

Village of Lansing Joint Meeting

MINUTES of a joint meeting of the Board of Trustees and Planning Board of the Village of Lansing held on Monday, July 18, 2016, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustees, Ronny Hardaway, Gerry Monaghan, John O'Neill, Planning Board Chair Mario Tomei; Planning Board members Deborah Dawson, Mike Baker, Lisa Schleelein, John Gillott; Attorney David Dubow; Clerk/Treasurer Jodi Dake; Code & Zoning Officer Marty Moseley.

Mario Tomei called the Planning Board meeting to order and Mayor Hartill called the Board of Trustees meeting to order at 7:32pm

Public Comment Period

Mayor Hartill opened the public comment period for the Board of Trustees and Tomei opened the public comment period for the Planning Board. There were no comments.

Hearing no comments, Mayor Hartill and Tomei each entertained a motion to close the public comment period for the Board of Trustees and Planning Board respectively.

Motion-To Close the Public Comment Period

Planning Board Member Dawson made a motion to close the public comment period. Schleelein seconded the motion. A vote was taken:

Ayes by Tomei, Baker, Dawson, Gillott, and Schleelein.

Motion - To Close the Public Comment Period

Trustee Monaghan made a motion to close the public comment period. Trustee Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye
Trustee John O'Neill-Aye

Trustee Gerry Monaghan-Aye
Trustee Ronny Hardaway- Aye

Insurance

Steve Frank, President of Bailey Insurance, gave a presentation on our insurance coverage. He indicated that we are currently in a soft insurance market for municipalities. The Village of Lansing insurance went down \$347. The property limits have been increased 2-3% every year. The insurance market is stable which leads to stable rates. Frank stated that he can email a summary of the Village policy if anyone is interested. The main two players for getting insurance as a municipality are NYMIR or Selective Insurance. Every three years Bailey Insurance will also get a NYMIR quote again. Bailey has access to both. Frank had no recommendations at this time. The Village has a \$5 million umbrella. Schleelein asked if the Village insurance also covers the Boards. Frank confirmed that it does cover the Board of Trustees, Planning Board, BZA and staff.

Appointment of Alternate Planning Board Member

Tomei asked the Board of Trustees to consider appointing Carolyn Greenwald to the Planning Board to replace Maria Stycos who has moved out of the Village. There has not been an alternate member since the beginning of the year. Greenwald lives in Shannon Park. She has attended several Planning Board meetings to make sure she would be interested. She is not afraid to speak up on items that may be controversial. It's nice to have a representative from each corner of the Village.

Resolution#6295-To Appoint Carolyn Greenwald as a Planning Board
Alternate Member

Trustee O'Neill moved to appoint Greenwald as an Alternate to the Planning Board. Trustee Monaghan seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye Trustee John O'Neill –Nay
Trustee Ronny Hardaway-Aye Trustee Gerry Monaghan-Aye

Possible Rezoning for Cornell Business & Technology Parcel on Bomax

Hartill stated that representatives of the B&T Park have presented a proposed Zoning change. The procedure is to hear the proposal and decide if we want it to proceed further and refer the proposal to the Planning Board.

Both Boards had previously received a packet from Passero Associates on behalf of their client, Andrew Bodewes of Park Grove, LLC. They are requesting that the Village consider the rezoning of the approximately 19.46 acres of land located on the southern side of Bomax Drive from Business and Technology District (BTD) to the High Density Residential (HDR) District. The requested rezoning would support the development of the proposed High Density Residential development of high end, privately funded apartment units. Initial proposals will be two-story buildings and each unit will have a private garage. The parcel is surrounded by several properties including: HDR to the south, Medium Density Residential (MDR) to the west, and an industrial development to the east. Rezoning the parcel to HDR would match the character of the area and provide a buffer and transition between the BTD property to the east and the MDR properties to the west. The packets included a letter of intent, concept plans, building elevation renderings, engineers report and a traffic impact study. The Traffic Impact Study shows that this project will not have a detrimental impact on the roadway system. A drainage design has been done to include a significant amount of sustainable design in the form of Green Infrastructure (GI) constructed in accordance with NYSDEC requirements.

The proposal includes a 3,500 square foot clubhouse complete with a fenced-in pool area. Recreation opportunities for residents could include: a fenced-in dog park, bocce court, and a community garden. There will be a centralized trail for residents to access the recreation amenities and green space.

Andy Bodewes, a partner of Park Grove Reality, LLC, stated that he left his previous firm, Conifer Realty, and started working for Park Grove Reality 10 months ago. They create apartments that are a value to the community. They feel there is a need in this market for the type of housing they are proposing. They have worked on affordable housing in the past, but this is a very different product. Park Grove is based in Rochester.

Tom LaVigne, a longtime Lansing resident and former employee with Cornell University's Real Estate office, feels that the proposed Zoning change and this potential project will enhance our community. He indicated that Park Grove Reality is in this for the long haul. LaVigne gave a background of his experience. For 38 years he was the director of Cornell Real Estate. He was instrumental in the development of the B&T Park. He is an equal partner in this project, and he feels they have a good team here. Michael Stamm, Director of TCAD, and Ed Marx from Tompkins County are both supportive of the project. There was a County housing assessment done in 2006. At the time, they felt Tompkins County needed 4,000 new housing units incorporating many different types. Approximately 3,200 of the units have been created in Collegetown and downtown Ithaca. Most of this is student housing. There is still a need for our proposed type of housing. They are looking at a high end project with upscale quality for lease with a neighborhood feel. Conifer has had excellent management and that is why they have been so successful. LaVigne doesn't think their proposed development will create an expense for the Village since roads and utilities would all be private. However, it will raise the tax base. They are here for the long term; they know the community and want to be part of this proposed development.

Next to present was Jess Sudol of Passero Engineering. He stated that they were the civil engineer for the previously Village approved 16 Cinema Drive Senior Project. The proposed project fits well with transitional land uses. To reach the proposed development you would come in off Warren Road to Bomax Drive. The proposal is to have 10 units per building with each having their own garage and entry. It is townhome style living. There will be active and passive recreation to bring neighbors together. The plan is to face the buildings toward the roadway. Sustainability will be incorporated. He feels that this would provide a good transition with far less environmental impact than the current Businesses and Technology District classification for that parcel.

Tom LaVigne added that they have received a letter from Cornell University in support of the proposed 140 units for lease with a clubhouse and pool. Cornell University will be selling the land to Park Grove Reality, LLC. Schleelein asked about upscale and affordable housing. LaVigne stated that the price to buy the land makes it impossible for it to be affordable housing. Bodewes stated that they have done some good affordable housing already in the community. The proposed project will be less expensive than the Gateway project. It will attract upper middle class clients. Schleelein commented that it seems like they have thought this through. Gillott asked if they have looked at the impact this would have on local schools, and they indicated that they have. The proposal calls for a significant number of 1 bedroom apartments. The approximate break down is 41 one bedroom units, 12-15 three bedroom units, and the remainder would be two bedroom

units. It was stated that this model will accommodate people without kids, but would also be a good mix of young professionals as well as older individuals.

The following are features of the proposal

- 1 Bedroom-1000 sq. ft., 2 bedroom-1100-1200sq. ft., and 3 bedroom 1350-1400sq ft.;
- Walking trails through the project which they would like to connect to the Village's trail system, benches, garden, bocce ball court and dog park
- each building will look similar but they will use different building materials for each building;
- price range will be around \$1,300-\$1,400 for a one bedroom, \$1,600-\$1,700 for a two bedroom, and in the \$1,800-\$1,900 range for a three bedroom;
- every unit would have a large outdoor space and separate entrances
- the development would be clustered to keep it away from the creek
- fronts facing the road for aesthetics

Mario asked if they have thought about parking in the rear. The problems they see is when you want to enjoy a backyard you have no privacy. Also, rear entry involves too much pavement.

Schleelein asked how they decided to make these leased and not units for sale. They think there is a need for leased units for people that don't want to live in the City of Ithaca. This is a great community with great commercial amenities nearby.

Hardaway asked if they would have a maintenance staff. They responded that they would contract out major obligations but would also have a full time manager, assistant and 3-5 staff onsite. He also asked if the materials would be bought locally and if they would be using local subcontractors. They want a good local contractor and local subcontractors.

Dawson asked if their model looks at older people without kids. LaVigne replied, not really. He sees a good mix of older individuals and younger individuals, young professionals. Dawson also asked if they would consider a sidewalk or walking path along Bomax Drive. They would certainly consider. They would like to connect to the Village trails.

O'Neill asked if there were any similar projects build nearby. Jess stated that there are similar projects in the Towns of Chili and Victor.

Tomei asked if each building will have all the same size units. Every building will have a mixture of sizes.

There were no more questions. The Trustees recommended that the proposed Zoning Law change should go to the Planning Board for further review and recommendations.

Resolution #6296 – To Refer the proposed Re-zoning Request/Bomax Drive/Cornell Parcel to the Planning Board for Consideration and Recommendation Back to Trustees

Trustee Hardaway moved this resolution. Trustee O’Neill seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye

Trustee Ronny Hardaway-Aye

Trustee John O’Neill –Nay

Trustee Gerry Monaghan-Aye

The Park Grove Reality, LLC representatives left the meeting. Monaghan stated that he is concerned with the bus stop. It was stated that this could be a big improvement to the area.

Proposed Code Changes

Moseley explained that when we amended the Zoning Law earlier this year, we allowed senior housing and assisted living uses in various Zoning Districts. We did not include any additional requirements for those Zoning Districts, such as maximum densities, road design, fee schedule, appearance, etc. The proposed language has changed slightly and now includes Senior Housing and Special Care Facility, which includes assisted living among other uses. The Planning Board has proposed additional conditions. It would allow for incentives as well for developers, and also a fee schedule.

The other proposal is to minimize the front yard setbacks for Commercial High Traffic (CHT) and Commercial Low Traffic (CLT) Districts on secondary roads. The Commercial Medium Traffic District (CMT) already incorporates reduced front yard setbacks. This would allow for buildings to be placed closer to the streets and possibly placing the parking in the rear or side yards of the lots. This would not be mandatory, but would be an option for developers, and hopefully make more attractive areas in the CHT areas and on the secondary roads of the CLT areas.

Tomei stated that Autodesk is the best example of the 25 foot CLT setback. The theory is to have building up front and parking in the rear to make the Village more walkable.

Hartill stated that our next step is to draft a local law. Dubow stated that at the last Planning Board meeting they sent this to the Board of Trustees to see if there is an interest. There is an interest to move forward. Once a local law is created we can set a public hearing. The Board directed Dubow to go ahead and create a local law. Dubow stated that he would not be at the first August meeting. The tentative plan was to schedule for September.

Vehicle and Traffic Law Amendments

Moseley stated that it started with O’Neill having requested that additional stop signs be added at the 3-way intersection of Janivar and Leifs Way. Dake has discovered that this

whole section needs to be updated to reflect the correct signage in the Village. As we have added new roads and signs, we have not made these changes to the Code.

O'Neill stated that his neighborhood is very congested in the morning and afternoon, and he feels it is very dangerous for kids in the area. He would like to see a three way stop at Leifs Way/Janivar intersection. Gillott thinks lowering the speed limit would work. He walks Bush Lane and they have issues. It was indicated as to why we would need a stop sign at Janivar Drive. O'Neill feels it is a "race track" down Janivar. Schleelein stated that she went through the DPW guidelines from the State and it isn't appropriate. The theory is to use this as a slowdown mechanism. Baker has witnessed people slowing down with stop signs, but they don't stop. Hardaway asked O'Neill the times that he is most concerned with. O'Neill stated that it is in the morning between 7:30-9. Tomei stated that O'Neill sees more going down Janivar than him. People get irritated if there are too many signs.

Schleelein suggested other ideas such as speed humps. Dubow stated that Courtney has indicated in the past that there are certain state guidelines that need to be complied with. You have to show a need which is sufficient for the State. We don't have the authority to just put up a stop sign. The Village will need an evaluation of that. Hartill has discussed this with Courtney and he said we would need a traffic study, and it has to follow traffic code regulations. We are in the process of purchasing a speed sign which can be placed in that area. It was suggested that we see if Passero Associates has traffic info to share. Bomax to Janivar was always supposed to be an east/west connection. Currently, there are signs that say "no outlet", but those will be removed once the final pavement is done on Nor Way. Hartill will look into doing a traffic study. The traffic studies that Hartill has seen show that 80 % of traffic goes to Warren Road. It was agreed that Chapter 135 Traffic & Vehicle needs to be updated.

Easements

Dubow stated that there are some easements to be finalized. The first is regarding the Bomax Property. When Cornell University bought the property they never finalized the easement that gives the Village access for sewer easement. The easement has been signed by Cornell University and is now ready to be signed by the Mayor. The other two additional easements that are also ready for signature are the Swim Club and Cornell University in regards to sidewalk easements on Uptown Road.

Resolution #6297- To Authorize the Mayor to Sign the Easement with Cornell University for Bomax and the Easement from the Swim Club and Cornell University Regarding Uptown Road

Trustee Monaghan moved this resolution. Trustee Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye
Trustee Ronny Hardaway-Aye

Trustee John O'Neill -Nay
Trustee Gerry Monaghan-Aye

Sewer Account Adjustment

Dake stated that account N3554 had requested that they receive a credit for their sewer charge for 674 Warren Rd. They had a water leak in their hot water heating system. He has paid for the water, but requested a credit for his sewer charge because the water didn't go into the sewer system. Following past procedure, Dake sent this request to the Village of Cayuga Heights. They have agreed to waive everything but the minimum fee since this user has had a minimum bill for the past several years.

Resolution#6298-To Waive the Sewer Charges for N3554 in the amount of \$275.39 which reflects the Amount Charged Over Minimum Fee for April and July Billing.

Trustee Hardaway moved to waive sewer charges. Trustee O'Neill seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye Trustee John O'Neill –Nay
Trustee Ronny Hardaway-Aye Trustee Gerry Monaghan-Aye

The credit will be \$204.79 to the Village of Cayuga Heights and \$70.60 is the Village of Lansing share.

Approval of Minutes

The next item on the agenda for the Board of Trustees was approval of minutes from June 6th and 16th. They needed to be approved separately since Hartill wasn't at the June 6th meeting.

Motion- To Approve the Minutes of June 6, 2016

Trustee Monaghan moved to approve the minutes. Trustee Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Abstain Trustee John O'Neill –Aye
Trustee Ronny Hardaway-Aye Trustee Gerry Monaghan-Aye

Motion- To Approve the Minutes of June 16, 2016

Trustee O'Neill moved to approve the minutes. Trustee Monaghan seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye Trustee John O'Neill –Aye
Trustee Ronny Hardaway-Aye Trustee Gerry Monaghan-Aye

Mayor's Comments

Hartill stated that currently the creek that feeds Cornell's water system is low and they have declared a water restriction. The City of Ithaca is rebuilding their new water plant

and SCLIWC is supplying them with a million gallons a day. There is some discussion as to if there should be a conservation at the August meeting. The current lack of rain is a real problem. The forests are becoming very dry which makes them sensitive to forest fires.

Rizzo Construction is making good progress with Bush Lane. The water line is in and ready to go into service. Next will be the roadway paving. We will be delaying Cinema Drive road paving until the apartment complex is finished. Hartill is unsure when the Triphammer Road paving project will start. There is no change with Northwood Road, still waiting on the Northwood lawyer. We are interested in taking over Northwood because the drainage under the road is collapsing and the culvert is also starting to collapse. Once we take over Northwood Road we will fix the three culverts that cross the roadway. Hopefully, this will be done in September.

Schleelein stated that Dake had a wonderful idea to have the Learning Web students come to help with the Village gardens as part of their community service. The students were here in the Spring and just came back again last Monday and Tuesday. On Monday they weeded the gardens around the Village Office, and then on Tuesday they moved to the garden by the Village stone wall at the TOPS entrance. This is a youth program we support through our contributions to the Joint Youth Commission. Jodi thanked Schleelein for all of her help also. Hartill stated that he stopped into the office and saw a young man from the Learning Web pulling weeds. The Mayor thanked Dake for organizing this event and stated that the place is really looking good.

Tomei stated that the Planning Board has a meeting next Tuesday and asked if all Planning Board Members would be present. They will be discussing Bomax and the Twin Glen's proposal. The Planning Board is also looking at the Twin Glen's residential building proposal since it involves a steep slope.

Dake stated that as part of the Annual AUD Report she has gone over the inventory list with the highway garage. When reviewing the list of assets, there were items that were no longer around, broken or no longer useful. It is being requested that we surplus these items.

Resolution #6299– To Surplus the Following equipment:

- Sidewalk Drop spreader for skidster purchased 1/15/09 (\$4799.63)-junk
- Trash can at Dankert Park purchased 5/14/08 that caught on fire (\$550)
- Plow & assembly for pick up-went with truck when sold 8/15/05
- 2001 IESNA Lighting Handbook Set/CD-outdated (\$531)
- Isco Sewer Flow Poke purchased 6/20/97-broken (\$3,190)
- 2-6" Palmer Bowlus Flume purchased 10/20/94-broken (\$2068.12)
- 2 Isco Bubbler Flow Meters purchased 8/8/94-broken (\$6,350)
- 2 Flow Meters purchased 7/7/92-broken, took out when replaced
- Contractors Auto Level purchased 4/12/91-doesn't work (\$635)

Trustee O'Neill moved to surplus the equipment. Trustee Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye
Trustee Ronny Hardaway-Aye

Trustee John O'Neill –Nay
Trustee Gerry Monaghan-Aye

This list of surplus items will be given to the Department of Public Works staff so that they can get rid of these items.

Adjournment

Motion- To Adjourn by Planning Board

Baker moved to adjourn for the Planning Board. Schleelein seconded the motion.
A vote was taken: Ayes by Tomei, Dawson, Gillott, Schleelein, and Baker

Motion- To Adjourn by the Board of Trustees

Trustee Hardaway moved for adjournment. Trustee Monaghan seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye
Trustee John O'Neill –Aye

Trustee Gerry Monaghan –Aye
Trustee Ronny Hardaway-Aye

The meeting adjourned at 9:18pm.

Jodi Dake
Clerk/Treasurer