

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
November 30, 2021

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The meeting of the Village of Lansing Planning Board meeting via Zoom was called to order at 7:02 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: Natalie French

Village Engineer: Brent Cross

Village Trustee Liaison: None

Village CEO: Michael Scott

Public included: Eric Goetzmann and Attorney, John Langey representing Lansing Meadows; Susan Ainslie, Robert Miller, Pat Gillespie, and Mayor Ronny Hardaway.

Approval of the Minutes

Minutes of 11/8/21 moved to next meeting

Public Comment Period:

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

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

Nays: None

Schleelein read the following agenda item:

Continue 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*

42 Schleelein said that she, along with French and Scott, have worked on cleaning up the conditions for
43 the special permit and look to review them that evening in hopes to finalize that application at the
44 next meeting. The main goal of the conditions is to see this project completed.

45

46 French showed the conditions document. The Planning Board and applicant reviewed each condition
47 and some of the comments were as follows:

48

49 Schleelein wanted all final documents signed.

50

51 Cross reviewed an earlier email sent to the Planning Board and will breakdown his comments to
52 satisfy the documents needed as per the conditions.

53

54 Cross also mentioned easements and Scott asked Goetzmann what the timeline was for such
55 easements as sewer. Goetzmann said the easements for the sewer, sidewalk, and NYSEG were being
56 worked on. It was suggested that easements be part of the conditions.

57

58 Approval of the landscaping plan will be captured when the special permit is passed.

59

60 Langey requested a copy of the landscape policy resolution referred to in the conditions.

61

62 Langey requested that the escrow agreement include a fund-release clause for work as it is
63 completed. French and Langey will work on the escrow agreement. The Planning Board did not
64 object.

65

66 Goetzmann feels that the escrow amount being asked for the Oakcrest Road sidewalk would cover
67 any cost of the A-1 sidewalk and asked the Planning Board to establish an A-1 sidewalk completion
68 deadline date instead of another escrow.

69

70 Goetzmann requested that the escrow for the plantings for the area where buildings 8 and 14 are to
71 be built be funded only if the 2 building foundations do not meet the deadline. The escrow is for
72 plantings in the space occupied by buildings 8 and 14 and has nothing to do with the project
73 landscaping plan. The Planning Board stipulated that the escrow be funded 2 days after the special
74 permit approval.

75

76 The GML-239 does not need to be resubmitted.

77

78 The Phase II foundation deadline of 7/26/22 was agreed upon.

79

80 There was concern about the phase II landscaping being done by the Phase I deadline of 7/26/22.
81 The Phase II landscaping was highlighted on the landscaping plan and will be distributed to everyone
82 for approval.

83

84 Conditions “n”, “o”, and “p” were agreed upon.

85

86 There was discussion about placement of mailboxes.

87
88 Goetzmann asked the Planning Board to allow him to get a Temporary Certificate of Compliance (C
89 of C) because he feels that the building could be occupied before he gets a chance to complete the
90 sidewalks and/or the landscaping. Scott explained that, with condition “t”, Goetzmann would be
91 allowed to apply for a Temporary C of C as long as all of the escrow accounts were in place to ensure
92 completion. That would also include a landscaping escrow. Condition “t” will be reviewed more.

93
94 Goetzmann said that by not allowing a C of C for building 32 until the completion of 8 and 14 would
95 leave building 32 sitting for more than a year. The Planning Board agreed to remove that condition.

96
97 The Planning Board also agreed to remove the subdivision of A-1 from Area B condition.

98
99 Langey and Goetzmann would like to have the A-1 area and the residential area development run
100 simultaneously. Schleelein cited the fact that when the BJ’s project was to be run parallel with the
101 residential. The BJ’s project was completed but the residential area was neglected and is still not
102 completed. The Planning Board unanimously agreed to keep the condition that no development of
103 Area A-1 can commence until Phase I and Phase II are completed and receive all Certificates of
104 Compliance.

105
106 There was more discussion about the progress of the project.

107
108 The landscaping plan was shown and highlighted to delineate what is to be included in Phase I
109 compared to Phase II.

110
111 There was discussion about the sidewalk in front of the A-1 portion of the development on the
112 Hickory Hollow frontage. Goetzmann agreed to work with the DPW to paint a crosswalk in that area
113 until the final sidewalk determination is made during the A-1 development at which time Goetzmann
114 committed to completing that portion of the sidewalk.

115
116 Easements will be subject to the Village attorney.

117
118 The public hearing will remain open.

119
120 **Other Business**
121 Scott said that the next meeting will have the revised draft of the Exterior Lighting Proposal to
122 review. French has been working on the escrow document for the Beer plan review and will
123 distribute it to the Beers and their attorney.

124
125 Scott spoke to Gavin earlier and they are waiting for the Mall owner’s bank to finish. The perspective
126 tenants for the Bon Ton and Sears parcels may be coming to the Planning Board soon.

127
128 **Trustee Report**

129 Ingraffea gave a report. Details can be found on the Village website in the 11/15/21 Board of
130 Trustee minutes.

131 **Adjournment**

132 Baker moved to adjourn at 8:43. Seconded by Moll.

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

134 Nays: None

135

136 Minutes taken by: Michael Scott, CEO