

Village of Lansing
Planning Board Meeting
Minutes of Tuesday
May 28, 2019

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

Present at the meeting: Planning Board Members; Lisa Schleelein, Mike Baker, Carolyn Greenwald, Monica Moll; Alternate Tony Ingraffea; Code Enforcement Officer, Mike Scott; Village Attorney, William Troy; Village Trustee Liaison, Patricia O'Rourke; Planning Board Engineer, Brent Cross; Katrina Thaler Medeiros, Esq. for Thaler & Thaler; and citizen, Roy Hogben.

Absent: Jim McCauley

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

Public Comment Period

Schleelein opened the public comment period at 7:02pm.

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

Ayes by: Schleelein, Baker, Moll, Greenwald, and Ingraffea.

Continue Public Hearing for Special Permit #4233 Proposed by Finger Lakes Tram LLC.

The applicants are seeking approval for installing an approximately 200 ft. long Tram system which includes a hoist drum/frame and cabin to hold up to 4 people. The Tram, located at 1510 East Shore Drive (Tax Parcel #42.1-1-46.11), will run from the existing home down to the shore level of Cayuga Lake.

Scott stated that the applicant would not be in until the beginning of June because of the need to make sure that the plants that are on the Cornell endangered list are not on their working site. Schleelein stated that the public hearing would remain open until then.

Public Hearing for Special Permit #4258

Eric Goetzmann, representing Arrowhead Ventures, is proposing a change to the Residential Units of Area B in the Lansing Meadows PDA located on Oakcrest Road (Tax Parcel #47.1-1-17.21). The Planning Board will review this proposal (Special Permit #4258) to determine whether it is a major or minor change from the approved site plan.

44 Goetzmann was not present. Schleelein stated the public hearing will remain open until next
45 meeting.

46

47 **Public Hearing for Minor Subdivision**

48 Butler RP3, LLC, represented by Thaler & Thaler, P.C., is seeking approval from the Planning
49 Board for a minor subdivision. The “minor subdivision” is a basic lot line move and will not
50 create a new lot. The property located at 1583 East Shore Drive (tax Parcel #42.1-1-40.1), which
51 currently has 9.47 acres, would now contain 16.94 acres. The neighboring property (tax Parcel
52 #21.1-1-40.2), which currently has 22.14 acres, would have 14.6 acres.

53 Schleelein read from the public hearing and asked if everyone read the attached information that
54 was presented from Thaler & Thaler. Katrina Thaler Medeiros, Esq. for Thaler & Thaler asked
55 everyone to reference the diagram (map) on page 2. The attorney stated they are taking parcel A,
56 making it smaller by adding the blue section of parcel A to parcel B. Thaler & Thaler will be
57 submitting a consolidation application submission. Schleelein asked for a vote on the lot line
58 movement and asked Thaler if the whole family was in agreement and yes, they are.

59

60 Greenwald wanted to make sure both parcels are in the same zone and Scott said yes.

61

62 Schleelein asked for a motion. Baker moved for the subdivision to be classified as a minor
63 subdivision; seconded by Greenwald.

64 Ayes by: Schleelein, Baker, Moll, Greenwald, and Ingraffea.

65

66 Scott noted that he had all of the mailings.

67

68 Schleelein asked for a motion to close the public hearing. Moll moved to close the public
69 hearing; seconded by Ingraffea. Ayes by: Schleelein, Baker, Moll, Greenwald, and Ingraffea.
70 Troy then informed Schleelein that the public hearing needed to remain open in order to do a
71 SEQRA review. Baker moved to reopen the public hearing; seconded by Greenwald Ayes by:
72 Schleelein, Baker, Moll, Greenwald, and Ingraffea. A short EAF will be reviewed at the June 10
73 meeting along.

74

75 **General Planning Session**

76

77 Greenwald stated she wanted to discuss sidewalks and the possibility of making sidewalks a
78 requirement for developers. She would like to to develop a standard resolution to take to the
79 Board of Trustees for acceptance that makes sidewalks mandatory for new developments unless
80 waived by the Planning Board. Greenwald would also like to have subdivisions with pedestrian
81 walkways and trails. Greenwald would like a sidewalk requirement to be in the Code and part of
82 the standard requirements in building plans.

83

84 Schleelein handed out an article from the NY Planning Federation on street designs and the
85 benefits of sidewalks. Greenwald asked if everyone felt sidewalks should be a preference or a

86 requirement. All agreed it should be a requirement. Moll stated the builder can ask for an
87 exemption. Schleelein stated the suggested language does not specify commercial versus
88 residential. Troy asked what the grounds would be to be considered for a sidewalk waiver. Cross
89 stated that the wording needs to be written so the waiver requires input from the Engineer, the
90 Code Enforcement Officer, the Superintendent of Public Works, and the Planning Board Troy
91 stated that there are also specific laws to follow.

92
93 Moll feels that there is a need to create a master sidewalk plan indicating where sidewalks should
94 be mandated.

95
96 Cross stated that for the Trustees to consider this there needs to be a standard of who will be
97 responsible for the maintenance. Cross stated the structure and standard for sidewalks may need
98 to be considered on a case-by-case basis. . Troy asked whose responsibility it is for
99 maintenance. Cross stated that if it is built in the Village right-of-way, the Village is responsible.
100 Cross stated that the Village could also make it a taxable status for the property owner.
101 Schleelein wants to be careful with that.

102
103 Greenwald stated she feels that it wouldn't be a huge burden or problem for the developer and
104 wants sidewalks to be part of the building requirements.

105
106 Moll stated she has property in the City of Ithaca and she is responsible for the sidewalk in front
107 of the property. Moll suggested to Greenwald that we may want to look at the City of Ithaca
108 guidelines and standards for some ideas.

109
110 Scott stated there are three different areas for consideration regarding the sidewalks:

- 111 1) Commercial and large scale residential
- 112 2) New single family
- 113 3) Existing structures

114
115 Scott stated that for the first two you have control because special permits are needed. The
116 problem is with number three. Scott stated you have to figure out how you are going to pay for
117 those. The Trustees may pay for these in sections to complete. Moll stated that this is for new
118 construction and wants the wording to say "for new development only". Greenwald thinks the
119 wording could say "New Development or Construction" unless waived by the Planning Board.

120
121 Cross stated maintenance should stay in the Village if not, it will become up to the Code
122 Enforcement Officer to mandate and enforce and that will put huge burden and a lot of extra
123 work on him.

124
125 Schleelein stated that her major concerns regarding sidewalks are in the commercial areas and
126 high traffic residential areas. Troy asked Greenwald if she meant trails when she mentioned
127 walkways and Greenwald said yes. Scott stated that the guidelines or standards written should
128 not be too specific so the Planning Board can maintain control.

129

130 Ingraffea agreed with Moll that there should be a global sidewalk plan indicating where
131 sidewalks are needed including which side of the street the sidewalk would be on or if it would
132 be on both. Schleelein stated an example is the Maguire project and where it should start and
133 end.

134

135 Greenwald stated there are two issues, a global plan issue and having a resolution in place for
136 new development requirements. Greenwald and Schleelein stated they would like to have a
137 packet for developers with guidelines or standards in place. Schleelein would like to see a
138 checklist for all new developers. Moll stated her concern that it is important that all new
139 developers know who is going to be responsible for maintenance of the sidewalk. Greenwald
140 stated the Village should be responsible. Troy stated the Board of Trustees has to make that
141 decision because of the impact of possible costs.

142

143 Schleelein stated that the Comprehensive Plan has many references for the need to expand
144 sidewalks in the Village. In addition, she has come across past resolutions and standards on
145 design and guidelines that she will share with everyone

146 Troy told the Planning Board that you cannot force sidewalks and design guidelines on the
147 developer, it can only be requirements and it needs to be consistent and documented. Schleelein
148 wants to get more information on what can be required . Greenwald stated she would try to find
149 any resolutions that have been passed and Scott stated he has files that go back to 1994 if anyone
150 wants to take the time and go through them.

151

152 Schleelein also stated in addition to sidewalks she would like the Planning Board to look at
153 landscape polices and the lighting plan. She asked Ingraffea if he would take over her position as
154 the Planning Board member required on The Lighting Commission; , he agreed to.

155

156 Greenwald stated another issue to look at is camouflaging under the architectural design
157 guidelines. Schleelein agreed as there is concern with the solar panel and propane tank buffering
158 issues and the need to include in guidelines. Schleelein would like these to be part of the
159 developer packet as well.

160

161 Troy stated that all these guidelines and standards need to be passed by resolution. Greenwald
162 asked what needs to be done to change a policy or a resolution. Troy stated that a new resolution
163 needs to be submitted to the Board of Trustees for approval.

164

165 Schleelein told everyone she would send all of the information to everyone for them to look
166 over. Schleelein asked Moll if she would look over the Commercial District design guidelines,
167 Moll agreed to.

168

169 Schleelein stated that she thought that no chain link fences were to be allowed in the NYSEG
170 BESS projects but she noted that Diary One did not meet this conditions. Scott stated he would
171 look into that.

172

173 Schleelein asked if there are grants that could help cover costs for sidewalks. Cross stated that
174 there were some grants out there—the Village of Cayuga Heights has gotten a TAP grant to
175 install a sidewalk along Cayuga Heights Rd. Moll stated it's possibly something to look into.

176

177 Schleelein stated that she and Baker would be attending the IDA meeting on June 12th.

178 Regarding the Lansing Meadows PDA project, Schleelein stated that between the departure of
179 the previous Code Enforcement Officer and bringing in Mike Scott, the Army Corps of Engineer
180 Permit for the wetland expired March 3, 2019. Cross stated that Eric Goetzmann has applied for
181 an extension. Greenwald asked Baker if he would look over the Chart of Uses in the Village
182 Code for discussion regarding, change or updating at the next general planning meeting. Baker
183 agreed. Scott stated that the July 8th meeting would be a good date to schedule the next general
184 planning session.

185

186 Schleelein brought up the topic of cluster subdivision and said she would send everyone a link on
187 the topic for their reading to learn more about the intent of a cluster subdivision. Schleelein
188 asked if the lot size could be smaller than the Code stipulates if the Planning Board allow them to
189 have smaller lots. Troy said no, not unless they agree to it. Schleelein told everyone she would
190 send them the link.

191

192 Schleelein stated that going forward the agenda items will only include active topics. Any open
193 public hearings from previous meetings will remain open but not be placed on the agenda unless
194 a representative will be present to address the topic.

195

196 **Trustee Report:**

197 Moll stated the Mayor was not at the last meeting and the sewer agreement with Cayuga Heights
198 was passed. For further information see Trustee minutes.

199

200 **Adjournment:**

201 Greenwald moved to adjourn at 9:02PM. Seconded by Baker.

202 Ayes by: Schleelein, Baker, Greenwald, Moll, and Ingraffea.

203

204 Minutes taken by: Tina Freelove, PT Clerk