

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Monday, October 19, 2020, via Zoom Videoconferencing/Teleconferencing.

PRESENT: Mayor Donald Hartill; Trustees, Ronny Hardaway, Simon Moll, Patricia O'Rourke and Randy Smith; Clerk/Treasurer, Jodi Dake; Attorney Bill Troy; Code & Zoning Officer Mike Scott; Supt. Of Public Works, John Courtney; Planning Board, Jim McCauley, Monica Moll and Mike Baker; BZA Members, Lynn Leopold and Roy Hogben; Lansing Star, Dan Veaner; Lansing Meadows, Eric Goetzmann, Jim Bolt; Cornell Real Estate, Kristin Gutenberger, Jeremy Thomas; Ryan Beiber

Mayor Hartill called the Board of Trustees meeting to order at 7:40pm and opened the public comment period.

Motion - To Close the Public Comment Period

O'Rourke made a motion to close the public comment period. Smith seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye
Trustee Randy Smith-Aye
Trustee Simon Moll-Aye

Trustee Ronny Hardaway-Aye
Trustee Patricia O'Rourke-Aye

Lansing Meadows Senior Housing

The next item on the agenda was to continue the discussion on Arrowhead Ventures request to set a public hearing requesting to change the Village of Lansing Local Law regarding Lansing Meadows PDA. Troy stated that after review of the Codification it is clear that in accordance with Appendix A-2 in the Lansing Meadows PDA in Section 10 that the procedure to be followed in the event there are changes, extensions or alterations which are proposed after the Trustees have granted authorization for a final development plan, which has occurred here. The Village Planning Board must first review the proposed changes before the Trustees may decide to adopt such changes.

Bill Troy presented the following to the Trustees:

(1) on June 29, 2010, and as amended in part on May 1, 2017, the Village of Lansing Board of Trustees ("Trustees") enacted §145-42.1 of the Code of the Village of Lansing ("Code") entitled "Lansing Meadows PDA" (see page 145038 *et seq.* of the Code)

(2) the builder(s) of the Lansing Meadows PDA (Eric Goetzmann and Arrowhead Venturers LLC) now seek

- (a) to amend §145-42.1 (E) (1)(a) of the Code so as to reduce the minimum size of lots from ten thousand (10,000) square feet to two-thousand five-hundred (2,500) square feet, and

- (b) to repeal Code §145-42.1 (E) (3) (c) so as to strike from the ordinance any requirement for a seventy-five (75) foot minimum street frontage in the Residential area, and

(3) in accord with Appendix A-2 to the Lansing Meadows PDA (as set forth in §10 thereof at page 145125 of the Village Code), the procedure to be followed in the event there are changes, extensions or alterations (whether major or minor) in said development which are proposed after the Trustees have granted authorization for a final development plan, which has occurred here, the Village Planning Board (Planning Board) must first review the proposed changes, extensions or alterations before the Trustees may decide to adopt such changes, extensions or alterations.

Troy stated that the two requests of the builder needs to be referred to the Planning Board for review and the Planning Board is requested to render an advisory opinion to the Trustees on the question of whether the proposed changes are major or minor changes so as to help guide the Trustees in how to consider the requested changes.

Hartill stated that this procedure just came to his attention on Friday. This is the procedure in the Codification that has to be followed. Hartill stated that he wants to have this process expedited as quickly as possible. Hartill had asked Eric to present this evening, what the ultimate build out might be subject of course, to market forces and felt that this would be a good starting point to actually see what that build out plan is. Hartill think we need to recognize that the owner of the property has development rights which he would like everybody to appreciate that fact.

Goetzmann stated that he didn't realize that he would be presenting a plan, so he did not have anything to show the Board. Goetzman claimed it was the same plan they presented to the Planning Board 2 ½ years ago. It is the same plan that we presented a year and a half ago, which was the 10 buildings, which are duplexes that was approved. The only change is that the buildings were changed to triplexes.

Hardaway stated that he would consider 10 buildings of triplexes, a significant change to 10 buildings of duplex, no matter of the square footage. Hardaway would like to see an engineering drawing with 10 buildings of triplexes, with all of the setbacks and placements and so forth before the Trustees send this over to the Planning Board, because we don't know what they are really going to see. Goetzmann claimed that the drawings were already submitted to the Planning Board. Scott stated that his recollection was that it was discussed but the Planning Board really only approved the actual six buildings. They never got in depth as far as what the definite future was going to bring. McCauley agreed with that recollection.

Hardaway asked if Goetzman could show a final plan tonight as stated in the resolution drawn up by our attorney. Hardaway refused to vote until he had a plan showing what the Trustees were referring to the Planning Board. Simon Moll agreed that he was not comfortable sending it to the Planning Board either.

The Trustees were concerned with the waterlines. Goetzmann claimed that the Village engineer and Courtney have looked at this for the last two and a half weeks. The plans have been changed to accommodate what the Village wants for easements.

After much discussion, Troy instructed Lansing Meadows to go to the Planning Board for an informal review so they could give a recommendation to the Trustees.

Cornell Real Estate Uptown Road Zoning Presentation

Mike Scott, Code & Zoning Officer, previously sent the Trustees the difference in uses between Medium Density Residential and High Density Residential for tonight's Cornell Real Estate presentation. Kristin Gutenberger from Cornell University Real Estate also previously emailed their presentation to the Village Trustees. They are looking to change their 25.43-acre property on Uptown Road (Tax Map #46.1-6-6.22) from Medium Density Residential (MDR) to High Density Residential (HDR). The residential growth potential is 500-600 units.

Jeremy Thomas, Cornell RE Senior Director introduced Kristin Gutenberger, Assoc. Director of Real Estate and gave an informal presentation. They feel that HDR is more appropriate with the Village Code and Comprehensive Plan than MDR. This 25-acre property is located close to mass transit, near a park, close to businesses, sidewalk along Uptown Road and has water and sewer infrastructure. They feel if the property is rezoned the property will be more attractive and likely to be developed and help to meet the goals of the Comprehensive Plan. Even though the property is owned by Cornell, they currently pay taxes. They pay real estate taxes on their land that is not used for the academic mission of the university. Developing that parcel would increase the assessed value and increase the Village tax base.

Hardaway asked if they had any idea of the price of rental or purchase because the County and Ithaca are in need of workforce type housing. At this point nothing has been determined. They have not really developed conceptually yet. Thomas was well aware of this need.

Simon feels that the Village has had a lot of requests lately for zoning changes and was worried about spot zoning. Troy suggested that with that many people coming to the Board wanting these types of relief, it may be time to look at all the zoning in the Village. Troy does not feel this is spot zoning. Changing the zoning in this area would be more in line with the Village Comprehensive Plan.

There were questions that couldn't be answered because they have not gone through the site planning process. This was just an inform discussion to see what kinds of concerns the Board might have and to understand the feasibility around rezoning the site.

Mayor's Comments

Hartill stated that he is finding the rise in Covid cases in the area quite disturbing even though our positivity rate is at 1.5%. He asked everyone to wear their masks, be careful and avoid crowds.

Last Friday Hartill told Attorney Grossman to go ahead with eminent domain on the one property that we have a problem with getting a sewer easement. It was an owner that had no heirs and passed away.

General Discussion

Hardaway stated that at the Air Services Board meeting today this stated that the Cayuga Medical was going to be restricting visitation at the hospital as an action to prevent quicker spread of disease.

Moll stated that the Town of Dryden is updating their Comprehensive Plan and that the survey results can be found on their website. He feels that their concerns would probably be similar to Village concerns.

Motion- To Adjourn

Smith motioned to adjourn. Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye
Trustee Patricia O'Rourke-Aye
Trust John O'Neill-Aye

Trustee Randy Smith-Aye
Trustee Ronny Hardaway-Aye

The meeting was adjourned at 8:51pm.

Jodi Dake, Clerk/Treasurer