

Village of Lansing
Planning Board Meeting
Minutes of Monday,
March 14, 2022

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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, Jim McCauley, Monica Moll, and Lisa Schleelein

Absent Members: Tony Ingraffea and Pat Gillespie

Village Legal Counsel: Natalie French

Village Engineer: Brent Cross

Village Trustee Liaison: Mayor Hardaway

Village CEO: Michael Scott

Public included: Jeremy Thomas from Cornell University Real Estate; Susan Ainslie, Simon Moll, and Mayor Hardaway.

Approval of the Minutes

Baker moved to approve the February 14, 2022 minutes. Seconded by Moll

Ayes: Baker, McCauley, Moll, and Schleelein.

Nays: None

Public Comment Period:

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

Ayes: Baker, McCauley, Moll, and Schleelein.

Nays: None

Schleelein read the following agenda item:

Discussion and Recommendation to the Board of Trustees of Proposed Local Zoning Change

The purpose and intent of this Local Code change is to amend the Village of Lansing Zoning Law and Zoning Map so as to re-zone a Medium-Density Residential District (MDR), containing tax parcel #46.1-6-6.3 (Village of Lansing), tax parcel 46.1-6-6.22 (Cornell University), and tax parcel #46.1-6-6.11 (Ithaca Swimming Club Inc.) into the High-Density Residential District (HDR). The MDR District in question borders Uptown Road and tax parcel 46.1-6-6.23 to the south, Uptown Road to the west, Route 13 to the north, and Warren Road, tax parcel #46.1-6-6.21, and tax parcel #46.1-6-6.23 to the east. The re-zoning of this MDR District is intended to allow for a favorable transition to a contiguous HDR District west of Uptown Road. The proposed re-zoning action is intended to be consistent with the Village Comprehensive Plan.

46 Thomas gave an updated presentation. You may hear the full presentation on YouTube under the
47 March 14, 2022 Planning Board meeting for the Village of Lansing (minutes 3:15 through 22:25).

48

49 Schleelein summed up the information provided by Thomas and noted that the current MDR district
50 would promote more expensive housing because of the limited 1 and 2 family housing use, while a
51 change to HDR would allow a multi-family use thus reducing cost. This is a matter of density.
52 Schleelein emphasized to the Planning Board that this decision needs to be made based on the
53 different uses that the HDR district allows and not based on a specific project. Based on previous
54 discussion regarding what is and what is not spot zoning Schleelein asked if any member felt as
55 though this up zoning request might be considered spot zoning. No one spoke up.

56

57 There was a discussion about Cornell taxes for the Cornell parcel.

58

59 Schleelein reviewed the comparison of the different uses between MDR and HDR and asked the
60 Planning Board members if they thought any were out of character with the neighborhood.
61 Schleelein stated that all of these added uses would be subject to a special permit.

62

63 Moll feels that this parcel could have any of the possible uses and still not be out of character.

64

65 Baker asked if there were any other HDR properties available that are not developed. Scott
66 researched and said no.

67

68 Baker said it does not matter what the history of this parcel was, it is a matter of what it could be.
69 He also emphasized that the uses would not be out of place, and he would love to see that area remain
70 as green space but, that is unrealistic because at some point something will be developed there.

71

72 McCauley explained that at first, he was reluctant to make any change in zoning but, as more
73 information was provided and more review on his part, he does not see where it would be
74 objectionable to up zone.

75

76 Schleelein asked Thomas if he had some examples of projects that he has seen that would be possible
77 to in a High Density Residential Area.

78

79 Thomas referred to a “garden style” multi-unit look which a developer has contacted him about.
80 Thomas continued by saying that Cornell Real Estate was very selective as to who to sell to and
81 what that buyer had in mind to make sure that a proposed project would fit into the Village Plan.
82 Thomas said that Cornell has acquired an additional 100 acres to add to Sapsucker Woods.

83

84 Baker moved that the Planning Board recommend that the MDR District in question be up zoned to
85 HDR to the Board of Trustees. Seconded by McCauley.

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

87 Nays: None

88

89 Schleelein will draft a recommendation.

90 Thomas thanked the Board

91

92 **Other Business**

93 The Planning Board reviewed and discussed a proposed Tree Conservation Law.

94 Trustee Moll reviewed the comments he received from members of both Village Boards.

95 Items reviewed:

96 -Diameter inches changed to tree units

97 -Canopy cover

98 -Incentives

99 -Deciduous vs. Evergreen

100 -Street and Parking Lot trees

101 -Tree buffer in Code

102 -Tree bank

103

104 Moll is hoping to provide guidelines for the Planning Board to go by during site review.

105 Visualizing density is difficult.

106

107 French inquired about tree density versus the future solar law.

108

109 Moll will make changes and send to Scott to work on formatting for Local Law.

110

111 **Trustee Report**

112 Baker gave a Trustee report for the March 7, 2022 BOT meeting. Please see the minutes of the Board
113 of Trustee meeting on the Village website.

114

115 Scott updated the Board on the Mall Subdivision, Cayuga Medical, Maguire Chevy, ALDI, and the
116 Alcohol and Drug Council. Scott also reviewed a meeting that Village reps had with the Beers.

117

118 **Added Conversation**

119 Schleelein announced that Ainslie will be running for the Board of Trustees so will not be available
120 to fill the open Alternate Member position.

121

122 Hardaway reviewed how the hybrid in-person meeting went.

123

124 **Adjournment**

125 Baker moved to adjourn at 8:53. Seconded by McCauley.

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

127 Nays: None

128

129 Minutes taken by: Michael Scott, CEO