning Board not move forward at this time until the Board has had a chance to look over the option  
342 to buy document. Tomei explained that Mrs. Miller could propose that no further action be taken, but the  
343 Planning Board will be "doing their homework" in case the development does get forwarded to the  
344 Planning Board from the Trustees. Tomei added that the Planning Board is not trying to hurry the project

345 along, but rather to be prepared as much as possible if the project is formally referred to the Planning  
346 Board by the Board of Trustees.

347 Tomei noted that, under section 4 of Appendix A-2, the Village would send out written notice to  
348 all contiguous property owners. Mrs. Miller asked if the renters or just the property owners would receive  
349 the mailings from the Village. Moseley indicated that the property owners would receive the information.  
350 Dubow explained that under the PDA process the Trustees can grant authorization for a PDA re-zoning of  
351 a particular piece of property in accordance with whatever regulations are applicable to that new district  
352 as determined during the PDA process. Dubow pointed out that it would be the same procedure as the  
353 recently authorized Lansing Meadows PDA, where specific district regulations were created and  
354 authorized by the Trustees in the process of authorizing the PDA itself. Tomei noted that there would be  
355 no PDA authorization from the Village until such point as such authorization is permitted under the PDA  
356 provisions set forth in the Village Code/Zoning Law Appendix A-2. Kanter added that the various  
357 sections of Appendix A-2 are very specific about what actions the Planning Board and Board of Trustees  
358 can and are required to take. Dankert asked what the next step was. Dubow noted that the Planning Board  
359 is waiting for the Trustees to act on the Lansing Reserve PDA proposal, and specifically to determine  
360 whether it should be formally referred to the Planning Board. Mrs. Miller asked in the best case scenario  
361 how long would it take the developer to obtain the authorization from the Village. Dubow noted that there  
362 are some portions of the review process that would take longer than others, and there are portions of the  
363 review process that don't have time limits and others portions that do. Dubow indicated that there is no  
364 way to determine the exact timeframe in which the Village would ultimately grant authorization for the  
365 proposed PDA. Tomei noted that the proposed PDA is in the beginning stages of a long process. Tomei  
366 added that items like a traffic analysis, ingress and egress to the proposed development, storm water  
367 management, review of the environmental assessment form and financing all need to be discussed and  
368 finalized prior to any authorization being granted. Mrs. Miller asked if the NRP group had informed the  
369 Village as to when they would hear about the funding from the State for the development. Tomei noted  
370 that they have not heard of anything new at this point in time, and it was his understanding that they  
371 would hear back sometime in April. Kanter and Dubow were in agreement that Part 1 of the Full  
372 Environmental Assessment Form will need to be updated and supplemented as more and more specific  
373 information and materials are provided by the developer.

374

#### 375 Approval of Minutes

376 Stycos moved to accept the February 22<sup>nd</sup> minutes as altered. Seconded by Schleelein. Ayes:  
377 Tomei, Dankert, Schleelein, and Stycos. Durst abstained.

378 Dankert moved to accept the March 14<sup>th</sup> minutes as altered. Seconded by Schleelein. Ayes:  
379 Tomei, Dankert, Schleelein, and Stycos. Durst Abstained.

380

#### 381 Reports

382 *Trustees- Durst reported on the April 18<sup>th</sup> meeting (for a more in depth report, please see the*  
383 *minutes of that meeting).* Durst noted that the Trustees discussed and passed the budget, the Trustees,  
384 informally, indicated that they anticipated formally referring the proposed Lansing Reserve PDA to the  
385 Planning Board. Durst added that Trustee Leopold explained the IDDE law (Illicit Discharge Detection  
386 and Elimination). Durst noted that the Trustees discussed the Lansing Meadows PDA and accepted the  
387 financing for the project, which still leaves other items on the list of 18 conditions open.



388 **Other Business**

389 Tomei indicated that the Planning Board will have speakers on Lighting and Storm Water  
390 Management Practices at upcoming meetings. Tomei added that the Lighting speaker will be Mike Smith  
391 from the Town of Ithaca who will be speaking on May 9<sup>th</sup>. Tomei noted that Smith had worked under  
392 Kanter when he was the director for the Town of Ithaca Planning Department, and Kanter added that  
393 Smith performed all the research and collected all the data for the lighting ordinance that the Town  
394 currently uses. Kanter noted that Smith will include a power point presentation for the Board. Schleelein  
395 handed out the Town of Ithaca lighting ordinance for the Planning Board members. Tomei noted that the  
396 Storm Water Management Practices presentation will be held on May 31<sup>st</sup> and will be presented by Darrel  
397 Sturges who is a Resource Conservation Specialist, CPESC, for the Tompkins County Soil and Water  
398 Conservation District.

399 Schleelein asked how many items the Lansing Meadows PDA still had open on the list of conditions.  
400 Tomei noted that the items that are still open are the phasing plan, letters from utility companies, a plan  
401 showing the locations and design of pedestrian connections, a document describing the exact criteria that  
402 residents of the senior housing units must meet, an agreement and other supporting documentation  
403 ensuring that the senior housing units will be reserved for that use only, and maintenance agreements to  
404 ensure that the wetland/bird habitat and surrounding buffer and stormwater facilities will be maintained as  
405 required.

406  
407 **Adjournment**

408 Stycos moved to adjourn at 9:00P.M. Seconded by Durst. Ayes by Tomei, Dankert, Schleelein,  
409 Stycos, and Durst.