

Village of Lansing
Planning Board Meeting
Minutes of Monday,
July 10, 2023

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The meeting of the Village of Lansing Planning Board meeting was called to order at 7:03 PM. A Zoom option was also provided.

Present at the meeting:

- Planning Board Members:** Mike Baker, Lorraine Capogrossi , Pat Gillespie, Jim McCauley (Zoom), and Lisa Schleelein
- Alternate Member:** Yamila Fournier
- Village Legal Counsel:** Wendy Marsh (Zoom)
- Village Engineer:** Absent
- Village Trustee Liaison:** Susan Ainslie (Zoom)
- Village CEO:** Michael Scott

Public included: Eric Goetzmann, Michel and Nadine Louge, Andrew Sullivan, and Carla Marceau representing the Community Party.

Approval of the Minutes

Schleelein moved to approve the June 27, 2023 Planning Board minutes. Seconded by Gillespie.
Ayes: Baker, Capogrossi, Gillespie, McCauley, and Schleelein.
Nays: None

Public Comment Period:

Susan Ainslie stated that she was the Board of Trustee Liaison. Carla Marceau stated that she was there representing the Community Party.

Gillespie moved to close the Public Comment period. Seconded by Schleelein.
Ayes: Baker, Capogrossi, Gillespie, McCauley, and Schleelein.
Nays: None

Baker read the following agenda item:

- Review of Special Permit #2021-4516 Lansing Meadows**
Eric Goetzmann has requested to meet with the Planning Board to discuss the on going Project.

45 Goetzmann introduced himself to the new members of the Planning Board and gave a brief
46 update on the residential part of the Lansing Meadows PDA. Goetzmann stated that the 12
47 existing units are rented and the tenants are happy to be able to walk to local stores and other
48 businesses.

49 Goetzmann explained that the Tompkins County IDA has recently terminated the Lansing
50 Meadow PILOT. Goetzmann is trying to get that PILOT reinstated so that funds will be available
51 to assure a contractor payment for the 2 additional buildings of Phase II. Until reinstatement,
52 Goetzmann cannot continue with the Phase II buildings but, has a contractor in the “queue” when
53 reinstatement happens.

54 The previously approved special permit has a deadline of July 26, 2023 for the completion date
55 for the 2 foundations for Phase II. Goetzmann stated that it is important to keep this permit open
56 so he is asking for a one-year extension.

57 Goetzmann stated that the pads/grading are ready to go for the Phase II foundations. Most of the
58 extra material is cleaned up except for some extra exterior stone.

59 Fournier asked what the time frame was for an IDA decision.

60 Goetzmann does not know because it is a legal matter.

61 Schleelein asked when the signage for Blue Heron Way would be put up because she has
62 witnessed delivery vehicles going in both directions and having to park off road or even on the
63 road causing a potential safety issue.

64 Goetzmann was unaware that there was a problem.

65 Baker stated that a decision from the Planning Board would not be made that evening.

66 Schleelein asked if there were other open items on the project.

67 Scott stated that the SWPPP was still active and sewer and sidewalk easements were needed
68

69 Goetzmann is having his lawyer draw up an easement.

70 Schleelein noted that the landscaping is still not completed.

71 Marsh asked Goetzmann to explain further how the PILOT became terminated.

72 Goetzmann does not know how it got terminated but stated that the benefit to the IDA was for the
73 BJ's Wholesale building.

74 Marsh will research sample easements with Peter Grossman.

75 Goetzmann stated that his attorney may already have one ready.

76

77 Scott will compile the outstanding open items on the Special Permit and get them to the Planning
78 Board members as well as Marsh.

79 Fournier asked for more information about the PILOT agreement from Goetzmann at the next
80 meeting.

81

82 Next Item:

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84 **Discussion of Solar Array Draft Law**

85 *The Planning Board will be reviewing and discussing a draft of the proposed Solar Array Law.*

86 Baker addressed some of the requested changes to the proposed Solar Law.

87 Schleelein went through some other suggested changes.

88 Some other items touched on:

89 1) Maintenance Program

90 2) Lighting

91 3) Decommissioning Plans

92 The Planning Board reviewed the sample Unified Solar Permit with Scott's changes.

93 There was discussion mainly about formatting. Scott will make the changes and send to Gillespie
94 for final formatting.

95

96 **Trustee Report**

97 No meeting to report on.

98

99 **Other Business**

100 Scott briefly discussed when the next Board of Trustee meeting might be for the proposed 20

101 Bomax PDA. Scott then explained that the flooding at the Shops at Ithaca mall was being

102 addressed through the Stormwater Maintenance Agreement.

103 Scott and Marsh will work together to present something to the Planning Board on options moving

104 forward with the Lansing Meadows Special Permit.

105

106 **Adjournment**

107 Gillespie moved to adjourn at 8:21. Seconded by Capogrossi.

108 Ayes: Baker, Capogrossi, Gillespie, McCauley, and Schleelein.

109 Nays: None

110

111 Minutes taken by: Michael Scott, CEO