

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
February 23, 2021

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: Patricia O'Rourke

Village CEO: Michael Scott

Michael Gavin and Ken Farrall representing The Shops at Ithaca Mall; Olga Petrova were present.

Approval of the Minutes

No minutes to approve

Public Comment Period:

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

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 said that he and John Courtney reviewed the Village recommendations for Graham Road West and Pyramid Drive received from Village engineer Dondi Harner. Scott was able to send those recommendations to Gavin and Farrall the day of meeting leaving little time for them to present a final plat. Scott said that the Board of Trustees are reviewing it also but, feels that any recommended changes would be minor.

Schleelein asked about the proposed easement near the path to the residential area on the west side of the Mall. Scott said that easement is for the Village to be able to use machinery if needed to maintain the path.

45 Scott touched on the other loose ends such as the Stormwater agreement, revision of the ECCR to
46 reflect the sewer and water responsibilities, and the establishment of the escrow. Scott also asked
47 the Planning Board if they were satisfied with the stormwater upgrade and maintenance list.

48

49 Troy suggested all of this information needed to be pulled together and distributed to the Planning
50 Board members to review. Scott and Schleelein discussed having a special meeting the following
51 week to finalize the subdivision proposal.

52

53 It was agreed to have a special meeting on Thursday, March 4, 2021.

54

55 There was some discussion about vehicle charging stations in general. In particular, if the Mall was
56 considering it.

57

58 The Planning Board reviewed the Lansing Meadows progress report. Schleelein would like to see
59 potential dates added to a timeline. Cross suggested a chart for each building. Scott added that he
60 was in building #2 for an insulation inspection. They passed the inspection and were preparing for
61 sheetrock. There is temporary heat in all 3 units of building #2. The contractor was currently working
62 on running the electrical from the buildings to the transformers.

63

64 Schleelein suggested coming up with a form that can be used for progress reports. Cross suggested
65 something close to a Gantt Chart which involves bar graph indicating progress. Cross and Scott
66 discussed items that would need to be complete before any Certificate of Compliance could be
67 issued. There are many conditions in the special permit that need to be met.

68

69 **Other Business to Report**

70 Greenwald reviewed what the objective and purpose for the sidewalk subcommittee was. Basically,
71 instead of developers being asked to install sidewalks by the Planning Board, the developer will
72 already know that it is a requirement as per Village law unless waived by the Planning Board.
73 Greenwald had sent the proposed wording to Courtney and Cross. Both were in support of the
74 proposal and added their own suggestions. Trustees O'Rourke and Hardaway have also had some
75 input. Scott said the proposed wording was smartly done but would like to see the "district" be better
76 defined. Greenwald has a proposed map of the "district". Moll shared the map on the screen.
77 Schleelein said there will eventually be a need to discuss items like maintenance, future replacement,
78 and easements. Cross would like to make sure developers know whether the intended installation of
79 the required sidewalk would be on private property or Village property. There was a discussion about
80 right-of-way vs. easement.

81

82 Troy asked about some of the outlying roads of the "district" such as Cayuga Heights Road. This
83 area is basically developed already. Will the Village be responsible for the installation of all of those
84 sidewalks? Greenwald could foresee a future where building sidewalks became part of the Village
85 agenda. Greenwald would also like to see the Village pursue a grant for sidewalks to be installed at
86 the same time of the proposed sewer installation on Cayuga Heights Road. Schleelein suggested
87 possibly doing a sidewalk schedule similar to the road replacement schedule.

88

89 Scott asked if a new residential build within the "district" would have to present its case in front of
90 the Planning Board to get a waiver. Moll suggested a waiver form.

91 Schleelein said that there have been past discussions about a sidewalk plan but it was never pursued.
92 Schleelein believes that this effort should continue.

93

94 There was a discussion about requiring sidewalks for special permit and subdivision applicants and
95 leaving the residential areas for Village sidewalk development. This was a favorable option among
96 Board members and advisors.

97

98 Greenwald will speak to Courtney about how to handle easements. She will also reword the proposal
99 separating out the 2 districts (Board related and residential). This will create 2 proposals to be
100 reviewed by the Board of Trustees. Greenwald will make these changes and send to the Planning
101 Board for review.

102

103 Schleelein said although we have an alternate member with Ingraffea, if Greenwald gets elected to
104 the Board of Trustees, we will need a replacement whether full time or alternate.

105

106 Schleelein asked Ingraffea to update the Planning Board on the alternative power source rules that
107 the State has handed down.

108

109 There was discussion about Board education.

110

111 Cross also discussed a possible joint effort by both Villages to secure sidewalk grants. O'Rourke
112 will bring up the subject at the next Board of Trustees meeting.

113

114 Schleelein remind everyone of the upcoming local law public hearing the Board of Trustees will
115 have next meeting.

116

117 **Trustee Report**

118 No meeting

119

120 **Adjournment:**

121 Schleelein asked for a motion to adjourn at 8:21 PM. Moved by Baker. Seconded by McCauley.

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

123 Nays: None

124 Minutes taken by: Michael Scott, CEO