

Village of Lansing
Planning Board Meeting
Minutes of Monday,
November 8, 2021
LHS 12/6/21Edits

1
2
3
4
5
6
7
8

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

11

12 **Present at the meeting:**

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

15 **Alternate Member:** None

16 **Village Legal Counsel:** Peter Grossman and Natalie French

17 **Village Engineer:** Brent Cross

18 **Village Trustee Liaison:** Randy Smith

19 **Village CEO:** Michael Scott

20

21 Public included: Eric Goetzmann and Attorney, John Langey representing Lansing Meadows; Susan
22 Ainslie, Randy Smith, and Mayor, Ronny Hardaway.

23

24 **Approval of the Minutes**

25 Minutes moved to later in the meeting.

26

27 **Public Comment Period:**

28 Public Comment moved to later in the meeting.

29

30 Schleelein read the following agenda item:

31

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

33 *Arrowhead Ventures, LLC/Triax Management Group, to develop Area B of the Lansing Meadows*
34 *Planned Development Area (PDA), which includes 12 single family senior housing units, Tax*
35 *Parcel No. 47.1-1-17.21** and 47.1-1-17.29**. This project is directly adjacent to the stand-alone*
36 *retail center (BJ's Wholesale Club), Area A and the proposed Commercial Section A-1 of the PDA,*
37 *that is adjacent to the Shops at Ithaca Mall, and is also adjacent to the enhanced wetlands, Area*
38 *C of the PDA, adapted to provide a bird habitat and buffer between Areas A and B of the PDA.*

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

40 Schleelein spoke about the draft conditions that she and Scott worked on.

41 Goetzmann gave an update on the conditions of the project including grade work, stormwater
42 pond, and water update.

43 Langey stated that the majority of draft condition are acceptable. Langey recommends the
44 plantings and landscaping have a developer's warranty of 2 years. Langey also wanted to change
45 the sidewalk escrow language to "upon approval, the escrow account will be established". Langey
46 eliminated the condition of Bolton Point approval because the water system had already been
47 approved and the GML-239 condition because it had already been done. Langey then reviewed
48 some of the deadlines recommended. Langey feels that the subdivision of A-1 condition is
49 problematic and would cause financial constraints and would like to know the reasoning behind
50 not allowing A1 to be developed until Phase I and II of the residential is complete.

51 Langey suggested a few dates for a possible special meeting, if needed, to finalize the conditions.

52 Langey left the meeting for prior commitments.

53 Goetzmann reviewed the sidewalk plans and situation stating that the engineers are close to
54 reaching an agreement and he hopes to start working on the sidewalk soon. Goetzmann stated that
55 the placement of the sidewalk has not changed but he needs Courtney and Harner to sign off on
56 the plan to begin construction. The goal is to build the sidewalk from the fire station to Hickory
57 Hollow before winter sets in.

58 Schleelein and Cross brought up the section of sidewalk that needed to be discussed that runs along
59 the frontage of the A-1 parcel as required by Village Code. Cross described the proposed 8-ft wide
60 pedestrian crosswalk located on Hickory Hollow Lane and Butler Road. This would have to be
61 approved by engineering and DPW.

62 Schleelein said that she would like all approved plans to be signed by the appropriate parties to
63 ensure that everyone will be working off the same set of drawings. Cross suggested that every
64 revision on any plan be noted with a revision triangle and dated with the change.

65 Goetzmann said that the set of plans received by the Planning Board for that meeting are the
66 updated set.

67 Schleelein stated that she disagrees with Langey about deleting some of the conditions for the
68 resolution for simplicity. This project has gone through many changes and everything should be
69 noted. Schleelein also stated that the buffer between the residential and existing commercial areas
70 should be continually maintained.

71 Moll asked why there was an issue with subdividing A-1 from the residential area. Goetzmann
72 said that the property is encumbered by one mortgage at this time. Grossman said that a release
73 could be obtained and does not see where there should be an issue. Goetzmann will refer to Langey
74 about that.

75 Moll asked what the options were for the A-1 section. Was there a benefit to subdivision? It was
76 explained that in the PDA there were District regulations for the A-1 section.

77 Ingraffea asked Goetzmann what his intentions were for the A-1 area. Goetzmann said a coffee
78 shop type business.

79 Scott will review the PDA to determine if a subdivision would be required.

80 The Planning Board reviewed the proposed conditions and made comments. Baker stated that the
81 continuous buffer needs to be maintained indefinitely and a 2-year warranty is something that
82 Goetzmann would ask the landscaper for but that has nothing to do with the Village. Ingraffea
83 agreed. Baker also feels that the escrow be funded before special permit approval. Schleelein re-
84 emphasized the written approval of all final documents. Baker agreed. Schleelein expressed her
85 impatience with the use of Covid as an excuse for project delays and then asked Goetzmann why
86 the Phase II deadline had been pushed to late 2023. Goetzmann said that labor and materials are
87 an unknown at this point and instead of running into delays and coming back to the Planning
88 Board, the 2023 deadline would give them more time.

89 There was discussion about the past history of missed deadlines.

90 Scott suggested the option of eliminating Phase II from this special permit and having Goetzmann
91 reapply for a new special permit when the pandemic is over and schedules are clearer. Goetzmann
92 was not in favor of that because he might not get his contractors back.

93 There was discussion about requiring a bond or escrow before a Temporary Certificate of
94 Compliance were to be issued. Grossman advised that a deadline be put on any escrow account.

95 Moll feels strongly that the A-1 property should not be developed until the residential area is
96 completed. Baker and Schleelein agreed. Ingraffea asked Goetzmann his plan for marketing and
97 occupancy for the residential area. Goetzmann said that it hinges on when he can get the water
98 hooked up.

99 Scott reviewed what was allowed in A-1 and stated that most uses would require a special permit.

100 Moll is concerned that if the A-1 parcel is started that the residential project would suffer from an
101 even larger problem with labor and material. Schleelein added that there was supposed to be
102 simultaneous building between BJ's and the current residential area but, that was never done.

103 Smith questioned if the sidewalk positioning had changed. Schleelein gave the history of how the
104 sidewalk and walkway had changed.

105 The public hearing will remain open.

106

107 **Approval of the Minutes**

108 Moll moved to approve the minutes of October 11, 2021. Baker seconded.

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

110 Nays: None

111 Moll moved to approve the minutes of October 26, 2021. Baker seconded.

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

113 Nays: None

114

115 **Public Comment Period**

116 With no one wishing to speak, Baker moved to close the Public Comment period. Ingraffea
117 seconded.

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

119 Nays: None

120

121 **Other Business**

122 Discussion of the Beer Cluster Subdivision escrow for the project review fee.

123 Scott stated that the review fee for the Shops at Ithaca Subdivision was nearly \$30,000 and
124 recommends a similar amount for the Beer Subdivision. The escrow has to be established and funded
125 prior to the final plat public hearing. Grossman described all of the work that went into the Shops at
126 Ithaca Subdivision and suggested that the Beer Subdivision would not exceed that. Cross agreed.

127 Ingraffea moved to require a \$30,000 escrow be established and funded for review fees for the Beer
128 Cluster Subdivision. Seconded by McCauley.

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

130 Nays: None

131 Moll moved to amend that the previous motion include the escrow be established and funded prior
132 to the public hearing of the final plat. Seconded by Ingraffea.

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

134 Nays: None

135

136 An extra special meeting as proposed by Langey prior to the scheduled November 30 meeting for
137 Lansing Meadows was unanimously denied.

138 French will work on the language for the conditions

139 **Trustee Report**

140 Smith, Moll, and French gave a report. Details can be found on the Village website in the 11/1/21

141 Board of Trustee minutes.

142 **Adjournment**

143 Baker moved to adjourn at 8:33. Seconded by Moll.

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

145 Nays: None

146

147 Minutes taken by: Michael Scott, CEO