

Village of Lansing
Planning Board Meeting
November 14, 2016

The meeting of the Village of Lansing Planning Board was called to order at 7:03PM by Chairman Mario Tomei.

Present at the meeting were Planning Board Members: Deborah Dawson, John Gillott, and Lisa Schleelein; Alternate Member, Carolyn Greenwald; Code Enforcement Officer, Marty Moseley; Village Trustee Liaison, John O'Neil; Village Attorney, David Dubow; and citizen observer, Marion Hartill.

Absent: Mike Baker.

Tomei appointed Carolyn Greenwald as an acting member for the meeting due to the absence of Mike Baker.

Public Comment Period

Tomei opened the public comment period. With no one wishing to speak, Schleelein moved to close the public comment period. Seconded by Dawson; Ayes by Tomei, Dawson, Greenwald, Gillott, and Schleelein.

Discussion on uses of undeveloped properties

Tomei noted that the Planning Board should look at all the Zoning Districts and undeveloped parcels of land and verify that the undeveloped parcels of land are zoned appropriately. Tomei noted that this review would be in accordance with the Village's Comprehensive Plan.

The Planning Board reviewed the Low Density Residential District [LDR] (section 145-39 of the Village Code) and reviewed the LDR District on the Villages Zoning Map.

The Planning Board noted that there is still a substantial amount of area in the LDR District that could be developed in the future, and went on to review the various areas of the LDR District.

Schleelein asked about the Farm and Craft Market Combining District (FCM). Moseley indicated that the FCM District in an overlay district and the underlying zoning is LDR.

Greenwald was interested in the Sundowns property. Tomei and Dubow provided the history of the previously proposed Sundowns Planned Development Area that was never undertaken.

Greenwald asked about expanding the Village boundaries into already developed areas and Moseley explained that residential development costs the Village more money to maintain the infrastructure.

The Planning Board reviewed the Medium Density Residential District [MDR] (section 145-40 of the Village Code) and reviewed the MDR District on the Villages Zoning Map.

Schleelein asked where the school district lines are in the Village. Moseley indicated that Tompkins County Mapping has an electronic map that shows all school district lines. Schleelein noted that the school district lines need to be addressed because they seem to create issues with property that should not be subdivided. Moseley noted that the school districts most likely are not planning on modifying their

41 lines as they are provided with taxes from all of the properties and a modification may not be in their best
42 interest.

43 Tomei noted that tax parcel number 46.1-6-6.22, which is contiguous to the Ithaca Swim Club, Dankert
44 Park, and Dr. Arleo's Office, should be changed from a MDR District to a High Density Residential
45 District (HDR). Tomei noted that there are businesses and apartments in the immediate vicinity and it
46 would make more sense for that parcel to be HDR. Tomei noted that the contiguous zoning districts are
47 also HDR and HHS (Human Health Services). Dawson agreed. Tomei added that either an assisted living
48 facility or senior housing may make sense next to the HHS District.

49 Dawson added that the parcel of land, tax parcel number 45.1-1-57.2, should also be changed from a
50 MDR District to a HDR District. The parcel location is at the end of Arrowwood Drive and is contiguous
51 to the Human Health Services District (HHS), the Business and Technology District (BTD), and the
52 Research District (RSH). Moseley noted that he was not aware why the parcel was zoned MDR when all
53 of the contiguous zoning districts were not a residential zone.

54 Schleelein asked who currently owned the parcels--tax parcel number 45.1-1-57.2 and tax parcel number
55 46.1-6-6.22. Moseley noted it is Cornell property.

56 The Planning Board requested that Moseley reach out to Cornell and ask if they currently had any issues
57 with changing the zoning of the parcels in question.

58 Greenwald asked about up-zoning some of the Dart Parcels because of the amenities nearby. Dawson
59 noted that there are deed restrictions on the properties that currently only allow for a single family house
60 with an accessory apartment.

61 Greenwald asked about how to energize and encourage growth in the BTD. The Planning Board
62 discussed incentives for development, which the Tompkins County Area Development could provide to a
63 project if approved.

64 Moseley noted that there are currently natural gas resources and delivery constraints in the Village and
65 other nearby areas, and that would possibly be causing some issues with some of the development
66 options. Dawson expressed concerns that the natural gas moratorium would negatively impact the
67 potential development off of Bomax Drive and other areas.

68 The Planning Board reviewed the High Density Residential District [HDR] (section 145-41 of the Village
69 Code) and reviewed the HDR District on the Villages Zoning Map.

70 Gillott asked about the HDR parcel in front of the Northwoods Apartment complex. Moseley noted that
71 that particular parcel is owned by Dairy One and houses their stormwater management facility. Moseley
72 added that it is not a buildable piece of property and is only there because Dairy One was not allowed to
73 consolidate due to the school district lines. Tomei noted that there was a HDR parcel behind Yardley
74 Green and Kensington Apartments, but that is owned by the Village.

75 Tomei also noted that there is a small parcel behind the M & T Bank on Triphammer Road that is zoned
76 HDR, and he was not sure why this parcel was zoned HDR.

77 Dubow suggested that the Board review the Comprehensive Plan and confirm that any changes to be
78 made would be consistent with the Comprehensive Plan.

79 Gillott noted that most of the Cornell Business and Technology Park properties are on lengthy 99-year
80 ground leases.

81 Dawson noted that it would be nice to see the property next to the Ithaca Swim Club and Arleo Eye
82 developed for seniors and mixed use, especially since the Village is installing a sidewalk now.

83 Greenwald questioned if the vacant property on the north side of Bomax Drive, in the BTB, was still
84 appropriately BTB. The Planning Board determined that the property on the north side of Bomax Drive
85 should remain in the BTB as it is owned by Borg Warner and Borg Warner may have plans for that
86 property that the Village is not aware of.

87 Schleelein noted that Crystals Spa and Salon, in the Commercial Low Traffic District (CLT), has been
88 talking about mixed use on her property.

89 In conclusion, everyone agreed that there needs to be a focus on housing needs in the Village.

90

91 **Approval of Minutes**

92 None

93 **Trustee Report**

94 Dawson reported on the November 7th Trustees meeting. Please see the minutes of that meeting for a
95 report.

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97 **Other Business**

98 The Planning Board determined that they would cancel the November 29th meeting and the December
99 27th meeting. Tomei noted that the only meeting left would be on December 12th.

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101 **Adjournment:**

102 Greenwald moved to adjourn at 8:51 PM. Seconded by Gillott. Ayes by: Tomei, Dawson, Greenwald,
103 Gillott, and Schleelein.

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