

Village of Lansing Joint Meeting
Planning Board & Board of Trustees
Minutes of Monday, December 9, 2019

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Present at the meeting: Planning Board Members; Lisa Schleelein, Mike Baker, Carolyn Greenwald, James McCauley, Monica Moll; Alternate Member, Tony Ingraffea; Code Enforcement Officer, Mike Scott; Mayor Donald Hartill; Trustees Ronny Hardaway, John O’Neill, Patricia O’Rourke, Randy Smith; Village Attorney, William Troy, Clerk/Treasurer, Jodi Dake and approximately 13 additional people.

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

Approval of the Planning Board Minutes

November 11, 2019 – approved as amended moved by Baker. Seconded by Moll.

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

Schleelein opened the public comment period. There were no comments.

Motion to Close the Public Comment Period. Moved by McCauley. Seconded by Baker.

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

Mayor Hartill called the Board of Trustees meeting to order at 7:02 pm and opened the public comment period. There were no comments.

Motion to Close the Public Comment Period. Moved by Hardaway. Seconded by O’Rourke.

AYES: Hartill, Hardaway, O’Neill, O’Rourke and Smith

Informal Presentation Cornell Students

Cornell students from the Departments of City & Regional Planning, Architecture, and Landscape Architecture have been working since early September on short and long-term vision plans for the Village of Lansing malls. The malls being studied include The Shops at Ithaca Mall and the Cayuga Mall, and the land uses and streets between the two. Working in three teams, students have

- 1) designed short-term improvements around the exterior of the malls to attract more shoppers in the near term, and
- 2) developed long-term hypothetical development scenarios that re-imagine the malls as new "Lansing Village Centers" with a mix of commercial and residential uses, new public spaces, and improved streets for pedestrians and bicyclists.

Students also studied the current context and development issues in Lansing and learned that numerous local and regional constraints exist (economic, infrastructural, regulatory, ownership, etc.). Their work is meant to spark an ongoing conversation about the potential future of this area over the next 30 to 50 years.

45 Mitch Glass, faculty member of City & Regional Planning, Architecture, and Landscape
46 Architecture at Cornell, stated that his class will be presenting the whole set of their ideas for the
47 first time. He asked that everyone keep in mind that this is big picture type of work. This semester
48 a Market Analysis class at Cornell performed a market economic analysis which looked at the
49 reality of malls. Glass stated that his class is more “dreamy” and focuses on big picture visioning
50 and the capacity of land to take on new uses.

51

52 Glass feels that there is a lot of value to recognize here. He pointed out the following challenges:

- 53 - parking around mall
- 54 - flooding is an issue
- 55 - too much permeable surface
- 56 - need for more sidewalks
- 57 - vacancies inside the mall

58

59 Glass also pointed out that the Shops at Ithaca Mall is primarily auto oriented. Shops at Ithaca Mall
60 has 2,308 parking spots. Glass feels there are opportunities for change. There is a lot of open land
61 next to Route 13, bus service availability and the proximity to the airport are all a plus. He feels
62 there is a need for work force housing and to take advantage of the views and landscape setting.
63 Out-of-town ownership of the mall also has an impact.

64

65 The three different teams then gave their presentations. The presentations all included walkable,
66 bikeable, and transit connected neighborhoods to mitigate traffic impact. After the presentations
67 the students were available for questions.

68

69 Smith stated that it is common to see mixed uses in other parts of the country. It is a trend you see
70 more often in new cities.

71

72 Schleelein asked what they meant by “lack of zoning diversity”. Glass stated that there is a
73 similarity in terms of heights of buildings, forms and setbacks that would lead to a community
74 character that may not drive some of their goals of this exercise of mixed-use, of higher density
75 and of walkable streets because the zoning creates something quite different or asks for something
76 quite different. The trend now is form based codes. What do you want your community to become?
77 Higher buildings get better views.

78

79 It was pointed out that walkability and more green space were common threads through all the
80 presentations. Green space makes you want to be there. However, maintenance is also an issue.

81

82 Greenwald asked where the students got their statistic that 20% of the Village residents are using
83 public transit because it seemed high to her. It was part of the last census. Moll pointed out that
84 the residents in the apartments are using buses.

85

86 Greenwald was also interested in the painted sidewalks that were suggested. The pictures the
87 students presented were from Sweden and used derma plastic. Painting the road surface gives
88 visual cues for safety reasons. Moll pointed out that there is a bike lane on Warren Road, but
89 people do not know that it is there. Maybe the Village would want to paint that area for easy visual
90 cues. Hartill pointed out that in New York we use a lot of salt and the freezing and thawing is not

91 good for painting roads. Our current crosswalks are made from plastic milk containers that have
92 been reused. Hardaway thinks that painting the sides causes drivers to slow down. Hartill stated
93 that the paint only lasts 2 years and it is not cheap.

94

95 Hardaway was interested in the suggestion of daylighting streams and wondered if it is more
96 efficient than the streams running underground. Glass explained that daylighting creates areas for
97 retaining large volumes of water & infiltration into the ground.

98

99 Hardaway noticed that all 3 teams were reducing the amount of surface parking and improving the
100 transportation system. With added sidewalks we would have more surfaces to maintain and it
101 would require the use of more salt in the winter. He also liked the substantial reduction of parking
102 areas. Hartill agreed that a large amount of hard surface is a problem.

103

104 Baker stated that the aesthetics of the Village is important.

105

106 Schleelein stated that when she attended the Planning Federation Conference, they suggested
107 having a center and then scale down in height as you move away from the center.

108

109 McCauley stated that when your buildings are too close together you feel closed in. It does not feel
110 spacious.

111

112 All teams got rid of the center of the mall allowing for more public space and streets. The trend
113 now is to be able to drive right up to the stores.

114

115 Hardaway liked that when the students showed mixed-use, they had all sorts of sizes of retail space.

116

117 Baker liked that there were ideas for all times of the year. This brings people in all year round.

118

119 Hartill asked if the class look at the economics of these kind of things. This class was more of a
120 “dreamy” class. It is very difficult to build affordably. This is not easy or cheap, but one should
121 have goals to get better.

122

123 **Informal Discussion of the Commercial Low Traffic District Regulations**

124 Previously, the Planning Board had recommended to Trustees to not add a new use of Low Traffic
125 Food and Beverage to the entire Commercial Low Traffic (CLT) zone. However, the Planning
126 Board wanted to look at changing the five parcels on the eastern side of N. Triphammer Road from
127 Graham Road south to Cayuga Mall from CLT to Commercial Medium Traffic (CMT). The
128 properties across the street from this are already CMT. The properties along N. Triphammer north
129 of Graham Road abut residential property which is why the Planning Board did not consider it
130 appropriate to change that zoning.

131

132 Schleelein asked the Planning Board members where they stand on this. Baker supports changing
133 the zoning from CLT to CMT from Graham Road to Cayuga Mall. He feels that it logically makes
134 sense.

135

136 Troy asked the Boards to consider the worst thing that could happen if the Village were to make
137 this change.

138

139 Schleelein stated that if this area becomes CMT you would be adding the option for these
140 properties to have low traffic food and beverage and small-scale sales.

141

142 Greenwald would also like to see a residential component and walkability. Greenwald would like
143 the Board to review all the zones. CMT would be good for that area but Greenwald does not want
144 to lose mixed-use residential. The Board agreed that it would be a good exercise to go back and
145 look at all of the Villages zoning to make sure we have the right uses in the different zones.

146

147 Scott added that this proposed change does not make any of the five parcels non-compliant. Mayor
148 Hartill also thought this was a good idea. Moll would like to add residential to all areas.

149

150 The Planning Board felt that it would be appropriate to rezone the five parcels located on the
151 eastern side of North Triphammer Road from Graham Road south to the Cayuga Mall from CLT
152 to CMT as it aligns with the commercial district directly across the street on the western side of
153 North Triphammer. They felt it would make the area more symmetrical. Because the CLT parcels
154 north of Graham Road on North Triphammer abut residential areas, a district change is not
155 considered to be appropriate. The Planning Board agreed to continue to review the Village Code
156 in 2020 to look at appropriate uses in the three commercial districts.

157

158 Motion- To recommended to the Board of Trustees that the five parcels located on the eastern side
159 of North Triphammer Road from Graham Road south to the Cayuga Mall be rezoned from
160 Commercial Low Traffic to Commercial Medium Traffic.

161

162 Greenwald moved to make this recommendation. Seconded by Baker.

163 AYES: Baker, Greenwald, McCauley, Moll, and Schleelein

164 Hartill asked Troy to draft a local law for the next Board of Trustees meeting.

165

166 Other Business

167 Scott stated that weather had an effect on completing building #8 at East Pointe Apartments.

168

169 Scott, Village Engineer, Cross and DPW Supervisor, John Courtney met with the Solar Farm
170 developer. Solar Farm is very conscious of the Village concerns. The project is now proposed to
171 be in two phases. There are two entries onto Northwood Road that needed to be adjusted and it
172 was also recommended that there be a fire access road to Dart Drive. On January 13th Solar Farm
173 will be at the Planning Board meeting with a sketch plan.

174

175 Hardaway asked if developers only planned to do infrastructure for Phase I. Scott indicated that
176 the first phase is the north side, however, the SWPPP will be for the whole area. Solar Farm said
177 that 16 people are already interested in buying. Hartill asked if they had resolved the covenant
178 issues. Scott stated that they went with exactly what the covenant wanted so now they are going
179 for single family homes. Scott feels they have thought things through. O'Neill pointed out that
180 everything is very close together. The plan is for 43 units. They claim to be net zero. The Planning
181 Board noted that the Geneva Solar Farm development is not very attractive; the homes look like

182 boxes. Solar Farm learned from this and made design changes. McCauley feels there is still room
183 for improvement.

184

185 The Beers are also on the agenda for the next Planning Board meeting along with two small special
186 permits so the January 13th meeting will be pretty full.

187

188 **Adjournment:**

189 Baker moved to adjourn at 8:40PM. Seconded by Moll

190 AYES: Baker, Greenwald, Moll, Ingraffea and McCauley.

191

192 Hardaway motioned to adjourn. Smith seconded the motion.

193 AYES: Hartill, Hardaway, O'Neill, O'Rourke and Smith

194

195 The meeting was adjourned at 8:40pm.

196

197 Jodi Dake, Clerk/Treasurer

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