

Village of Lansing  
Planning Board Meeting  
Minutes of Monday  
November 9, 2020

The meeting of the Village of Lansing Planning Board via Zoom was called to order at 7:05 PM by Chair, Lisa Schleelein.

**Present at the meeting:**

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

**Alternate Member:** None

**Village Legal Counsel:** William Troy

**Village Engineer:** Brent Cross

**Village Trustee Liaison:** Randy Smith

**Village CEO:** Michael Scott

Ken Farrall and Mike Gavin representing the Shops at Ithaca; Joseph Picciotti, lawyer for the Council; Angela Sullivan and Kelly White, representing the Council; Olga Petrova, Roy Hogben, Stephen Johnson, Douglas Freeman, Dr. John-Paul Mead, Frank Towner, Dr. Martin Stallone, Frank Kruppa, Jessica Jannsen, Susan Romanczuk, and Eric Goetzmann were present

**Approval of the Minutes**

No Minutes available

**Public Comment Period:**

Randy Smith was recognized as the Board of Trustees liaison.

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

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

Nays: None

Schleelein read the following from the agenda:

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

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

Scott reviewed the topics discussed in his infrastructure meeting with Brent Cross, Bill Troy, John Courtney, Mike Gavin, and Ken Farrall the week before. The reason for the meeting was to share information and present a recommendation to the Planning Board regarding sewer, public water, and stormwater as it pertains to the proposed Mall subdivision. Scott said that they (Cross, Scott, Courtney) recommend that the sewer system remain as is. The Village will still own and maintain the main and the private lateral will be owned by the Mall and maintained under the ECCR agreement.

46

47 Scott continued by saying if the public water main were to be taken over by the Village, they  
48 recommend that the main be replaced with new piping. This would cost the Mall owners a significant  
49 amount of money. Scott invited Gregg Weatherby and Steve Riddell (from Bolton Point) to the  
50 infrastructure meeting for their input. It was discovered in the SCLIWC (Southern Cayuga Lake  
51 Intermunicipal Water Commission) by-laws that the existing Mall public water system could remain  
52 as long as an entity like a home owner's association was in control and in charge of the maintenance.  
53 The current ECCR acts as home owner's association. Scott said Mike Gavin and Bill Troy would  
54 need to work out the proper wording for the ECCR agreement for sewer and water.

55

56 Scott brought a site plan of the Mall up on the screen. The map shows how the stormwater flows  
57 within the property. Cross explained that there are a two sources of stormwater management;  
58 stormwater that is generated on site by way of impervious surfaces, and stormwater that runs on to  
59 the site from neighboring properties. Cross described how both aspects of stormwater affect the Mall  
60 property. Gavin and Farrall had provided the Village with video of the existing underground  
61 stormwater pipes that runs through the south section of the property. Cross was pleased with the  
62 overall condition of that pipe. That pipe transfers offsite water runoff from the east, coming down  
63 Pyramid Drive. The overflow for that water runs down a ditch to the south. Cross believes that the  
64 large stones that were added to that ditch slows the overflow water down, causing flooding to the  
65 parking lot. Cross, Scott, and Courtney recommend those stones be removed.

66

67 Cross continued by describing how stormwater flows around the north of the Mall and continues to  
68 the drainage areas located between the mall and the residential areas to the west. It is difficult to  
69 know if this drainage area is working to the efficiency it was intended to. There has been a time  
70 when water had spilled over into the residential area. Cross feels that 2 additional 15" pipes would  
71 help alleviate this problem. Farrall had proposed this to Cross in an earlier meeting. Cross then stated  
72 that Courtney feels that some professional engineering should be done by the owners. Cross is not  
73 against the idea but is comfortable with moving forward with the subdivision and listing his  
74 suggestions as conditions. Scott is sure that there must have been an original engineered stormwater  
75 plan and that it should have been updated when the addition of Dick's and Best Buy were built. It  
76 would be nice to see that report if possible. Cross agreed and said that O'Brian and Gere were the  
77 engineers at the time. Schleelein was concerned about the erosion of the ditch to the south if the  
78 stone were removed.

79

80 Greenwald asked if all of the parcels would be part of the ECCR. Gavin said all of the new parcels  
81 would. Target is responsible for their own property. The ECCR would be established first allowing  
82 it to be recorded in the deed of the subdivided properties.

83

84 Cross hopes to locate the original stormwater plan so as to compare it with existing conditions.  
85 If a new hotel was developed behind the existing Clarion, they would be responsible for their own  
86 stormwater study.

87

88 Schleelein asked the Planning Board how they felt about moving forward with the subdivision  
89 process. Moll is willing to move forward as long as Cross, Scott, and Courtney are comfortable.  
90 McCauley agrees. Greenwald is open to considering proposals to keep the Mall open. Schleelein is  
91 open to helping in any future input on development especially a mixed use. Gavin feels that is a

92 possibility and thinks that when the money comes in from the sale of the parcels, the Village will  
93 start to see some changes. Gavin described some of the other revived malls they worked on.

94 Scott suggests the variance process get started. Farrall and Gavin agreed. Hardaway asked if the  
95 firewalls in the mall between tenants has been addressed. Scott said yes, they meet 2020 NYS Code.

96

97 Schleelein read the following from the agenda:

98

99 **Public Hearing for Special Permit #4432**

100 *The Alcohol and Drug Council of Tompkins County, Inc. is seeking approval from the Planning Board for a  
101 special permit to renovate their building located at 2353 North Triphammer Road (Tax Parcel #47.1-3-*

102 *4.1). The Phase II renovation would involve adding sleeping areas to the second floor for adult men and*

103 *women who are assessed to have mild to moderate substance use disorders while maintaining current*

104 *treatment services on the first floor from Phase I.*

105 Schleelein stated that The Council was in front of the Planning Board 2 years ago for an informal  
106 presentation of their Phase I project which did not require a special permit. Schleelein opened the  
107 floor for comments.

108 Stephen Johnson, from 60 Wedgewood Drive, spoke in favor of The Council and felt it would benefit  
109 the Village. Johnson believed it should not be classified as a hospital because it is designed to keep  
110 people from going to an actual hospital.

111

112 Douglas Freeman, from the Board of The Council, said they want to be good neighbors in the Village  
113 and NYS has already invested 13 Million dollars in this project. A family member needed a facility  
114 like this but nothing was local.

115

116 Scott asked if Angela Sullivan could give an official presentation.

117

118 Sullivan explained that The Council described both phases at the informal presentation in 2018.  
119 Phase II is adding medically supervised withdrawal and stabilization which are 2 levels of care  
120 within the Office of Addiction Services and Supports. They are referred to as 816 and 820. There  
121 will be a 40-bed unit for people from mild to moderate diagnosis substance abuse disorder. Sullivan  
122 said it is essentially a special care facility or an assisted living facility for people with substance  
123 abuse disorder. OASAS.

124

125 Schleelein asked about medication.

126

127 Dr John -Paul Mead, Medical Director-Cayuga Health Partners, mentioned Librium and described  
128 other circumstances that may require medication. Sullivan added that the facility does not do  
129 supervised injection but merely treatment and supervised recovery with stays up to 30 days. Dr.  
130 Mead compared it to an assisted living facility or a Racker Center.

131

132 Schleelein ask Scott if he needed more information. Scott said that Sullivan has provided him with  
133 more than enough. Scott also commented on how smartly the proposed building layout was done.  
134 The categorization of use is determined through the definitions provided by the Village of Lansing  
135 Code. Scott would like to take a few days and process any new information.

136

137 Joseph Picciotti, lawyer for The Council, expressed his concern that this special permit process could  
138 be prejudged and that the large quantity of money fronted for the special permit application would  
139 be wasted. Picciotti and his client would be very disappointed if their application was not given a  
140 chance to be heard because of some predetermined decision.

141

142 Frank Towner, director of the YMCA, spoke in favor of the Council.

143

144 Dr Martin Stallone, Cayuga Medical Center, spoke in favor of the Council.

145

146 Schleelein said that the more the Planning Board learns about this project, the more comfortable we  
147 could become. Schleelein continued by saying that the Village Code Officer looks to the Village  
148 Code for definitions. It is not a hospital, in the general sense, but in his opinion it best fits. Why does  
149 the hospital determination have anything to do with the State. Greenwald believes that it is  
150 problematic that the term hospital was not categorized until 2 years after the informal presentation.

151

152 Frank Kruppa, Public Health Director, believes The Council is similar to a doctor's office and that  
153 the County is a supporting partner.

154

155 Jessica Janssen, from Cayuga Addiction Recovery Services, runs a residential facility in  
156 Trumansburg for patients to go after graduating from the proposed Council facility. She is in support  
157 of the new facility. Their facility is zoned as Residential Care and Living Facility.

158

159 Scott said that he does not have the luxury to use Webster's dictionary to define what he is hearing  
160 and reading about the proposed Phase II. Scott is required to use the definitions provided by the  
161 Village Code to define the proposed use. Scott said that public input has no bearing on his decision.  
162 His job is to classify the use and provide the Planning Board with facts and recommendations  
163 through the special permit process. Sullivan understands that this is a unique facility and just wants  
164 to make sure Scott has all the information needed.

165

166 Schleelein recommends Scott take a few days to review all of the information and render a decision.  
167 Scott said he would have a decision by the end of the week.

168

169 Susan Romanczuk, Program Planner for the Alcohol and Drug Council, said they would not be  
170 providing acute medical care. This program is provided for people that are medically stable.

171

172 Picciotti inquired about the next step in the process depending on the out come of Scott's decision.  
173 Greenwald asked Scott to research other similar facilities in the Village and their classification.

174

175 Schleelein read the following from the agenda:

176

177 **Approval of Lansing Meadows Letter of Recommendation**

178 *The Planning Board will discuss and approve a letter of recommendation to the Board of Trustees about*  
179 *the proposed changes to the Lansing Meadows PDA.*

180 Greenwald commended Schleelein on her time and effort in comprising the draft letter.

181

182 Schleelein wanted to take a vote as to whether the proposed changes to the Lansing Meadows PDA  
183 is a major or minor change.

184 Greenwald motion the changes be considered major. Baker Seconded.

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

186 Nays: None

187 Schleelein reviewed her draft letter with the Planning Board.

188 The letter will be slightly revised and sent out to the Planning Board members for signing.

189

190 **Other Business to report**

191 Michael Powell, new candidate for the BZA, is up for approval by the Board of Trustees.

192 Scott reviewed upcoming agenda items. It is possible that the Islamic Center would be coming back.

193 The Planning Board meeting for November 24 is cancelled.

194 **Trustee Report**

195 Nothing to report

196

197 **Adjournment:**

198 Schleelein asked for a motion to adjourn at 8:57 PM. Moved by McCauley. Seconded by Greenwald.

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

200 Nays: None

201 Minutes taken by: Michael Scott, CEO

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