

Village of Lansing
Planning Board Meeting
Minutes of Monday,
February 8, 2021

The meeting of the Village of Lansing Planning Board via Zoom was called to order at 7:03 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: Patricia O'Rourke

Village CEO: Michael Scott

Andrew Sciarabba of TG Miller and Kelly White representing The Council; Michael Gavin and Ken Farrall representing The Shops at Ithaca Mall; Mayor Hartill, Olga Petrova, Roy Hogben, Kate Chesebrough, and James Wheal were present.

Approval of the Minutes

Baker moved to approve the minutes of January 26, 2021 as written. Greenwald seconded.

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

Nays: None

Public Comment Period:

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

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

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 told the Planning Board that a meeting was held the week before with Troy, Schleelein, Cross, Gavin, Farrall, and himself to discuss what was needed to move forward with the final plat. The main topic was getting a condensed list of stormwater repairs/improvements from Gavin and Farrall along with some completion dates to present to the Planning Board. Scott showed an email

45 received from Gavin detailing how the Mall works to implement its commitment to management
46 of on-site and off-site storm water. Gavin explained in detail the following:

47 *Set forth below is a list of specific items that detail how the Mall works to implement its*
48 *commitment to the management of on-site and off-site storm water. This list is illustrative rather*
49 *than exhaustive and allows for the Mall to take appropriate action based on all available*
50 *information, including the results of ongoing inspections by its own maintenance team and third*
51 *parties.*

- 52 1. *The Mall will continue to follow its then current maintenance program, an example of*
53 *which is attached hereto, that includes:*
 - 54 a. *weekly inspection of the roof drains and parking lot inlets by Mall maintenance;*
 - 55 b. *annual roof drain cleaning by third parties;*
 - 56 c. *annual snaking of the mains by third parties; and*
 - 57 d. *bi-annual cleaning of the culverts by third parties.*
- 58 2. *The Mall will continue to follow its then current Flash Flood Warning - Emergency*
59 *Plan.*
- 60 3. *Annual spring inspection and maintenance of the stormwater infrastructure by third*
61 *parties.*
- 62 4. *Removal of the rocks which are inside the 42" storm water pipe which runs underneath*
63 *the Mall by third parties (in the spring based on the availability of the crew and*
64 *equipment certified for confined spaces).*
- 65 5. *Replacement of the grate (previously replaced in early winter) on the 42" storm water*
66 *pipe which runs underneath the Mall once the rock has been removed.*
- 67 6. *Removal of the rip rap from the swale to a depth of approximately 18" from ground level*
68 *as part of spring maintenance.*
- 69 7. *Removal of the stand pipe from the basin adjacent to the rear access path to the*
70 *subdivision as part of spring maintenance.*
- 71 8. *The developer of the parcel currently designated as "hotel" will divert an appropriate*
72 *amount of off-site stormwater to the culvert in order to minimize the chances of flooding*
73 *as part of its land development.*

74
75 *Mike*

76 *Michael J. Gavin*

77 *Gavin Law LLC*

78 Schleelein added that the Village needed to define the needed changes for Graham Road West and
79 Pyramid Drive. Also, there needed to be an establishment of an escrow by the Mall for the Village
80 expenses during the review process of a major subdivision.

81 Scott explained that John Courtney and the Village engineer are working on requested changes to
82 Graham Road West and Pyramid Drive. As soon as they are completed, they will be sent to Farrall
83 and Gavin for the final plat.

84 Cross is encouraged by the detail that Gavin provided. Cross added that the Village gets added
85 protection because of the Stormwater agreement that the Mall will provide. This agreement
86 basically allows the Village to fix/maintain the stormwater facilities if the owner fails to and gain
87 reimbursement through a tax levy.

88 Troy and Gavin are ironing out the final details of the ECCR.

89

90 Schleelein read the following from the agenda:

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92 **Public Hearing for Subdivision #2021-4445**

93 *James Wheal and Kay Yamaoka are seeking approval from the Planning Board for a subdivision*
94 *of Tax Parcel 42.1-1-24, located at 1611 East Shore Drive. The applicant is proposing to subdivide*
95 *the 5.71-acre parcel into two separate parcels. Parcel A, containing approximately 3.7 acres,*
96 *would be located north of parcel B, containing 2 acres.*

97

98 Baker moved to close the public hearing. Seconded by McCauley.

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

100 Nays: None

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102 Schleelein read the following resolution:

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104 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR FINAL PLAT*
105 *APPROVAL OF MINOR SUBDIVISION #2021-4445 ADOPTED ON FEBRUARY*
106 *8, 2021*

107 *Motion made by: Monica Moll*

108 *Motion seconded by: Mike Baker*

109 **WHEREAS:**

110 *A. This matter involves consideration of the following proposed action: James Wheal and Kay*
111 *Yamaoka are seeking approval from the Planning Board for a subdivision of Tax Parcel*
112 *42.1-1-24, located at 1611 East Shore Drive. The applicant is proposing to subdivide the*
113 *5.71-acre parcel into two separate parcels. Parcel A, containing approximately 3.7 acres,*
114 *would be located north of parcel B, containing 2 acres; and*

115

116 *B. On January 26, 2021, the Village of Lansing Planning Board, in accordance with*
117 *subsection D of Section 125-5 of the Village of Lansing Code, (i) reviewed the sketch plan*
118 *submitted with respect to this proposed action; and (ii) classified the proposed subdivision*
119 *as a minor subdivision; and*

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121 *C. The Planning Board finds this to be a Type II action for SEQOR purposes and no further*
122 *action is required; and*

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D. On January 26, 2021 and February 8, 2021, the Village of Lansing Planning Board held a public hearing regarding this proposed action, and thereafter thoroughly reviewed and analyzed (i) the proposed final subdivision plat and accompanying materials and information presented by and on behalf of the applicant in support of this proposed action, including information and materials related to environmental issues, if any, which the Board deemed necessary or appropriate for its review; (ii) all other information and materials rightfully before the Board; and (iii) all issues raised during the public hearing and/or otherwise raised in the course of the Board's deliberations.

133 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

134 1. *Based upon all of its foregoing review and action, it is hereby determined by the Village*
135 *of Lansing Planning Board that approval of the proposed 2021-4445 Minor*
136 *Subdivision is **GRANTED**, subject to the conditions and requirements set forth below;*
137 *Conditions and Requirements:*

138 2. *The Chairperson of the Village of Lansing Planning Board is hereby authorized and*
139 *directed to sign the final plat for the approved minor subdivision in accordance with*
140 *subsection G of Section 125-6 and subsection A of Section 125-15 of the Village of*
141 *Lansing Code.*

142
143 *The vote on the foregoing motion was as follows:*

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

145 *NAYS: None*

146 *The motion was declared to be carried.*

147 *Schleelein read the next agenda item:*

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149 **Review Parking Site Plan for Special Permit #2020-4432**

150 *As per Village Code 145-54, The Alcohol and Drug Council of Tompkins County, Inc, located at*
151 *2353 North Triphammer Road (Tax Parcel #47.1-3-4.1), is required to have more parking spaces*
152 *than currently exist. The Planning Board will review for approval a site plan showing reservation*
153 *of land for future parking, as per Village Code 145-55.*

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155 *Schleelein reminded the Planning Board that approval of the future parking was a condition of*
156 *the approved special permit resolution. Scott said the provided parking site plan meets the*
157 *Village regulations as far as setbacks. Also, Sciarabba has provided the lighting information for*
158 *the Lighting Commission to review which is also a condition of the resolution.*

159 *Baker moved to accept the site plan showing the future reservation of parking spaces. Moll seconded.*

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

161 Nays: None
162 Cross and Sciarabba are still working on the water consumption calculations
163

164 **Other Business to Report**

165 Scott reviewed upcoming events. Schleelein asked Scott to save room at the next meeting for
166 sidewalk discussion. Greenwald had received some helpful information from Cross and will provide
167 the Planning Board with an updated sidewalk proposal. Schleelein asked O'Rourke if she would like
168 to review the sidewalk material. O'Rourke agreed. Schleelein reminded the Planning Board to keep
169 up on their Board education responsibility.

170 Ingraffea reported no further progress on the trees donated by Nissan. There was discussion about
171 electric auto chargers and local governments discussing law changes regarding energy sources.
172

173 **Trustee Report**

174 Moll gave a report. See Trustee minutes.
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176 **Adjournment:**

177 Schleelein asked for a motion to adjourn at 7:52 PM. Moved by McCauley. Seconded by Baker.

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

179 Nays: None

180 Minutes taken by: Michael Scott, CEO

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