

Village of Lansing
Planning Board Meeting
Minutes of Tuesday
January 28, 2020

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

Present at the meeting: Planning Board Members; Mike Baker; Monica Moll; James McCauley; Lisa Schleelein; Alternate Member, Anthony Ingraffea; Code Enforcement Officer, Mike Scott; Village Attorney, Natalie French; Village Trustee Liaison, Randy Smith; Village Engineer, Brent Cross; Dan Veaner of the Lansing Star, John Snyder, Kate Maguire, Ryan Wallace, Robert Switala, and Mark Rodriguez of Solar Homes; and 3 additional people.

Absent: Carolyn Greenwald

Schleelein appointed Tony Ingraffea as an acting member for the meeting due to the absence of Carolyn Greenwald.

Public Comment Period:

Schleelein opened the public comment period at 7:02pm

With no one wishing to speak Schleelein asked for a motion to close the public comment period. Moll moved to close the public hearing. Seconded by Ingraffea.

AYES: Baker, Ingraffea, McCauley, Moll and Schleelein.

Subdivision Sketch Plan

Maguire Nissan of Ithaca, represented by John Snyder Architects, is seeking approval from the Planning Board for a minor sub-division. The property located at 35 Cinema Drive (Tax Parcel # 46.1-6-5.1), which currently has 4 acres, would be subdivided into 2 lots. Parcel A would contain 2.09 acres and Parcel B would have the remaining 1.91 acres.

Scott stated he has the proof of mailings for the Public Hearing.

Schleelein read from the proposal. Scott said nothing has changed on the plat but originally John Snyder thought the new plat would need a variance for a 22ft side setback. The new calculation, however, came in at 27ft well within the Village requirements. Scott said the new proposed lot line between Nissan and the existing dealership does create a need for side parking setbacks variances for both properties. Scott said he has spoken with Snyder to set up a meeting with the BZA to address the two variances. Schleelein asked for confirmation that the lot line parking in between the two buildings does not impact the neighbors or anyone else and Scott said yes.

45 Schleelein stated she would send a letter to the BZA stating the Planning Board has no issues with
46 the 2 variances. Scott said he hopes to get the meeting with the BZA soon so they can move
47 forward.

48

49 Schleelein asked if Snyder had any comments on the height of the fence shielding the residential
50 area to the east. Snyder said they will come back at a later date regarding the fence height along
51 with some lighting issues. McCauley asked if they are looking at the lighting and glare and how
52 it may affect the drivers on Route 13. Scott stated the Lighting Commission will work with Snyder
53 regarding the lighting. Schleelein asked Snyder to take the height of the lights into consideration.
54 Both the fencing and lighting issues will be revisited.

55

56 Cross asked if they had any comments from the last meeting on the trucks unloading and loading
57 of vehicles using the public street and if they had looked into it. Maguire said they have not reached
58 a final decision regarding that. Cross said he could not see a possible condition on the subdivision
59 but if there is any new construction at the Chevy dealership, this topic will be officially addressed
60 at that time. Maguire stated she understands the Board's concerns and asked if this is going to be
61 a condition for the approval of the Nissan subdivision.

62

63 Cross said he is not suggesting making this a condition but wants to come to some resolution
64 regarding parking on the street. Snyder said he understands but it is not an easy fix because the
65 transport trucks are from outside companies and there is no consistency. The dealerships have no
66 communication when drivers will be loading and unloading. Cross told Snyder he does not want
67 to see the trucks on the street but would rather have the trucks in their parking lot. Snyder stated it
68 may be something they could consider with the Chevy dealership renovations. Scott asked if they
69 would consider the trucks unloading and loading of vehicles down at the Triphammer parking lot
70 so they are not in the street and causing traffic problems.

71

72 Scott said there has been a recent issue with the sewer connection for the Nissan Dealership. Scott
73 said it is designed to discharge out towards Uptown Road and was eventually going to connect on
74 Cinema Drive at the corner. Unfortunately, there is no line on Uptown Road that connects to
75 Cinema Drive. Nissan is coming up with other options.

76

77 Scott stated that this should have been discovered by Nissans engineers.

78

79 Scott mentioned that Maguire was going to work on getting an easement for the Nissan parcel to
80 be able to use the egress exit on to Cinema Drive through the Chevy dealership. Snyder confirmed
81 this, along with the stormwater system and the utility connections.

82

83 **Cluster Subdivision Sketch Plan Presentation by Solar Homes Factory.**

84 This is a proposed development of 24.4 acres (Tax parcel #46.-1-1-21.2), zoned Medium Density
85 Residential, into 43 single-family attached homes. The homes are 850sqft to 1550sqft and are
86 projected to be priced from \$275,000 to \$395,000. The homes are connected to municipal utilities
87 but have integrated solar power and are designed for no annual heating or electric costs. The
88 proposed development is clustered to preserve existing forest and wetlands.

89

90 Schleelein read from the proposal. Scott said he, John Courtney, and Brent Cross had a meeting
91 with Wallace and Switala from Solar Home Energy and went over a few recommended changes.
92 Scott asked Ryan Wallace to go over some of the changes with the Planning Board. Wallace and
93 Switala presented a new sketch plan. Switala said one of the biggest changes are the lot lines and
94 the entrance drives lining up with the road configuration on Northwoods. Switala said the overall
95 circulation pattern had changed and now it would allow the natural resources and large wetlands
96 to be better preserved.

97

98 Switala stated they added back in the emergency road access on Dart Drive to allow emergency
99 vehicles to enter and exit. Switala said they also added back a few more open spaces per the
100 requirements. Wallace said they wanted to be mindful of the people on Dart Drive so they reserved
101 some space for buffering from the property line to the units on the south side. Switala said they
102 are still working with the engineers to make sure they meet all the cluster subdivision guidelines.
103 Switala said they limited the amount of disturbance of the wetlands. The Army Corp of Engineers
104 only allows a disturbance of under a 10th of an acre to avoid any mitigation.

105

106 Switala said they provided the Planning Board with a “phasing plan”. Wallace said the second
107 page is the first phase of the project which will be approximately nineteen houses. Moll asked what
108 their timeline is for phase one. Wallace said it is an educated guess but they will not commence
109 phase one until ten contracts are in place. Wallace said he hoped the time frame to start is July
110 2020 and complete phase one by October 2020 and if the sales are brisk, they would like to start
111 phase two by Spring of 2021. Wallace said he was aware of the concerns of the residents on
112 Northwood and Dart Drive.

113

114 Ingraffea said in phase one wouldn't they need the access emergency road. Cross stated the
115 subdivision regulations state a second form of emergency access is needed after the 20th lot.
116 Ingraffea said the original plan of the homes were going to be attached and now they are not and
117 wanted to know from a selling point aspect of this development wouldn't that affect the cost and
118 price. Wallace stated yes, but due to the deed restrictions they have to build them detached.
119 Schleelein stated her disappointment that the covenant does not allow attached homes and asked
120 Wallace why they did not pursue possibly overturning the covenant. Wallace said his
121 understanding was they would need the majority of the neighboring residents to lift the restriction.
122 Wallace said there is not a large push on major developers to build single family homes and it is
123 increasing difficult to take on project like these they don't have the administrative capacity to take
124 all of that on.

125

126 Schleelein stated she is concerned and worried about the trees and how many they may be cutting
127 down. Switala said they will be preserving at least a third or half of the site and protecting as many
128 of the trees as possible. Switala said they wanted to design it that way from a community and
129 Village standpoint.

130

131 McCauley asked how far apart the homes will be from one another. Switala said 12ft to 20ft.
132 McCauley also asked if the areas of the dwellings will be protecting the trees around the homes.
133 Switala said they will have to remove some but will keep a few for aesthetics.

134 Baker asked if the road was going to be dedicated to the Village or privately owned. Wallace said
135 privately owned. Moll asked if there will be an HOA and Wallace said there would be a Joint
136 Management Association for the common areas but the lots will be the homeowner's
137 responsibility.

138

139 Baker asked if the curvature of the road is large enough for the emergency vehicles to enter.
140 Switala said yes, as it is 25ft. Wallace stated the wetlands did not change from the original
141 plan to the new plan . Moll asked if the stormwater management is the same whether you
142 install gravel or pavement for the access road. Cross said with gravel and pavement there are
143 no differences with absorption and the runoff will likely be graded towards the pond.

144

145 Schleelein asked if anyone had any further questions and what the next steps would be; Scott
146 said the preliminary plat and a public hearing. Cross asked for preliminary information on the
147 stormwater. Switala said they are still working on it and are trying to keep this low impact.
148 Cross said they need to have communication with NYSEG regarding the grids, the Village of
149 Cayuga Heights regarding the sewer connections, and Bolton Point regarding water.

150

151 Moll asked if they are planning on putting in sidewalks or trails. Wallace said the original
152 plan was to have trails but the development plan is to keep it more rural but bike trails may
153 be possible.

154 .

155 **Approval of the Minutes**

156 January 13, 2020 -McCauley made two corrections on line 169 and 170. Baker moved to accept
157 the minutes of January 13, 2020. Seconded by McCauley.

158 AYES: Baker, Ingraffea, McCauley, Moll and Schleelein

159 Abstentions: None

160

161 **Trustee Report:**

162 Schleelein stated the Trustee meeting of January 20 was canceled.

163

164 **Other Business to report:**

165 Moll asked about the status of the Lansing Meadows PDA subdivision. Schleelein said Arrowhead
166 Ventures went to the Trustees to propose a subdivision of the property but the Village is awaiting
167 some input from the IDA Because of some statements by Arrowhead Ventures at their presentation
168 to the Trustees on January 6th. There is some question as to whether all of the LMPDA units need
169 to be senior housing. Schleelein said that she does not want there to be confusion between what
170 the IDA requires and the original intent of the PDA. Specifically, Schleelein referred to Condition
171 #14 stipulating Area B of the PDA is to be senior (55+) housing. Schleelein stated she simply
172 wants Lansing Meadows to fulfill their obligations and comply with the original intent of the
173 project. She also mentioned a letter to the editor in The Ledger which incorrectly mentioned the
174 PDA was to provide low-income housing for seniors. The housing was always planned as market
175 value housing.

176

177 Schleelein asked if anyone was interested in participating in the Climate Smart Community Task
178 Force. No one volunteered.

179 Schleelein had a short discussion regarding district uses and said she presented to the Trustees
180 incorporating three uses to CMT that are currently included in both CLT and CHT—Assisted
181 Living Facility, Museums/Public Buildings, and Special Care Facility, and.

182

183 Schleelein informed everyone The Council is ready to start phase two of their program. This will
184 entail adding beds and stated they will need to go in front of the BZA for a Use variance.

185

186 Schleelein asked everyone if they knew anyone who may be interested in being an alternate or full
187 Planning Board member due to her retirement in May. Moll asked what they needed to do to apply
188 and Schleelein said to contact her.

189

190 **Adjournment:**

191 Baker moved to adjourn at 8:20PM. Seconded by Moll.

192 AYES: Baker, Ingraffea, McCauley, Moll and Schleelein.

193

194 Minutes taken by: Tina Freelove, Pt Clerk