

1 Village of Lansing
2 Joint Meeting
3 Board of Trustees & Planning Board
4 Tuesday, October 23, 2018
5

6 The meeting of the Village of Lansing Planning Board was called to order at 7:00PM by Chair, Lisa
7 Schleelein.

8
9 Present at the meeting: Planning Board Members; Lisa Schleelein, Mike Baker, Carolyn Greenwald, Jim
10 McCauley, Monica Moll, and Alternate Member, Anthony Ingraffea; Board of Trustees; Mayor, Donald
11 Hartill, Ronny Hardaway, Gerry Monaghan, and Patricia O'Rourke; Code Enforcement Officer, Mike
12 Scott; Zoning Officer Adviser, Marty Moseley; Village Attorney, William Troy; Village Engineer, Brent
13 Cross; and approximately 15-20 additional people including Steve Beer, David Beer, Beverly Beer,
14 George Breuhaus from Hunt Engineers, Attorney for the Beers, Randy Marcus, Mario Tomei, Bob Miller,
15 Dan Veanor with the Lansing Star.

16
17 Absent: John O'Neill, Board of Trustee Member.
18

19 **Public Comment Period**

20
21 Schleelein opened the public comment period.
22

23 With no one wishing to speak, Baker moved to close the public comment period. Seconded by
24 Greenwald.

25 AYES: Schleelein, Baker, Greenwald, McCauley and Moll.
26

27 **Developer's Conference:**

28 **Continue Considering the Proposal by Hunt Engineers and Beer Properties, LLC**

29 This proposal consists of a possible consideration for a cluster style development of property Parcel #
30 45.2-1-47.2, which consists of approximately 40 acres of vacant land. The proposed PDA was referred to
31 the Planning Board by the Board of Trustees to conduct an in-depth review and consideration for the
32 purpose of providing the Board of Trustees with its input and possible recommendation. The Planning
33 Board has determined, according to Appendix A-2 of the Village Code, that the applicant has met the
34 criteria to justify a Developers Conference.
35

36 Schleelein opened the Developers Conference. She reminded attendees that the Developer's Conference
37 is a Public Information session, not a public hearing, therefore the public is invited as observers only.
38 The Trustees were invited to the meeting to hear the developer's proposal first hand and were invited to
39 ask questions but not express opinions at this time.
40

41 Schleelein invited the Beers to present their proposal.

42 Steve Beer handed the Boards the following document:

43 *How Does the PDA Proposal of Beer Properties LLC Relate to the Village Comprehensive Plan?*

44 *The proposed PDA for the Beer Subdivision of approximately 41.2 acres is consistent with the "Comprehensive Plan 2015-2025" of the*
45 *Village of Lansing. Chapters 3 and 4 of the Plan deal mainly with the goals for the Village to 2025. Excerpts from the Plan are quoted or*
46 *paraphrased below:*

47 P. 2 "A Village Committed to Planned Development"

48 P. 20 "The Ithaca housing market and demographic trends in the Village suggest that planning strategies should
49 include:

- 50 • Encouraging developers to build smaller, more affordable housing units;
- 51 • Encouraging developers to build for an aging population."

52 P.20 Limit additional curb cuts in major roads of the Village

53 P. 21 Encourage development with sidewalks and bike paths

54 P. 21 "Developing and adopting an updated Greenway Plan"

55 P. 23 "The Village should have a broad range of high quality, safe and attractive housing options for a diverse population that
56 includes homeowners and renters..."

57 P. 23 Plan for the growing population of elderly and mobility impaired

58 P. 23 Have a broad range of high quality, safe housing for a diverse population

59 P. 23 Support local zoning strategies

60 P.23 Allow for flexibility in residential density

61 P. 23 Build homes in a variety of sizes

62 P. 23 Consider cluster development

63 P. 23 Build housing for the needs of seniors

64 P. 23 Ensure that residential developments are independent and self-contained neighborhoods with internal street systems
65 that discourage through traffic.

66 P. 24 "Encourage business owners and developers to consider meeting the particular needs of the growing senior
67 population"

68 **Reference to the Beer Properties proposed PDA plan clearly shows it is consistent with many goals stated in the Village**
69 **Comprehensive Plan.**

70
71 Supplement to PDA Proposal for Lansing Village Cottages by Beer Properties LLC October 23, 2018

72 Steve Beer stated the Village Comprehensive Plan he handed out dated October 23, 2018 had a main
73 point which proposed to provide senior citizens housing as accessible housing. Beer introduced his wife,
74 Beverly, and their son, David Beer, and stated they constitute a family partnership and LLC. He
75 introduced their attorney, Randy Marcus, and engineer, Michael Keith, from Hunt Engineers. Steve Beer
76 stated they did not bring maps as they were in the green books provided earlier and could be referenced in
77 there.

78
79 Schleelein asked why a PDA is necessary. Steve Beer explained they are proposing a subdivision which
80 would include setbacks and are not part of the Village residential zoning. To be financially feasible they
81 needed to have a PDA to allow reduced setbacks. David Beer explained the content of their general
82 proposal has not changed but they have tweaked it to accommodate previous Planning Board requests and
83 explained the pocket neighborhood concept. They want to build this style housing community as they
84 believe this is what people are interested in, explained in figure 5, and stated therefore a PDA is most
85 logical for getting there.

86
87 Schleelein stated the PDA language says "may" increase density if it would be a benefit to the Village but
88 it does not guaranty that it will be allowed. David Beer acknowledged and understood. He continued to
89 explain the densities and sizes, how the units would be designed as rentals, and the intent to build 105
90 cottages. David Beer also explained how they plan to market to a 55+ community, being single people
91 and older couples with 1 to 2 people living in a unit estimating to be about 160 people overall. Schleelein

92 asked why the figure of 105 units. David Beer explained it as hypothetical and referenced figure 3
93 presenting the MDR *build by right* plan, building 3-4 bedroom units along with allowed density. Their
94 proposal is for much less.

95

96 Schleelein expressed her confusion with the density versus number of residents. David Beer explained
97 and referenced page 12 and 13 of the PDA. Their proposal is to attract older and single people, along
98 with the infrastructure costs would roughly be \$700k to build the 105 units. David asked if 105 units are
99 too many, what would be reasonable as, if you take away a few units, there really is not much of a
100 different effect. He continued to mention the MDR *build by right* and how he believed 84 units would
101 not make sense.

102

103 Schleelein expressed concern with the visual effect of the rear of the units facing the road and adjacent
104 properties. She also spoke to the buffering and the concentration of the many cottages being in which are
105 different in character from the adjacent properties. Baker agreed with Schleelein and expressed his
106 concern for the people living nearby and it being attractive and that the outside view not being very
107 complementary to what the Village would want to see. David Beer explained when Micheal Keith
108 developed this plan they tried to do it efficiently and spoke of the material that would be used and the
109 quality of the buildings and garages. David Beer presented a drawing of two cottage structures with their
110 settings and how they would be proposed, along with the changes in their concept of the cottages and
111 green-space where they would be flexible to what the Board would consider. He expressed what has been
112 already suggested by the Board had made them even nicer.

113

114 Steve Beer stated this proposal allowed 105 residences across 41 acres. He felt that the 1-2 permanent
115 residents is really not that crowded and they would have a lot of green-space and gardens, where this will
116 be a different concept than what we know now.

117

118 Schleelein asked what the potential number of cars could be for each unit. David Beer answered it could
119 be up to 3 cars. Schleelein expressed concerns for the added traffic and how seniors could actually make
120 more trips than working individuals. Therefore a comprehensive traffic study for the Village might need
121 to be taken into consideration to better understand the impact of combining these types of projects in a
122 concentrated area where traffic is a concern. She continued to explain it is not just this property but the
123 whole Village that would take on the extra traffic, along with the extra sewer usage. The Board of
124 Trustees were invited to this meeting to hear the discussion. Steve Beer said they asked the Village of
125 Cayuga Heights (VCH) about the sewer capacity, however they have not yet received an answer. Cross
126 suggested the Beers submit a request to the VCH for sewer capacity and explained roughly 105 units at a
127 flat rate of 100 gallons per day would be slightly over 10,000 gallons. Cross stated he tried to compare
128 this project to the contemplated future projects in the Village and what the capacity the Village of Cayuga
129 Heights has available and what they could give to the Village of Lansing at this time.

130

131 Greenwald left the building at 7:43 pm.

132

133 Randy Marcus asked Schleelein about the right to build compared to the 105 units with 160 residents
134 proposed in regard to sewer capacity, where if this project did not pass it could be a concern that this area
135 be developed with bigger housing. Schleelein said the sewer capacity is a concern for any proposed
136 project. In addition, the Planning Board needs to know the benefit for the entire Village and not just for
137 that neighborhood. She noted that many of the pocket neighborhood examples shown by the Beers are on
138 a much smaller scale, not at 105 cottages. Schleelein asked why they could not accommodate the current
139 setbacks.

140

141 David Beer referenced figure 2 showing tax maps and referenced the area of the Lansing Trails its
142 density, how that area is set up with townhouses, and boundaries of the Miller property where many have
143 been approved for building or have been built. Schleelein stated the Planning Board is mindful of this and
144 asked how all this will interact. David Beer answered this is less dense in terms of the 41 acres and
145 explained areas of the property that were residential and what areas were commercial. He said he
146 believed their proposal is not out of character.

147

148 Steve Beer restated the advantages of the proposal to the Village overall as previously covered in
149 response to Mr. Troy's request for answers to questions posed by the Planning Board over twelve years,
150 after this project is complete, the 41 acres would increase in assessed value versus today's current value.
151 He continued to comment that the State and school district would get additional taxes and in addition, the
152 Village would now offer accessible housing. Schleelein asked about the possibility of designating some
153 units as affordable housing as the proposal is for fair market pricing. Steve Beer answered subsidized
154 housing is not what they are proposing but some could be, however they have not asked for tax
155 incentives.

156

157 Schleelein stated the Village already has a large number of rental units and questioned whether the
158 Village would need more rentals. David Beer mentioned the fees to live at the Kendall facility, and made
159 an argument that their project would be relatively attractive to the seniors with the options they are
160 proposing mentioning the green-spaces and walking trails. Schleelein stated this would be nice if it were
161 located to public transportation. David Beer answered it could be a possibility as there are other
162 developments in that area.

163

164 Baker inquired what the benefit would be to the Village from Point 6, where both Boards have spent a lot
165 of time regarding this development and other options that could be proposed.

166

167 Moll stated she liked the proposal but was concerned if this is the appropriate location in the Village and
168 restated she is concerned how the green-space would be maintained. David Beer explained one attraction
169 of the proposal is that the maintenance of the green-space will be the responsibility of the Beers and it
170 would be well designed by professional architects and some areas would not need regular maintenance.
171 They have not fully figured out if they would contract out for the maintenance, but the intent is to have
172 very nice grounds.

173

174 Steve Beer referenced exhibit #7 and how they intend to connect to existing public trails. He also
175 mentioned the clubhouse is proposed as a gathering place for the residences where they can have dinners
176 and other indoor activities besides swimming.

177

178 Troy asked the Beers what market research they have done of 55 year olds, and older, and the demand for
179 their \$2,000 per month rentals. Steve Beer answered they have not done a market research but they do
180 know there is a need for this type of housing and referenced page 14 of their proposal that explained what
181 is needed in this area. Troy asked what would happen to their financial stability if they did not get \$2,000
182 per month for their 105 units, or what would be the minimal required. Steve Beer stated that the \$2,000
183 per month was just an estimate. Randy Marcus expressed he did not understand the question or why this
184 would be a concern of the Board. Troy again asked what would be the financial impact if they did not get
185 the \$2,000 per month. Steve and David Beer both expressed they thought \$2,000 per month was
186 conservative based on other rentals in the area, eg. Horizons.

187

188 Greenwald returned to the meeting at 8:07 pm.

189

190 Schleelein asked about the possibility of reducing the number of units to 85 and inquired if they would
191 still be interested in developing a smaller pocket neighborhood. Steve Beer asked what the advantage of
192 the reduction would be and if it was the buffering that was the issue. David Beer stated the design he
193 explained earlier was just for a visual and expressed his concern where pocket neighborhoods could be
194 too small or too big and explained this neighborhood would be quite discreet due to the landscaping, and
195 the different architectural styles could allow for different themes. David Beer continued to explain the
196 importance of the number of units being critical for the landscaping and open space design and enabling
197 the untouched areas. He stated that there are really no requirements on the buffering in these residential
198 areas even though he understands the residents' concerns. However, he believes this will be a really nice
199 development that offers something very different and very attractive, where keeping the same as it is
200 today is not a benefit.

201

202 McCauley inquired how the units would face the neighbors, being front side or back side. David Beer
203 explained the concept, ie, the units face the green-space and the backs will generally face the road.

204

205 Greenwald inquired on the phases and the dollar amount of the project. She asked if they could apply for
206 a variance to build Phase 1, show everyone what Phase 1 would look like and then request a PDA. David
207 Beer commented on the plan of the phases to cost \$7 million and was not sure how financially her
208 suggestion would work being the clubhouse is in phase 1 and not having many commitments.

209

210 Troy asked if they considered the Horizons to be successful. Steve Beer said based on the Horizons
211 waiting list he would have to answer yes. Troy talked about that location not having a PDA or special
212 zoning, and they are successful. Steve Beer stated the 55+ population is increasing. David Beer continued
213 the conversation and outlined the dimensions and number of bedrooms of the Horizons versus their
214 footprint of the proposed units. Schleelein asked if all the units would be internally and externally
215 accessible. David Beer answered the first floor would all be designed with wide doorways, bathrooms
216 and fixtures, and plan is to make the entire pocket neighborhood wheelchair accessible, which is a huge
217 feature not offered elsewhere.

218

219 Greenwald asked if they would still develop if the Board approved only 85 units. David Beer answered
220 the decisions made tonight could determine if they would go forward and did not want to negotiate
221 numbers where he believed reducing the units by a few would not benefit the Village, but would effect
222 the developers.

223

224 Schleelein outlined the concept and her understanding of the intent of a PDA. There have been only two
225 approved PDAs in the 40+ year history of the Village. The Planning Board needs to take into
226 consideration if this proposal is what we believe is beneficial for the entire Village. She stated it is the
227 density Board members are struggling with. Steve Beer expressed confusion on the concerns about the
228 proposal. Greenwald explained the density concerns and the flexibility of what people are looking for.
229 Marcus also unsure of the concerns and flexibility and asked if the Planning Board would prefer if a
230 developer proposed this as a right to build. Schleelein expressed the concern where this proposal brings
231 more rentals versus homeowners to the Village. Steve Beer restated how their proposal could attract aging
232 people that wanted to downsize and remain in the Village but did not want to buy. David Beer said the
233 renters could be seniors that want to move to the Ithaca area to be close to their families, not transients
234 like students.

235

236 Continued conversation regarding the phases and what was included in Phase 1, along with discussion of
237 the buffering and connections of the roadways, and if they had a plan B if Phase 1 did not work. David
238 Beer suggested if Phase 1 did not work they would learn from their mistakes and make modifications. He
239 also stated that there would be park spaces and substantial undeveloped areas in this development. Moll
240 inquired from a satellite diagram their plan of leaving scrubs and trees for privacy of the roadways.
241 David Beer suggested their intent was not to clear cut the area as it has some beautiful woodlands. There
242 was continued conversation regarding the woodlands and the benefit to the property by keeping as many
243 trees as possible.

244

245 Moseley spoke of the 11.5 undeveloped acres based on page 9 of the SEQRA, and asked if they had a
246 map to explain where the disturbance would be. David Beer stated the satellite diagram should give a
247 good idea. There was continued conversation regarding the buffering and dedicated trails to the Village.
248 Moseley and Marcus discussed concerns of the buffering and the use of the clubhouse being non-
249 residential. David Beer said the Village code does not require buffering. Moseley indicated that the PDA
250 local law does require a buffer when a commercial zone is contiguous to a residential area. Schleelein
251 acknowledged that but stated that when it comes to a PDA, because it is a new District and zone, different
252 demands and conditions can be made by the Planning Board. Marcus said the Beers would be open to
253 other demands by the Board regarding the buffering in their proposal to make this work. Continued
254 conversation on what would be required if it became a PDA.

255

256 Moseley indicated that the clubhouse may be considered an outdoor recreational use by the Village Code
257 and Zoning Officer. In addition, he asked about the natural vegetation of the footage required to be
258 maintained from the clubhouse to the Millcroft residents. Steve Beer stated that much of the buffering is
259 on Millcroft. Moseley noted that the buffering would be required to be located on the commercial area of
260 the proposed PDA in order to be maintained. Steve Beer stated that they have considered many of the
261 aspects of the plan since they started and asked would the PDA be approved without the clubhouse.
262 Moseley answered no and continued to discuss the conditions of the special permit approvals and density
263 review. Marcus inquired about the PDA approval process and what could be defeating the purpose on
264 behalf of the Board and explained his understanding if the PDA was approved, what the Planning Board
265 would expect, and asked what the next steps would be to get a building permit.

266

267 Eric Goetzmann asked to speak. Schleelein advised him that no public input was being taken at this time.

268

269 Moseley mentioned Appendix A-2 is where special conditions could be determined and formulate as part
270 of the review for a special permit approval or right to build. Schleelein asked if a PDA is approved based
271 on the proposal, how does this proposal get changed if needed. Moseley referenced section 10 of
272 Appendix A-2 regarding major changes, regulations and amendments, and when it would need to start
273 over with another PDA.

274

275 Schleelein asked the Trustees if they had any questions. Mayor Hartill mentioned the footprints but said
276 that was answered earlier. Hardaway inquired on considerations. David Beer answered. Steve Beer
277 explained the connections to Millcroft, Liefs Way and Craft Road. Conversation continued on egress,
278 ingress, what applied to subdivisions, and if parts of the development were to be sold. Monaghan asked
279 how the idea of the 40 acres came to be developed and inquired about the garage space requirements and
280 how they could be used due to its small space. David Beer explained how the project started at 42 acres
281 and advised he was not sure of the Codes regarding garage space and could not comment how the space
282 could be used.

283

284 McCauley asked if the Beers found their plan to market to senior citizens ended up not being in demand
285 would they open it up to students or others? David and Steve Beer both answered they did not believe
286 this area would be a good area for students. Cornell is expanding student housing, this project is for the
287 growing aging population. Moll stated that graduate students could be attracted. David Beer continued to
288 explain his thoughts on the senior living concept. However, if that concept did not work they would
289 consider opening it up to others, but is not the plan.

290

291 Schleelein asked if the manager of the development would live in one of the units on the premises. David
292 Beer said they would consider that.

293

294 Cross inquired on the densities of the floor plans and the 42 taxable parcels being a 1 or 2 family
295 dwellings and stated this has almost doubled from the original cottage proposal and asked how the
296 infrastructure would be supported and would the Village have to maintain more roadways. David Beer
297 answered the roadways may increase but not the sewer. Renting these units at \$2,000 per month he felt
298 was quite reasonable by the square footage they offer. He continued to state they could keep the roads
299 private, not Village owned, however they could be flexible as they would not want this to be a sticking
300 point. The roads would be built to Village specifications and the plan is to turn them over to the Village.

301

302 Moseley made recommendations if the Board were to go forward and spoke of PDA and land use district
303 regulations. Marcus stated they would love to have an off-line conversation regrading the SEQRA
304 reviews.

305

306 Schleelein asked if there were other questions, and if not, the Planning Board would go into a recess with
307 the Village attorney. Eric Goetzmann asked if there would be a vote tonight. Schleelein answered no,
308 and stated the Developers Conference would continue at the next meeting on October 30th. Everyone
309 from the public, including the Board of Trustees, was dismissed at 9:30 pm.

310

311 The Planning Board went into the Attorney/Client recess at 9:35 pm.

312

313 The Planning Board came out of the Attorney/Client recess at 10:40pm.

314

315 **Adjournment**

316 Baker moved to adjourn at 10:40 PM. Seconded by Moll.

317 AYES: Schleelein, Baker, Greenwald, McCauley and Moll.

318

319 Minutes by: Tammy Milliman, PT Clerk