

Village of Lansing
Planning Board Meeting
Minutes of Monday
October 27, 2020

The meeting of the Village of Lansing Planning Board via Zoom was called to order at 7:02 PM by Chair, Lisa Schleelein.

Present at the meeting:

Planning Board Members: Mike Baker, Carolyn Greenwald, James McCauley, Monica Moll, Lisa Schleelein

Alternate Member: Anthony Ingraffea

Village Legal Counsel: William Troy

Village Engineer: Brent Cross

Village Trustee Liaison: Pat O'Rourke

Village CEO: Michael Scott

Eric Goetzmann and Jim Bold representing Lansing Meadows; Ken Farrall and Mike Gavin representing the Shops at Ithaca; Olga Petrova, Roy Hogben

Schleelein designated Michael Baker as chair for this meeting

Approval of the Minutes 29, 2020

Schleelein moved to accept the minutes of September 29, 2020. Seconded by Moll.

Ayes: Baker, Greenwald, McCauley, Moll, and Schleelein.

Nays: None

Public Comment Period:

Baker opened the public comment period.

Pat O'Rourke was recognized as the liaison for the Board of Trustees

Greenwald thanked the Board of Trustees and the Greenway Committee for the work done to the Shannon Park entry. Olga Petrova wanted to know where the request for streetlight on St Josephs was at. Scott said that John Courtney was looking into it and there should be some news in the weeks coming. Baker was appreciative for the new street lights on Nor Way.

With no one else wishing to speak, McCauley moved to close the public hearing. Seconded by Schleelein.

Ayes: Baker, Greenwald, McCauley, Moll and Schleelein.

Nays: None

Baker read the following from the agenda:

Informal Discussion

Lansing Meadows, located on Oakcrest Road (Tax parcel # 47.1-1-17.21) and represented by Eric Goetzmann, would like to discuss a proposed change to the minimum lot size and minimum frontage for Residential Area B of the Lansing Meadows PDA. The

45 *Village of Lansing Planning Board has been asked to review the proposal and give a*
46 *recommendation to the Board of Trustees.*

47

48 Baker recognized Eric Goetzmann and Jim Bold.

49

50 Goetzmann explained that his intentions are to subdivide and supply each parcel with a public water
51 meter. The subdivision process was started in January with the Trustees. During the process, it was
52 noted that within the PDA laws, any major change would be reviewed by the Planning Board who
53 would then make a recommendation to the Trustees. Goetzmann believes there is a general positive
54 feeling about the subdivision from the Village Boards. Goetzmann gave a quick explanation of the
55 Lansing Meadows PDA and described his proposed changes to the Residential Area:

56

57 (a) To amend §145-42.1 (E) (1)(a) of the Code so as to reduce the minimum
58 size of lots from ten thousand (10,000) square feet to two thousand six
59 hundred (2,600) square feet, and

60

61 (b) To repeal Code §145-42.1 (E) (3) (d so as to strike from the ordinance any
62 requirement for a (75) foot minimum street frontage in the Residential
63 area.

64

65 Goetzmann emphasized that these 2 changes do not allow for more density.

66

67 Baker asked Goetzmann and Bold their opinion on whether they feel that this is a minor or major
68 change to the existing PDA. Goetzmann feels that it is minor because the changes do not increase the
69 density but rather, it actually decreases it.

70

71 Greenwald asked Scott if density was the only criteria in determining a major change. Scott read from
72 section 10 of the Appendix A PDA stating “Major changes such as increased density or reduction of
73 open space...” Schleelein emphasized “such as” which means there could be more. Scott then asked
74 Goetzmann why reducing the lot size does not increase density. If you have one lot at 10,000 square
75 feet. Divide that lot into 4 smaller lots. This increase the density of lots. Goetzmann believes that the
76 total area that is being built on does not change therefor, neither does the density. Goetzmann added
77 that the proposed changes to the Residential area should have been done when the Commercial area
78 changes were done years back.

79

80 Schleelein asked about any projected development of the Oakcrest side of the private road and what
81 plan are we working from. Bold asked Scott to show the approved plan as per the Planning Board
82 approval in 2019. Scott shared the plan provide to him. Bold continued by saying that this plan was
83 the original site plan brought to the Planning Board and that the Planning Board wanted the buildings
84 on the other side of the ring road from Oakcrest built first. Bold said the PB asked that no buildings be
85 built on Parcel B (inside the ring road) in which case we responded absolutely no and that Bold would
86 come back to the Planning Board for Parcel B in the future. Schleelein had said last year that “the
87 Planning Board did not want any more development and that when Goetzmann and Bold came back
88 for a special permit for Parcel B, Bold said the Planning Board could deny them”. Bold said that is

89 true. Schleelein asked what the inner ring development is supposed to look like. Scott showed the 3D
90 drawing provided.

91

92 Cross asked if one could subdivide National Wetlands. Goetzmann said that the wetlands were already
93 subdivided. Cross indicated that the proposed lot subdivision further subdivides the wetland into much
94 smaller parcels. It appears that the parcels making up the 2 buildings not yet built include parts of the
95 wetlands. Cross is concerned that if subdivided, each new portion of wetland would now be so small
96 that they would not be regulated. Cross believes that some of the National Permits allows for the
97 elimination of wetlands up to 1/10th of an acre. Bold said they would look into it but the back lot line
98 could easily be moved to remedy the situation. Scott asked Bold if this would change the minimum lot
99 size proposed. Bold would have to do the calculations.

100

101 There was Board discussion on what form the recommendation to the Trustees would be in, whether
102 there was a vote or a letter.

103

104 Baker believes the Planning Board needs to figure out if the 2 proposed changes would actually
105 increase the density from the original intention of the PDA. Moll asked what the underlying district
106 was before the PDA changed it to residential. Schleelein said Commercial Low Traffic. Goetzmann
107 reemphasized that there would be no increase in density. Schleelein asked if the lot size was changed
108 to 2,500, couldn't you, theoretically, build all of the future units that size? Bold said yes, with a special
109 permit and Planning Board approval.

110

111 Moll is not concerned about the subdivision in general. The concern is all the changes that have
112 happened over 10 years such as adding a commercial area, removal of the bird sanctuary, and walking
113 paths. The changes have chipped away at the original PDA making it unrecognizable. Moll is fine with
114 the 18 units but, if the intention is 30 units, Moll would be all for labeling this a major change and
115 figuring it out all at once. Greenwald agreed. Baker added that he feels the original intent was to have
116 a commercial area (BJ's) and then a residential area that would be a transition to the rest of the
117 neighborhood. Over the years, that has been whittled away. Goetzmann said that the current residential
118 area was changed because it was believed that a commercial district would create too much traffic on
119 Oakcrest Road. "All we are trying to do at this point, is to get a minor change approved so we can
120 subdivide what we are currently building." Goetzmann continued by saying that he is not trying to
121 rehash the whole development and agrees with Moll; if there is an increase in density then the Panning
122 Board has every right to take it back to the beginning of a PDA. Moll said that Goetzmann already has
123 increased the density from the required 12 units to 18 units. Schleelein added "and 30 would be even
124 more".

125

126 Scott agreed but reminded the Board that the objective tonight was to decide if the 2 proposed changes
127 would be considered major and to develop a recommendation to present to the Board of Trustees. As
128 far as density goes, there a couple ways of looking at it. By rights, the developer could have built one
129 building with 50- two-bedroom apartments within. Instead, the developer proposes to build 10
130 buildings with 30- one or two bedroom apartments. The density of potential residents goes down but
131 the building density goes up. The Planning Board should consider what their definition of density will
132 be.

133

134 Troy believes the issue here is the unknown and the inability of Goetzmann to commit to the future

135 plans. Troy recommends that Goetzmann come up with a final set of engineered plans for the whole
136 area and put the Village at ease. Goetzmann responded that he has already presented a proposal to the
137 Planning Board to try and get approved. If Goetzmann knew that all of the units would sell, he would
138 build them all now.” At this point, we need to get these 18 units done first and sell or rent them. We
139 are here tonight to get these 2 changes approved so we can subdivide. If this happens, then there is a
140 high probability we will be back with that same proposal.” Troy asked when all of this would be done.
141 Goetzmann said he would have liked to be done by now but Covid-19 has slowed up everything. Bold
142 added that it also depends on the market. Bold continued and asked what the problem was, when the
143 Ivar Jonson project is doing the same thing. Troy said this project started in 2010 and has only come
144 this far. Why wouldn’t the Planning Board be concerned. Bold reminded the Planning Board that
145 Goetzmann presented a plan for 30 units but the Planning Board would only allow 18. Baker believes
146 everyone understands what was approved and there is no doubt that is what you are building but,
147 without the bigger picture it makes it difficult to recommend your proposed changes either way. Bold
148 said they are committed to building the 18 units but, are not willing to give up the rights to build more
149 just to get a subdivision approval. Ingraffea believes that the current approved site plan would not have
150 been approved when the original PDA was developed because it doesn’t provide anything special for
151 the Village. Since then, the developer came back numerous times with changes to help their own
152 business plan. The Planning Board is frustrated because the developer is most concerned about the
153 business aspect while the Planning Board is concerned about the Village. Bold said that the elimination
154 of the bird sanctuary and the reduction of the wetlands was because the County and the Mayor wanted
155 more density. The building of the senior housing was for the benefit of the Village and yes, it may not
156 have the pizzazz but it serves its purpose. Scott questioned the developer’s commitment to build what
157 they say they want to on the inner section of the private road. Scott feels that a total commitment would
158 involve subdividing the inner section when the developer is subdividing the exiting approved buildings.
159 Also, why wouldn’t the developer install all of the water taps and sewer laterals needed for the future
160 while the main infrastructure is being installed. Bold said that sewer laterals have been install but why
161 would the developer invest in the money to install water taps now when the Planning Board may not
162 approve any further development. Scott replied that it would save the developer money and time to do
163 all of this at once and possibly reassure the Planning Board of the commitment.

164

165 Schleelein asked Goetzmann when he could have the answer about the wetlands. Goetzmann said
166 before the next Trustee meeting. Cross believes that the developer should take the wetland out of the
167 individual parcels and include the wetland in the HOA parcel. Cross was also concerned about the
168 future sewer lateral being install already without notifying Cayuga Heights. Cross also questioned why
169 the water taps would not be installed if the sewer laterals are in. Bold told Cross and Scott that the
170 developer is considering this.

171

172 Goetzmann, once again, reminded the Planning Board that the Trustees want their recommendation on
173 the 2 proposed changes to the PDA. Baker disagreed and said that the Trustees are asking the Planning
174 Board to review the proposal and the effects of it.

175

176 Moll feels that the proposal would be a minor change if the total units stopped at 18 but, a major change
177 if building continued. Schleelein feels that Moll’s statement was the mindset when the 18 units were
178 approved the year before but the developer would not agree. Schleelein still feels that going from
179 10,000 square feet to 2,500 square feet is a major change. Also, minor change after minor change over
180 the years has turned this portion of the PDA into a project that is not what was originally intended to

181 be. Adding 4 more buildings would be unattractive.

182

183 O'Rourke agreed with Baker that the Trustee not only want comments from the Planning Board but
184 would like advice also.

185

186 Greenwald believes that the proposed changes are major and that the Trustees should review the A-1
187 portion of the PDA and reconsider whether it should have been zoned commercial and make it
188 residential. McCauley feels that it is a major change because of the substantial change in lot size.
189 Ingraffea agrees with Moll.

190

191 Troy suggested that there be a recommendation drafted for the Planning Board members to look over.
192 Because of meeting laws, a document cannot be circulated and discussed between Planning Board
193 members. O'Rourke suggested a joint meeting with the Trustees. It was agreed. Scott will contact Jodi
194 Dake to organize a meeting.

195

196 Baker read the following from the agenda:

197

198 **Continue Public Hearing of Subdivision #2020-4402**

199 *The Shops at Ithaca Mall, represented by Michael J. Gavin of Gavin Law, is seeking*
200 *approval from the Planning Board for a subdivision of Tax Parcel 42.1-1-22. The applicant is*
201 *proposing to subdivide tenant spaces in order to offer them for sale to existing and perspective*
202 *tenants/affiliated investors/owners.*

203

204 Gavin stated that he and Farrall have been working through some of the practical issues such as
205 water and sewer. Gavin was able to provide documentation that a poly lining was applied to the
206 inner portion of the stormwater piping that runs under the south end parking lot. The application
207 was done under the supervision of an engineer. Gavin was also able to video the same stormwater
208 pipe and provide that to Scott. There was no evidence of damage to the pipe. There were, however,
209 sections that had some stone build up which Gavin said will be cleared.

210

211 Cross said he did see the information but was unable to write up a report in time for this meeting.
212 Scott said that the information provided was very useful and that he passed it on the Cross and
213 Courtney. Scott suggested that he, Courtney, Cross, and Troy be allowed to meet and discuss the
214 new information before bringing a recommendation to the Planning Board. After that meeting,
215 there could be another meeting set up involving Farrall and Gavin for sharing ideas. Gavin stressed
216 his commitment to making sure everything is done correctly and to the Village's standards while
217 still keeping the process moving. Gavin asked Scott if the variance portion of the process could be
218 started. Scott said he has all of the information and would send Gavin what was available.

219

220 Farrall added that a video was also taken in the sewer lines under the mall near the food court.
221 Farrall also said that all of the stores currently have water meters. Scott believes that the existing
222 meters may not be useful for a subdivision. Each parcel subdivided would need its own lateral
223 from the main water line with a separate shut off for isolation purposes. Scott will check with
224 Bolton Point. Scott will organize the meetings.

225

226

227 **Trustee Report**

228 Schleelein stated that the Trustees discussed the latest proposal dealing with Lansing Meadows. The
229 sidewalk escrow for the residential area of Lansing Meadows was set. The water line on Catherwood
230 is done. McCauley said the Trustees also discussed that the Lansing Meadows proposal needed to
231 be reviewed by the Planning Board and a recommendation given back to the Trustees. The Mayor
232 expressed his desire to see the process be expedited as quickly as possible. Also, that the property
233 owner does have certain rights. There was a discussion of a possible change in Zoning for a section
234 of Cornell owned land within the Village. See Trustee minutes.

235

236 **Other Business to report**

237 McCauley ask why the developers of Lansing Meadows di not do the research about water meters
238 before they started the project. Scott speculated that the possibly when the developer found out how
239 much the main shutoff, meter, and backflow prevention devises were going to cost, they decided it
240 would be cheaper to subdivide and meter each parcel. Moll asked if the Village could own the water
241 and sewer but the units would be rentals. Scott said the Village doesn't necessarily want to own
242 water lines. Cross added that if the Village did own the water main, it would basically be an extension
243 of what the Village already owns. The only additional costs to the Village for owning a water line is
244 the maintenance. Ingraffea asked about the Nissan trees. Schleelein asked if everyone has a copy of
245 the new legislation for sidewalks within the Village. Moll suggested that the Planning Board and
246 Trustees have a joint quarterly meeting just to discuss Village business. Scott said the Council could
247 possible be giving their official presentation at the November 9th Planning Board meeting. The
248 Islamic Center is also interested in presenting at some point. Baker remind everyone about training.

249

250 **Adjournment:**

251 Baker asked for a motion to adjourn at 9:32 PM. Moved by Moll. Seconded by McCauley
252 Ayes: Baker, Greenwald, McCauley, Moll, and Schleelein.

253 Nays: None

254 Minutes taken by: Michael Scott, CEO

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