

Village of Lansing  
Planning Board Meeting  
Minutes of Monday,  
September 13, 2021

The meeting of the Village of Lansing Planning Board meeting via Zoom was called to order at 7:01 PM.

**Present at the meeting:**

**Planning Board Members:** Mike Baker, Anthony Ingraffea, Jim McCauley, Monica Moll (arrived at 7:03), and Lisa Schleelein

**Alternate Member:** None

**Village Legal Counsel:** Bill Troy

**Village Engineer:** Brent Cross and Dondi Harner from T.G.Miller

**Village Trustee Liaison:** None

**Village CEO:** Michael Scott

Public included: Eric Goetzmann and Attorney, John Langey, representing Lansing Meadows; Brett Morgan representing Verizon Wireless; Brian Crandall, and Mayor Hardaway.

**Approval of the Minutes**

No available minutes to approve

**Public Comment Period:**

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

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

NAYS: None

Schleelein informed everyone that the Beers would not be attending so there will be no discussion of their letter during "Other Business".

Schleelein read the following from the agenda:

**Public Hearing for Special Permit #2021-4516**

*Arrowhead Ventures, LLC/Triax Management Group, to develop Area B of the Lansing Meadows Planned Development Area (PDA), which includes 12 single family senior housing units, Tax Parcel No. 47.1-1-17.2 and 47.1-1-17.6. This project is directly adjacent to the stand-alone retail center (BJ's Wholesale Club), Area A and the proposed Commercial Section A-1 of the PDA, that is adjacent to the Shops at Ithaca Mall, and is also adjacent to the enhanced wetlands, Area C of the PDA, adapted to provide a bird habitat and buffer between Areas A and B of the PDA.*

Goetzmann introduced Attorney, John Langey, who has worked extensively with other municipal boards. Goetzmann said the material submitted is basically the same as was submitted for Special Permit 4123 with 12 proposed units and an additional 6 units in a second phase.

45 Langey introduced himself and apologized in advance for having to leave at 7:30 for a different town  
46 meeting. Langey explained that the project is substantially completed. Because of a Stop Work Order  
47 that was received from the Village, a formal appeal has been submitted to the BZA. Langey feels his  
48 client has a vested right to complete the project and hopes that the new Special Permit will move  
49 ahead without issues.

50

51 Schleelein introduced the Board Members to Langey. Schleelein then expressed the Board's desire  
52 to have this project completed. Progress was not adequate so the existing Special Permit was not  
53 extended. Schleelein continued by saying the Village Engineers (Cross and Harner) were invited  
54 specifically to express concerns and ask for specific information about the site and infrastructure.  
55 Goetzmann could not get in touch with his engineer in time to attend tonight's meeting.

56

57 Schleelein asked if area A1 was part of the parcels listed. Goetzmann said yes. Schleelein than added  
58 that she would like to see A1 separated from the Residential Area B as a condition of the new special  
59 permit. Schleelein would like to see an engineer-to-engineer meeting to discuss the sidewalk plan,  
60 stormwater, sewer, and public water infrastructures so that there is no misunderstanding as to what  
61 needs to be done. Goetzmann said that a meeting of that sort would be beneficial and much easier  
62 than discussing it during a Planning Board meeting. The Planning Board members agreed. Schleelein  
63 asked Scott to set up the engineer meeting. The escrow account for the sidewalk also needs to be  
64 funded.

65

66 Scott suggested that the Planning Board let Goetzmann know what other project information that  
67 they would like to see and asked Goetzmann to send an updated short EAF for review. Scott also  
68 suggested that the Planning Board review as much as possible now that does not have anything to  
69 do with the proposed engineer meeting.

70

71 Ingraffea asked for clarity of the progress for the project. Goetzmann had said that the project was  
72 "substantially complete" yet the agenda stated that there are supposed to be 18 units and there are  
73 now only 12 units being built. Langey stated that the goal of the new special permit is to complete  
74 what had already been approved. Goetzmann stated that the 12 units are substantially complete.

75

76 In response to Schleelein's request to separate A-1 from consideration, Courtney said that the A-1  
77 Area has an impact on the sidewalk design and Cross added that the sewer and stormwater is  
78 impacted also. Cross also stated that A1 will eventually have its own stormwater design when that  
79 property is developed. Schleelein said in response that she wants it clear that any approvals of plans  
80 regarding the residential Area B does not mean that there are by association any approvals of future  
81 A-1 development. Cross felt this issue could be addressed with notations. Schleelein would also like  
82 to see the landscaping increased. Goetzmann said his landscape contractor was at the site that day.

83

84 Schleelein reminded everyone that the Village now has a Sidewalk Law in place which would require  
85 a funded escrow account. Schleelein stated that Phase-Four is the contractor for the LMPDA job but,  
86 asked what Jim Bold's role is. Goetzmann said Bold is an advisor.

87

88 Schleelein stated that the easements need to be in place as part of the conditions also.

89 Scott suggested having the sidewalk escrow total updated to current pricing and approved by the  
90 Trustees before a Special Permit resolution is finalized.

91

92 There was some discussion about the variety of species suitable for the landscaping. Cross believes  
93 that the spruce trees to the south are located in the wetlands.

94

95 Scott asked the Planning Board if they wanted to touch on the timing for completion of both phases  
96 of the project. Baker suggested waiting to see how the engineering meeting turned out first.

97

98 Schleelein asked Goetzmann his thoughts on the two remaining buildings. Goetzmann said that they  
99 are concentrating on finishing the four existing buildings and possibly putting the other two out to  
100 bid over the winter and start in the spring.

101

102 The Stop Work Order is under a Stay at this point because of the appeal to the Village BZA  
103 challenging Scott's decision based upon Village Code Section 145-59D(9). Troy will provide the  
104 State Law language for this.

105

106 The public hearing was left open.

107

108 Schleelein read the following agenda item:

109

110 **Public Hearing for Special Permit #2021-4515**

111 *Brett Morgan of Airosmith Development, LLC, and representing Verizon Wireless, is proposing to*  
112 *make some changes to the communication tower owned by Diamond Communications, LLC*  
113 *located at 2309 North Triphammer Road (Tax parcel #46.1-5-4.2/99). The applicant is proposing*  
114 *to swap out existing items such as 12 antennas and 6 remote heads with new equipment. There*  
115 *will be no changes to the ground equipment or base of the facility. As per Village Code 145-*  
116 *43D(1)(a) and 145-60J, a special permit is required for any alteration of a telecommunications*  
117 *facility.*

118 Scott confirmed that he had the mailings and that the GML-239 notification was sent to the County.  
119 Brett Morgan was introduced and gave the Planning Board a brief description of the project including  
120 equipment that was being replaced. Cross had not fully completed his review of the engineering  
121 material provided. There was some discussion about how towers handle wind and ice. There was a  
122 minor correction needed on the short EAF on question 2. Morgan will update and re-submit. Scott  
123 will make sure Morgan and Cross make contact to share information.

124

125 The public hearing will remain open.

126

127 Schleelein read the next agenda item:

128

129

130

131 **Continue the Public Hearing for Special Permit #2021-4510**

132 *Nickolas Bellisario is proposing to add a second curb cut to his residence located at 15 Millcroft*  
133 *Way (Tax parcel #45.2-1-47.219). As per Village Code 145-20A(1), two curb cuts on 1 residential*  
134 *property may be permitted by Special Permit.*

135 Scott reviewed what was discussed at the previous meeting about this special permit.

136 Moll asked Scott if anyone from the neighborhood contacted him with a complaint. Scott said no.

137 Baker moved to close the public hearing. Ingraffea seconded.

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

139 NAYS: None

140

141 Schleelein read through the General Conditions for a special permit.

142

143 Moll moved that all General Conditions had been met. Seconded by Baker.

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

145 NAYS: None

146

147 Schleelein read the following resolution:

148

149

**VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR  
SPECIAL PERMIT NO. 2021-4510 ADOPTED ON SEPTEMBER 13, 2021**

150

151

152 *Motion made by:*        Jim McCauley

153 *Motion seconded by:* Anthony Ingraffea

154 **WHEREAS:**

155        A. *This matter involves consideration of the following proposed action: Special Permit No.*  
156        *2021-4510, for the proposal by Nickolas Bellisario to add a second curb cut to his*  
157        *residence located at 15 Millcroft Way (Tax parcel #45.2-1-47.219). As per Village Code*  
158        *145-20A(1), two curb cuts on 1 residential property may be permitted by Special Permit ;*  
159        *and*

160

161        B. *On August 31, 2021 and September 13, 2021, the Village of Lansing Planning Board*  
162        *opened and continued a public hearing regarding this proposed action, and therein*  
163        *thoroughly reviewed and analyzed (i) the materials and information presented by and on*  
164        *behalf of the applicant in support of this proposed action, including information and*  
165        *materials related to the environmental issues, if any, which the Board deemed necessary*  
166        *or appropriate for its review, (ii) all other information and materials rightfully before the*

167 *Board (including, if applicable, comments and recommendations, if any, provided by the*  
168 *Tompkins County Department of Planning in accordance with General Municipal Law*  
169 *Sections 239-1 and 239-m), and (iii) all issues raised during the public hearing and/or*  
170 *otherwise raised in the course of the Board's deliberations; and*  
171

172 C. *On August 31, 2021, the Village of Lansing Planning Board found this action to be a Type*  
173 *II for SEQR purposes;*  
174

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

176 1. *The Village of Lansing Planning Board hereby finds (subject to the conditions and*  
177 *requirements, if any, set forth below and the provisions provided for in paragraph "B"*  
178 *above) that the proposed action meets (i) all general conditions required for all special*  
179 *permits (Village of Lansing Code Section 145-59E); (ii) any applicable conditions*  
180 *required for certain special permit uses (Village of Lansing Code Section 145-60; and*

181 2. *It is hereby determined by the Village of Lansing Planning Board that Special Permit*  
182 *No. 2021-4510 is **GRANTED AND APPROVED**, subject to the following conditions*  
183 *and requirements:*

184 a. *Soil and Erosion control measures and water quality techniques shall be*  
185 *implemented and coordinated as required and approved by the Village of Lansing*  
186 *Code Enforcement Officer and/or the Village of Lansing Engineer, and a plan for*  
187 *maintenance and said control measures and quality techniques over time shall be*  
188 *established with the Village of Lansing Code Enforcement Officer and/or the*  
189 *Village of Lansing Engineer.*

191 b. *Prior to a building permit being issued, approval by the Village of Lansing*  
192 *Engineer and Village of Lansing Storm Water Officer of, but not limited to, site*  
193 *work, storm water management and infrastructure plans, and implementation*  
194 *thereof. Drainage easements for potential impact from the stormwater*  
195 *management facilities on neighboring parcels shall be obtained, provided to the*  
196 *Village for approval by the Village Engineer, Stormwater Officer and Attorney, and*  
197 *thereafter recorded at the Tompkins County Clerk's Office.*

199 c. *Required permits, approvals, consents and other authorizations from all applicable*  
200 *Federal, State, County and local governmental and regulatory agencies shall be*  
201 *obtained, maintained and complied with for all permitted improvements,*  
202 *operations and activities as authorized by this special permit approval, and such*  
203 *improvements, operations and activities shall at all times comply with all*  
204 *applicable Federal, State, County and local laws, codes, rules and regulations.*  
205

206 *The vote on the foregoing motion was as follows:*

207 *AYES: Baker, Ingraffea, McCauley, Moll, and Schleelein*

208 *NAYS: None*

209 *The motion was declared to be carried*

210

211 **Other Business**

212 Schleelein reminded the Planning Board members to pick up the Village Code changes for their  
213 books because of the new Sidewalk Law. Schleelein said that Carolyn Greenwald is working on a  
214 proposed solar law and would like a couple of volunteers to help on a committee. Schleelein and  
215 Ingraffea volunteered.

216

217 There was some discussion about upcoming Planning Federation webinars.

218

219 Ingraffea asked about the large culvert pipes on Dart Drive. Courtney explained about the project on  
220 Graham Road and where the culverts will be used.

221

222 There was some discussion about NYSEG replacing their 6” gas line on Dart Drive with a 12” pipe.

223

224 **Trustee Report**

225 No report

226 **Adjournment**

227 Baker moved to adjourn at 8:15. Seconded by Ingraffea.

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

229 NAYS: None

230

231 Minutes taken by: Michael Scott, CEO