

Village of Lansing
Planning Board Meeting
Date: March 12, 2018

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51

The meeting of the Village of Lansing Planning Board was called to order at 7:08 PM by Chairman Mario Tomei.

Present at the meeting were Planning Board Members: Mike Baker, Carolyn Greenwald, Jim McCauley, Lisa Schleelein, and Mario Tomei; Alternate Member, Monica Moll; Code Enforcement Officer, Adam Robbs; Village Attorney, William Troy; Village Engineer, Brent Cross; Large group of village residents.

Absent none.

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 Baker; Ayes by Tomei, Baker, Greenwald, McCauley and Schleelein.

Public Hearing to Consider Special Permit # 4122 H&J Hospitality LLC.

to ultimately increase the amount of parking spaces by approximately 50 spaces at 1638 East Shore Drive in the Farm and craft market combining District, Tax Parcel No. 42.1-1-28.1. Special Permit is required pursuant to Section 145-39(D)1[e] of the Village of Lansing Code.

H&J Hospitality is looking to increase parking spaces at event location Tax Parcel #42.1-1-28.1. The Planning Board wanted H&J to apply for a new permit since the old one expired. Schleelein asked how many spaces they want as opposed to what they originally proposed. Ciaschi stated that around 30-35 which would be 65-70 spaces in total with the new spaces, a few less than what they originally proposed. Robbs asked if they are removing the second entrance from plan, Ciaschi stated they are. Robbs stated that a neighbor asked about a buffer between their own property and the event parking. Ciaschi stated that there are a lot of bushes and scrub brush between properties and there is a 10 PM time limit on music outside, if later than that, the music must be moved inside. There is also a privacy fence at the event location. There is also a stream with woods, which also act as natural buffer towards the north side of property. Ronnie Hardaway from the public asked about deliveries to the event, where they will be located. Ciaschi confirmed that they will be away from the public. Moll asked about parking for staff. Ciaschi states that this will be addressed in a later presentation. Cross brought up general questions for Ciaschi, specification for the parking spaces, and that he calculated it to be about 45 spaces, not 30. Cross also asked about the lighting in the parking spaces, Ciaschi stated that NYSEG will be providing lighting for the business. Planning Board members stated that Ciaschi should appear before the Lighting Commission to discuss the lighting further. Cross also says for every 20 spaces added, there needs to be 1 handicap parking space. Cross brought up storm water management *requirements*. Schleelein asked what the surface will be made of. Ciaschi stated that it will be asphalt. Tomei asked for plans for that to be added to the next meeting. Tomei stated that they will leave the public hearing open until next meeting.

Informal proposal from H&J Hospitality LLC to consider application for Special permit #4126.

This would be to develop property addressed as 1633 East Shore drive. The owner's intent is to change this from property with an abandoned house into a gravel lot for the purpose of parking employee vehicles and commercial vehicles from the business across the street. Tax parcel # 42.1-1-22 Special permit is required pursuant to section 145-50 C of the Village of Lansing code.

52 Ciaschi states that H & J bought the property for the intent of turning it into parking. In addition to staff
53 parking, it can also be valet parking, size is about 0.7 acres. Lynn Leopold brought up the issue of people
54 crossing the street between the venue and how that would work. Ciaschi stated that no customers will be
55 allowed to park there and only valet parking for customers, so that would limit the people crossing. Tomei
56 suggested a crossing guard should be posted there during really busy events. Robbs stated that the Village
57 does not have control over it because it is a state highway. McCauley stated that it is a high-speed road
58 and asked if it is a liability for the Village if anyone were to become injured. Troy suggested asking if
59 Ciaschi can ask for the speed limit to be lowered in that section of road. Greenwald asked if Ciaschi has
60 contacted Lake Watch Inn for advice for parking, and Ciaschi stated that he has and he thinks it would be
61 smarter to build the parking lot across the way. Cross stated that they should have a stormwater plan and
62 adjust the plans with that in mind. Tomei stated that a Public Hearing for this issue will be on March 27th
63 2018.

64

65 Planning Board discussed steps after Public Hearing.

66

67 **Public Hearing to consider Special Permit #4123,**

68 Arrowhead Ventures, LLC/Triax Management Group, to develop Area B of the Lansing Meadows
69 Planned Development Area (PDA), which includes 12 single family senior housing units, Tax Parcel No.
70 47.1-1-17.2 and 47.1-1-17.6. This project is directly adjacent to the stand-alone retail center (BJs
71 Wholesale Club), Area A and the proposed Commercial Section A-1 of the PDA, that is adjacent to the
72 Shops at Ithaca Mall, and is also adjacent to the enhanced wetlands, Area C of the PDA, adapted to
73 provide a bird habitat and buffer between Areas A and B of the PDA.

74

75 Tomei stated that the original PDA was from 8 to 9 years ago, and that it allows for multi-unit residential.
76 Larry Bieri asked what pictures they have for the project and how this project has evolved. Goetzmann
77 stated that they have the plans for what is currently proposed, not anything from before that. He then
78 explains the past of the project. Developer wanted to turn a commercial low traffic area into a commercial
79 high traffic area; he then describes the overall plan for the project. He states that there is more residential
80 area than commercial area when plan was first proposed. There will be 12 homes on the property. Also,
81 during the process, the definition of wetland changed and so they had to adjust their plans to that as well.

82

83 Goetzmann then hands out the Lansing Meadow PDA for the current plan, broken into the commercial
84 piece, residential piece, and wetlands area. Goetzmann states that their intent is to build residential
85 property within walking distance of multiple amenities, and that there have been disagreements on how
86 dense the residential properties should be. Recently the plan was to have Bomax apartment style houses
87 but now the plans look more residential. Bieri asked if they will build more units on the property after the
88 first one is completed. Goetzmann stated that no, that is not in the plan currently. Bieri then asked about
89 the design and how many stories the living areas will be. Goetzmann discussed this. Bieri asked what the
90 original intent was, and Tomei answers that the original intent will have 12 units and utilize the entire
91 property. Deborah Dawson then reads from the PDA, what the specific intent is for Lansing Meadows.
92 Goetzmann stated that they want to minimize traffic on Oakcrest Road. Lane Harris asked if there will be
93 a sidewalk added, since there is none. Bieri states that he feels the intent of the plan has changed from 12
94 units to how many more they can fit. Goetzmann states that his special permit is to only build 12 units to
95 start. Steven Johnson, who lives on Wedgewood Drive, asked what would happen with the wetlands and
96 the stream that meanders through there. Robbs stated it is not a significant wetland because it is not wet
97 most of the year and is caused by run off from local businesses. Discussion on stormwater in the area and
98 where it runs. Renee Anderson is concerned about the increased traffic that would be going both ways on
99 Oakcrest. Tomei stated that based a previous study that there would not be a major increase in traffic

100 based on the 12 units being built, if there were more to be built then they would revisit the traffic in the
101 area. Cross states that the degree of impact of traffic the 12 units would not be measurable, but that the
102 pedestrian safety is a concern. Robert Schleelein asked about the previous arced roads connecting the
103 residential and commercial properties, and how it is changed. Also, since it is senior housing, the 2 stories
104 are not desirable. Tomei stated that the previous 12 separate units that were proposed, and the permit
105 associated with them expired, and the property changed as well. Lisa Schleelein stated that she does not
106 think the wetlands have changed that much on the property. Robbs stated that the Army Corp of
107 Engineers have mapped the wetlands in the area, showing the allowable change that has happened.
108 Deborah Dawson brought up concerns that she had with Goetzmann in the past, and how the plans have
109 changed throughout the years. She stated that the Village desired a small neighborhood, and what
110 Goetzmann has presented is not that anymore. Mike Skocik lives on Oakcrest Road, and stated that he is
111 concerned with the increased traffic on the road, the possibility of commercial buildings, and high-rise
112 buildings. Tomei stated that commercial buildings will not be added, but there will be residential living.
113 Bieri asked if the PDA states what the density can be. Tomei answered that it does not.

114
115 Goetzmann discussed the purpose of the PDA. Robbs stated that the confusion over the project is that
116 there have been different designs suggested over the years, and what was allowed and what was not
117 allowed. Greenwald stated what is required within the PDA. Troy read from the PDA and stated that all
118 residential land uses are allowed within the Lansing Meadows PDA. Discussion on what the PDA states
119 about the density and what intent is within the document, between the Planning Board members. Lisa
120 Schleelein discusses concerns over the look and layout of the current residential plan, and that she does
121 not feel the original intent is fulfilled with this proposal of the PDA. Schleelein states that there is no plan
122 for the full parcel which is what the Planning Board requested. The majority did not want apartment
123 buildings, which is what the plan is now; the cottage style was more in character of what was expected.
124 Moll asks about the overall plan, and what is the price point were going to be with the residential units
125 based on how many and the style of units. Goetzmann stated that it will be based on market demand.
126 Robbs stated that this does line up with high density residential units, based on other residential areas in
127 the village.

128
129 Tomei stated that the basis of the PDA is to benefit the village, which 8 years ago it did. However, he is
130 not sure if it currently does and thinks that it should go back to the Trustees to decide if it does.
131 Goetzmann stated that the benefit was they took commercial property off of Oakcrest and discusses the
132 PDA. Tomei states again that it should go back to the Trustee board for reassurance. Leopold stated that
133 previously the Village always knew what they were going to get with the PDA, and that currently they do
134 not. Ronnie Hardaway stated that the original intent was to increase senior housing, and that stairs would
135 not be beneficial to senior housing, and multiple stories would not be appropriate, there should also be
136 substantial barriers between the properties.

137
138 Goetzmann clarified that the major changes apply to the permit and/or to the PDA. Tomei stated that it is
139 for this permit, not the PDA. Schleelein stated the current plans fail to meet the intent of the PDA
140 therefore it must go back to Board of Trustees. Goetzmann stated that he is here for an amendment to the
141 special permit not the PDA. Discussion on the specifics of the PDA, and what has been met, and what is
142 needed for the special permit. Goetzmann stated that he met with a Developers Conference and discusses
143 what the property could possibly entail and different layouts that could happen and passes out a map of
144 different layouts, stated this is not what is going to happen but a possibility. Moll asked what the
145 population demographic for the residential units will be? Goetzmann stated age 55 and over. Schleelein
146 stated that the Planning Board does not want a row of apartment buildings. Greenwald stated that the
147 intent is to create appropriate senior housing. Baker stated that he believes Goetzmann has lied to the

148 Planning Board about the intent of the developers plan. Cross stated that there is a disconnect between
149 what the Village wants and what Goetzmann is suggesting. Cross suggested that the previous plans that
150 where there were multiple cottages along a winding road, and he can increase density that way instead of
151 adding more apartment complexes. Instead of 12 cottages, why not 24, Cross suggested. Schleelein and
152 Goetzmann discuss where sewers and gas lines are located and where they cannot build based on the
153 location of these. Cross pointed out on old plans where the sewers are located that allows them to build
154 multiple triplexes. McCauley asked Goetzmann why not just follow that plan from 2009.

155

156 Goetzmann stated that he has been before the board multiple times. Tomei stated that each time
157 Goetzmann comes before the Board he is not giving the Planning Board what they asked for. Bieri
158 brought up the issue that the Village members do not want high density and more traffic, but it seems
159 that's all the developer wants, and why don't they meet somewhere in the middle. Tomei discusses the
160 239 study and that the County implied that an increase in density should be considered. Tomei asked how
161 this would impact the Village, and that they want more density of senior housing, not as high as 90, but at
162 least 12 or 15 units. Discussion on how many units would the intent of the PDA allow between Planning
163 Board members and Goetzmann. Moll asked if Tompkins County IDA, which provided money to fund
164 the project, has a say in the number of units. Dawson stated no, it is up to the Planning Board. Schleelein
165 reiterates she wants to see the full parcel plan, and this does not meet that. Goetzmann stated he is here
166 today for approval of the special permit to make progress on the project. He reads a letter from the
167 YMCA and Ciao! Restaurant stating that they would appreciate the senior residential living close by.
168 Tomei states that these neighbors are merchants who would always like to see more business and are not
169 Village residents who appreciate the project.

170

171 Dawson stated that Goetzmann is ignoring the overall intent of the PDA. Tomei stated that there are still
172 administrative things that need to happen for the approval of the special permit, such as stamped drawing
173 of the delineation of the wetlands on the property. Robbs reiterated that the Planning Board wishes for the
174 plan to go back to the Board of Trustees. Schleelein states that she believes that the general conditions
175 have not been met, and says she would therefore vote to deny the application. Discussion on previous
176 Planning Board meetings from 2010, and 2012 and what was discussed then.

177

178 Tomei stated that based upon discussion and public input at the meeting tonight that the Planning Board
179 will be rescinding the special permit and will be sending the project to the Board of Trustees still a benefit
180 for the Village. Tomei says that he needs to have more legitimate drawings of what the project will look
181 like. Discussion on what steps need to be taken with the Board of Trustees. Robert Schleelein stated that
182 it seems Goetzmann is ignoring the PDA and only focusing on the Zoning Laws of the property. Tomei
183 stated that the public hearing will remain open while the project goes back to the Board of Trustees.
184 Greenwald asked if it is possible for the dates of the very first pictures submitted, and when the PDA
185 became official. Robbs stated that they are in his office. Discussion on what qualifies as who stamps the
186 drawing of the wetlands delineation and what is specifically needed from Goetzmann between Tomei,
187 Robbs, and Goetzmann. Tomei stated that they will continue this discussion in the next meeting on March
188 27th 2018.

189

190 **Approval of Minutes:**

191 **February 12th 2018**

192 Cross stated that compared with other minutes, there is not as much detail as usual. Tomei suggested
193 recording the minutes and then transcribing them. The 2/12 minutes will be approved at a later date.

194

195 **February 27th 2018**

196 Baker moved to accept the minutes of February 27th 2018 as amended. Seconded by McCauley. Ayes by
197 Baker, Greenwald, McCauley, and Schleelein. Abstentions: Tomei.

198

199

200 **Trustee Report:**

201 Tomei reported on the Trustee meeting. For a complete report of the meeting please see the Trustee
202 minutes.

203

204 **Other Business**

205 Robbs discussed the Bomax apartments and the requirements for their plan. They are taking out all of the
206 dumpsters, with bins stored in the garages. There are not many changes within the site plan; they
207 submitted the lighting plan to the Lighting Commission. Robbs stated that if they want to review the site
208 plans they are available in his office. Robbs is asking for the Planning Board to verbally approve the site
209 plan.

210

211 Baker moved to approve the site plan provided by Robbs. Seconded by Greenwald; Ayes by Tomei,
212 Baker, Greenwald, McCauley, and Schleelein..

213

214 Discussion on who is going to the next Board of Trustees meeting.

215

216 **Adjournment**

217 Greenwald moved to adjourn at 10:18 PM. Seconded by McCauley; Ayes by Tomei, Baker, Greenwald,
218 and Schleelein.