

Village of Lansing
Planning Board Meeting
November 13th 2017

The meeting of the Village of Lansing Planning Board was called to order at 7:02 PM by Acting Chairperson, Lisa Schleelein.

Present at the meeting were Planning Board Members: Mike Baker, Deborah Dawson, Carolyn Greenwald, Alternate Member, Jim McCauley; Code Enforcement Officer, Adam Robbs; Village Attorney, David Dubow; Village Engineer, Brent Cross; Village Trustee Liaison, Pat O'Rourke; additional attendees: Robert Schleelein from the Community Party, Ken Farrell with CMC Engineering, Mike Gavin representing The Shops at Ithaca Mall, and Eric Goetzmann with TRIAX.

Absent: Mario Tomei

Schleelein appointed Jim McCauley as an acting member for the meeting due to the absence of Mario Tomei.

Public Comment Period

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

Schleelein announced that the order of the agenda items would be changed to accommodate the travel of the presenters.

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.

The parcels comprise The Shops at Ithaca Mall.

Ken Farrell from CMC Engineering and Mike Gavin, attorney for the mall, were present to address questions from the Planning Board.

Robbs reminded the Planning Board that Farrell and Gavin work only on the subdivision aspect of the proposal. Robbs suggested that this is the appropriate time for the PB to ask for some reviews. The Board indicated it would like site maps for the sewer system, the water lines, and the stormwater system lines throughout the property as the Village is responsible for much of the repairs for these systems. It was noted that a storm water maintenance agreement (SWMA) showing how the maintenance of the storm water is handled is a requirement of all subdivisions. A review of services will also be required individual buildings/parcels are sold off.

The proposed extended-stay hotel will be required to provide the SWMA during the development phase. Cross emphasized that it is important to make sure we identify all existing culvert pipes; a comprehensive site map is needed for stormwater water pipes as whatever is on the map must be maintained through the mall's ECCR agreement.

Robbs stated that what is needed for the SWMA is how the stormwater system handles the run-off water, which has to be handled a certain way. Putting together a mapping system all on one map in one place for

51 the Village is important in order to figure out where there might be is an issue. Example as to what Robbs
52 would like to see: “The pipe is X size, and it runs from here to here”.

53
54 Schleelein said she would like a sketch plan of existing land use, with storm water and utilities indicated.
55 Greenwald would like to take a look at the proposed PDA concept and the PDA legislation in a systematic
56 way. There are important safety issues and the goals of the Village Comprehensive Plan need to be
57 considered.

58
59 Dawson asked for confirmation that there are no changes to the lot, only the lot lines and that the
60 PDA/Mall would be responsible for maintaining everything.

61
62 Schleelein reminded the board members that the job of the Planning Board is review the request for a
63 possible PDA and make a recommendation for or against a PDA to the Board of Trustees. This is the
64 preliminary proposal requesting PDA zoning. *Zoning Appendix A-2 Planned Development Area, Section*
65 *4 Preliminary Proposal* of the Village Code is an important document.

66
67 Dawson mentioned that *Zoning Appendix A-1 Planned Development Area* is primarily related to a
68 residential PDA, not commercial which is why we refer to A-2.

69
70 Robbs indicated that Farrell and Gavin have filed the preliminary proposal. If a proposed subdivision
71 wants to be sold off for new development, they would have to come back to the Planning Board. This
72 PDA is an actual property boundary only, it does not extend beyond that.

73
74 Greenwald said she feels Section 4 is important and would like to discuss and wants to consider the PDA
75 in light of the Village Comprehensive Plan and environmental impact.

76
77 Farrell indicated that he mailed the EAF Part 1 to Robbs this morning. Based on A-2, Section 4 he stated
78 that nothing should prevent the PDA from moving forward .

79
80 Greenwald has ideas of what restrictions or conditions should be considered, i.e., noise, light pollution,
81 pedestrian walkways, etc.

82
83 Schleelein asked if these considerations are important at this level.

84
85 Dubow says as much information as possible would be helpful for the Board of Trustees when
86 considering the recommendation of the Planning Board.

87
88 Gavin asked how Dubow envisions the process for the PB to approve and move forward; what are the
89 next steps? .

90
91 Dubow said that it is at the public hearing where these issues should be vetted out. It is important to be
92 specific as to conditions.

93
94 Gavin again asked at what point that needs to get done.

95

96 Dawson went back to the objective before the Planning Board, whether the Planning Board is going to
97 make an official recommendation to the Board of Trustees in support of the PDA concept. She asked if
98 anyone wanted to say absolutely no as it seemed everyone agrees we want to revitalize the mall.
99

100 Dubow agreed that the Planning Board needs to communicate by tonight whether it is recommending
101 going forward with a PDA or opposing it. The Board of Trustees will handle any resolutions, the Planning
102 Board has been asked to review the concept and provide guidance to the Trustee.
103

104 Schleelein indicated she does not oppose the PDA concept.
105

106 Dawson wanted to discuss the PDA conditions.
107

108 Robbs explained that the process is spelled out in A-2 sections 4-7: If the Planning Board votes to
109 recommend a PDA, the Mall will then to develop and present the formal PDA proposal to the Planning
110 Board for review. Robbs said that it would be at that point the Planning Board should make
111 recommendations and stipulate conditions.
112

113 Farrell stated that the Planning Board can't be more restrictive with conditions than what the Village law
114 states; the Planning Board can't make it harder to develop, or they will go someplace else.
115

116 Dawson said that perhaps there is a misunderstanding about what a PDA is; a zoning designation all its
117 own for specific projects.
118

119 Robbs, you were specific about the lot lines and setbacks things that are important to the PDA but we
120 want to see other information.
121

122 Schleelein brought up safety concerns for the mall, including parking lot shape.
123

124 Greenwald agreed that she also finds it unsafe when she walks around the parking lot.
125

126 Baker brought up accessibility and underscored that pedestrian walkways to the mall are important. He
127 felt these concerns should be brought to the Board of Trustees.
128

129 Dubow asked how some of these concerns regarding safety, accessibility, stormwater, light and noise
130 pollution would be integrated into the development?
131

132 Robbs indicated these changes could be integrated during development phases for any parcels sold off
133 wanting changes to their site. Changes can also be made a condition for any sites that do not see
134 development changes in the near future.
135

136 Dubow stated that the Planning Board is not comfortable with the specifics of what is going on with the
137 developments.
138

139 Dawson agreed that there are concerns with structural issues but suggested perhaps the PDA could go
140 forward with considerations.
141

142 Greenwald inquired about the lighting situation?

143 Farrell stated that he is concerned with the demands that the PB is making and is not sure the Planning
144 Board can impose restrictions, such as lighting. There was disagreement about Farrell's statement.
145 Dawson and Schleelein thought it was fine to impose restrictions on the PDA; Robbs stated it doesn't
146 work that way .

147
148 Gavin asked the Board to consider what the word "developer" means. Different vendors will want
149 different things and specifying restrictions can hold back certain vendors that might be interested in
150 coming to the mall. The SWMA will be addressed later in the development. At this time the subdivision
151 approval is what they are looking for, nothing else. Farrell and Gavin both state understand what a PDA is.

152
153 Greenwald said that at very least the PDA should conform to the comprehensive plan and that this should
154 be a condition when submitting a recommendation to board of trustees.

155
156 Gavin indicated he is not sure what he can do about the parking issue or the sidewalk from A to B as his
157 focus is the subdivision of the parcel.

158
159 Cross suggested that it may be necessary to eliminate some parking to accommodate sidewalks. He then
160 asked about the large portion of the property that is vacant land. He wondered if could new spaces could
161 be created there and what is the objective of keeping it vacant? He stated that he felt this land could be the
162 future of the mall and reasked why it is not included in the plan?

163
164 Gavin indicated the vacant space might be for future subdivisions.

165
166 Dubow asked what assurance the Village has that the new mall owners will have the extra money for
167 certain items?

168
169 Robbs has looked into the new owners (Namdar) and stated that while there is never a guarantee, they are
170 a national company with many properties. They have an extensive portfolio and as a business, it is up to
171 them to thrive or fail and take the gamble whether to fund a revitalization of the mall. The Planning
172 Board just needs to decide if this PDA is something the Village wants.

173
174 Schleelein said that the PDA concept is one of give and take, and it's time to take a fresh look at things
175 and hopefully work together as all have the interest to revitalize the mall.

176
177 Greenwald did ask, however, that Gavin and Farrell take a look at the safety of the parking lots.

178
179 Gavin said that they have to work within the lease constraints. He said he is not saying yes or no, but has
180 to work through the project before he can commit.

181
182 Greenwald said she feels that the Planning Board should tell the Trustees that we want to move forward
183 with the PDA, but we need to look at specific safety concerns, pointing out speeding issues, and parking
184 issues.

185
186 After a brief discussion by all members:

187 Greenwald moved to recommend moving forward with the PDA with the condition that the PDA must
188 conform to the Comprehensive Plan. Seconded by Baker. Ayes by; Schleelein, Baker, Greenwald, and
189 McCauley.

190 **TRIA Management group**

191 Formal proposal for the development of Tax parcel # 47.1-1-17.15 and Parcel #47.1-1-17.13. This
192 consists of redevelopment of old abandoned restaurant and vacant lot into new 30,000 feet of retail
193 buildings.

194

195 Goetzmann indicated that rather than discuss the above-referenced tax parcel that he wanted to talk about
196 the senior housing design at the Lansing Meadows PDA.

197

198 Previous proposals were not well received great so he is looking for input from the Planning Board as to
199 what they are looking for, eg, type of units. Goetzmann is looking for more than single cottages,
200 however, he understands the 4-story complex concept is not a good residential fit.

201

202 Schleelein indicated that she favors more of the look presented by Park Grove for Bomax--it looks more
203 residential, is not institutional and also brings density. One story is preferable, but two stories could work,

204

205 Robbs questioned the need for elevators if there are two stories which would add extra costs.

206

207 Schleelein suggested that senior might want their own front door and being located in the northeast they
208 would want garages, especially in winter with ice.

209

210 Architecture is the base, but PB's input is helpful.

211

212 Cross and Goetzmann-disagreed whether elevators would be required for senior housing. There was
213 discussion about this as well as the need for universal access, wider doors, low sinks, bars, not sure what
214 some of the restrictions or preferences might be.

215

216 Robbs brought up accessibility stating that a trail would encourage walking and include as much
217 sidewalks as possible.

218

219 Goetzmann wants to be able to increase density.

220

221 Cross cleared up the elevator question: elevators are needed if there is not a ground floor entrance. A
222 single unit with multiple stories versus multiple units on different stories.

223

224 Goetzmann plans to return to the Planning Board meeting on December 11th to discuss the original
225 agenda item regarding redevelopment of the vacant lot.

226

227 Schleelein asked about Graham Rd West being transferred to the Village. Eric responded that there is an
228 issue with the mortgage but will be working with Robbs on this in near future.

229

230 Schleelein polled the Planning Board members and it was sagreed to cancel meeting on November the
231 28th.

232

233 **Approval of Minutes:**

234 None

235

236

237

238 **Trustee Report:**

239 Schleelein reported on the Trustee meeting of November 6, 2017. For a complete report of the meeting
240 please see the Trustee minutes.

241

242 **Other Business**

243 Dawson concerned about sidewalks in the Village, that there should be more, and how decisions are being
244 made as to where they will be located. She is not sure but there may be a gradient issue with certain
245 streets.

246

247 Schleelein suggested that the Board discuss the planning of Village sidewalks in a future meeting.

248

249 Baker is the PB liaison for December Board of Trustee meetings.

250

251 **Adjournment**

252 Dawson-moved to adjourn at 9:14 PM. Seconded by Greenwald; Ayes by Schleelein, Baker, Dawson,
253 Greenwald, and McCauley.