

Village of Lansing
Planning Board Meeting
Minutes of Tuesday, October 11, 2021

The meeting of the Village of Lansing Planning Board meeting via Zoom was called to order at 7:03 PM.

Present at the meeting:

Planning Board Members: Mike Baker, Anthony Ingraffea, Jim McCauley, Monica Moll, and Lisa Schleelein

Alternate Member: None

Village Legal Counsel: Bill Troy

Village Engineer: Brent Cross

Village Trustee Liaison: Simon Moll

Village CEO: Michael Scott

Public included: Eric Goetzmann and Attorney, John Langey, representing Lansing Meadows; Susan Ainslie, and Mayor Hardaway.

Approval of the Minutes

Baker moved to accept the minutes of September 28, 2021. Seconded by Moll.

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

Nays: None

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 read the following agenda item:

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. 47.1-1-17.21** and 47.1-1-17.29**. 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.*

***This is a correction from the September 13, 2021 Planning Board agenda*

Goetzmann reviewed the progress of the site and sidewalk plan. Goetzmann also said that the landscaping plan was currently being worked on. There was some confusion with the changes to the landscaping plan as far as the number of changes and the type of changes. Goetzmann said that the most recent plan is similar to the original with the exception of changes to the trees on the

45 south side of the property. Schleelein feels there is no privacy for the back side of Building 2 and
46 suggested a fence possibly being installed. Schleelein was also concerned about the trees to the
47 south of the project not providing enough privacy. Goetzmann will be contacting Courtney about
48 moving the trees on the west side slightly to avoid the sewer main.

49 Langey asked if a fence was required in the previous special permit and wanted clarification if
50 Schleelein was suggesting one for the current application. Schleelein said that a fence should be
51 taken into consideration. Langey suggested that the landscaper advise on that situation and that if
52 changes to the project were to be considered, then a reputable reason would be required.

53 Scott reminded Langey that this is a whole new special permit and while the original special permit
54 was approved, it no longer exists and the Planning Board would have every right to impose new
55 conditions. Langey appreciated Scotts comments and suggested that there be a legitimate basis for
56 any changes. Baker commented that there have been numerous Board member changes since the
57 original plan was introduced. Schleelein added that the applicant had made numerous changes over
58 the years to the PDA and would like the applicant to take a look at the development as though he
59 lived there.

60 Scott reminded the Planning Board that a decision would need to be made about the sidewalk in
61 front of the commercial area of whether to require it be installed now or deal with it when the
62 commercial area is developed. Scott reviewed that area and where the sidewalk extends between
63 A-1 and Ciao where there would be an easement for the Village to maintain that sidewalk.
64 Schleelein remembers a proposed trail between the commercial and residential areas but that has
65 since been changed to the aforementioned sidewalk due to ADA regulations.

66 Ingraffea suggested the Planning members concentrate on the sidewalk required by Code on the
67 Hickory Hollow side of the commercial (A-1) section and let the engineers finish the other
68 sidewalk plans. Scott showed the area and reviewed the options for the sidewalk requirement.
69 Ingraffea pointed out that the goal of the sidewalks in this area is for the residents of Lansing
70 Meadows to be able to walk to other parts of the Village via a sidewalk. Cross reminded everyone
71 that the sidewalk in question would fall short of connecting to the existing sidewalk in front of the
72 YMCA. Schleelein suggested an escrow. Ingraffea suggested the Village make the sidewalk
73 connection in front of the YMCA.

74 Goetzmann was having internet problems and missed much of the conversation. Goetzmann would
75 like to address the commercial sidewalk when the commercial area is being developed. The plan
76 is to develop that area after the residential area is done.

77 Moll asked if an escrow could be established so that after a certain time, if the commercial project
78 is not started, the escrow could be used for installing the sidewalk. Moll was concerned that the
79 commercial property would sit there like the residential property did.

80 There was some discussion about the turn-around area on Hickory Hollow.

81 Troy pointed out that it is a real possibility that the commercial area might not be developed in the
82 next 5-10 years. Whether the Village decides to install a sidewalk in the Hickory Hollow area
83 remains to be seen and a decision for the Trustees. Secondly, Troy wanted to see all of the
84 landscaping changes that were acknowledged on the latest drawings. Cross stated that revisions on
85 a plan are usually marked with a triangle bubble so as to be able to review all of the changes on the
86 latest document. Cross stated that the remaining site issues that deal with water (sewer, water supply,
87 stormwater) are moving in a positive direction like the sidewalk.

88
89 The public hearing will remain open.

90
91 Schleelein informed the Planning Board that the discussion about the East Pointe entry/exit would
92 be postponed until the next meeting.

93
94 **Other Business**

95 Review of the proposed lighting law. Scott reviewed the changes made by the Lighting Commission
96 as requested by Moll at the last Planning Board meeting. The changes had to do with dimmable
97 lighting being required for new and replacement fixtures. Scott would like to see this proposal moved
98 along if it could. There was some discussion and rewording of the latest proposal. The topic of
99 Municipal lighting was talked about and whether it was included in this proposed law.

100
101 The Planning Board would like examples of the 50% reduction listed in the Village Code Appendix.
102 The Lighting Commission was asked to provide examples.

103
104 Scott explained about the Cannabis opt-out decision that needs to be made before year end. A
105 combined Board of Trustee and Planning Board meeting is proposed to discuss the topic. Scott and
106 Troy will try to have more information available for the meeting.

107
108 Schleelein introduce Susan Ainslie and recognized her interest in becoming a member of the
109 Planning Board as an alternate.

110
111 Ingraffea, Schleelein, and Greenwald are working on solar array permitting.

112
113 Baker asked Troy if the Village could pass a moratorium on solar or not. Troy said his first react
114 would be to say no.

115
116 **Trustee Report**

117 Baker gave a report. Details can be found on the Village website in the 10/04/21 Board of Trustee
118 minutes.

119 **Adjournment**

120 Ingraffea moved to adjourn at 8:51. Seconded by Baker.

121 Ayes: Baker, Ingraffea, McCauley, Moll and Schleelein.

122 Nays: None

123

124 Minutes taken by: Michael Scott, CEO