

Village of Lansing

MINUTES of a joint meeting with the Board of Trustees and Planning Board held on Monday, August 7, 2023, in person at 2405 N. Triphammer Rd. and via Zoom Videoconferencing/Teleconferencing.

PRESENT: Mayor Ronny Hardaway; Trustees, Susan Ainslie, Wolfgang Bullmer, Carolyn Greenwald, Drew Riedl; Clerk/Treasurer, Jodi Dake; Planning Board members, Mike Baker, Lisa Schleelein, Patrick Gillespie, Lorraine Capogrossi; Code/Zoning Officer, Mike Scott; Attorney Natalie French; Supt. of Public Works, John Courtney; Public, Carla Marceau

Zoom: Planning Board member Jim McCauley; Brian Crandall, Ithaca Voice

Hardaway called the Board of Trustees meeting to order at 7:30pm.

Trustee Roll Call-Susan Ainslie, Wolfgang Bullmer, Carolyn Greenwald, Drew Riedl, Ronny Hardaway.

Mike Baker also called the Planning Board to order at 7:31pm.

Planning Board Roll Call- Mike Baker, Lisa Schleelein, Patrick Gillespie, James McCauley on zoom, Lorraine Capogrossi

Hardaway opened the public comment period. Carla Marceau stated that she was representing the Community Party.

Motion - To Close the Public Comment Period

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

Mayor Ronny Hardaway-Aye
Trustee Drew Riedl-Aye
Trustee Wolfgang Bullmer-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

Hardaway entertained a motion to approve the minutes from June 26th and July 13, 2023. All were present for the June 26th meeting. Bullmer and Riedl were not present at the July 13th meetings.

Motion - To Approve the Minutes of June 26, 2023

Hardaway moved that the meeting notes, as reviewed and revised by the Board, are hereby adopted as the official minutes of the June 26, 2023, meeting. Bullmer seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye

Trustee Susan Ainslie-Aye

Trustee Drew Riedl-Aye
Trustee Wolfgang Bullmer-Aye

Trustee Carolyn Greenwald-Aye

Motion - To Approve the Minutes of July 13, 2023

Hardaway moved that the meeting notes, as reviewed and revised by the Board, are hereby adopted as the official minutes of the July 13, 2023, meeting. Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Drew Riedl-Abstain
Trustee Wolfgang Bullmer-Abstain

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

20 Bomax Proposed PDA Concept

Hardaway stated that the next presentation by Architect Aleksandr Mergold would be to discuss a preliminary Planned Development Area (PDA) proposal for the 20 Bomax Drive property.

Hardaway asked if the Planning Board had a chance to look at the preliminary PDA proposal. They had.

Mergold quickly summarized. Mergold represents the team working on the project. The plan is to take the existing factory building and convert it to High Density Residential (HDR). The purpose of the PDA is to be able to develop a dense residential area within the footprint of the existing factory building to create a variety of residential units and parking garage. It would be a conversion of the existing factory building rather than its complete demolition.

One concern that was previously expressed to Mergold was whether the proposed building had windows. It does have windows and Mergold showed a 3D model of it.

Hardaway asked for any questions.

Scott asked Mergold to touch on the type of housing and explain his conversation with Brent Cross regarding sewer units.

Mergold stated that this will be work force housing. It does not exclude students or seniors. Mergold had several conversations with Cross regarding sewer units. Cross told him that sewer units are available. There are several large projects brewing out there and it will be whoever gets them first gets the units.

Schleelein asked how many units there would be in total. Mergold stated that it is a little too early to say, but they are in the 250-unit range.

Baker stated that in the environmental assessment it says “This is an opportunity for the Village of Lansing to not only continue to provide affordable residences for our area but also to lead the way in innovative adaptive reuse of an existing building complex”. Baker asked Mergold to

explain affordable. The developers are aware that affordable housing is missing in this area. They are not building luxury residents. The goal is to pick up the slack in this area.

Baker asked what the developers looked at when coming up with this proposal. They looked at the Village Comprehensive Plan and at existing situation. Baker stated that there have been many changes in the village since the comprehensive plan was last updated.

Greenwald wanted to know specifically about the costs of the units. Alex could not say what the price of the units would be. At this point it is a PDA proposal.

Mergold stated that a PDA was chosen as opposed to normal zoning because the existing zones would not allow this type of density. Under the current zoning they could only do 60 units but that is not feasible.

Baker feels there has been a lot of progress and a lot of work that has gone into this already.

Schleelein would like workforce housing and thinks that that would be one of the conditions of the PDA.

Hardaway asked what portion would be work force. Mergold feels it is too early to know.

Mergold has already spoken with Brent Cross at the Village of Cayuga Heights. Cross stated that there are a couple of developments that are in the preliminary stage, and it will be first come first served as far as allocating sewer units.

Courtney stated that he is concerned with the sewer line capacity and the availability of units. He feels that both the water and sewer infrastructure need to be evaluated. If the infrastructure is insufficient, then the developer can develop the additional lines needed. Courtney thinks they need to do both a sewer and water capacity studies. Courtney stated that every developer needs to get an engineer's report of what the development will need. It is estimated that there will be 50,000 gallons per day coming from that development. Also, a traffic study should be done. A traffic study was done when Bomax Road went in. Bomax used to be a dead-end road.

Alex stated that the development team had an idea that they would need to do studies. The team had also considered self-storage at this site. Mergold made note of the three studies.

Greenwald stated that she loves the creative solution for reusing the factory. However, height is a concern for her. Mergold pointed out that the current walls are 45 feet on the northeast and south sides.

Mergold stated that the developers aspired for 300 units and Alex feels with the parking there that somewhere in the 250 range would work better.

Schleelein pointed out that the new PDA is a whole new zone. To create a new PDA, it needs to be mutually beneficial for the village and the developer.

Hardaway stated that a lot of questions will come up in the details. The first step is for Trustees to decide if we want to open up a PDA for this development.

Natalie confirmed with Scott that everything in Section 4 of A-2 had been provided. French stated that in A-2 it states that once it is moved to the Planning Board, they can request additional information in the preliminary proposal. This would be a good time for them to request any additional studies before it is even considered a complete proposal. Scott stated that once that is all done you have your developers conference. This is when you will be able to ask for more and more information.

Hardaway polled the Trustees to see how they felt about deciding tonight to go ahead. Does it benefit the village? Is this something we would like to see in the village? The Planning Board would then gather the information.

Wolfgang would be comfortable with voting tonight. Greenwald is interested in pursuing. Ainslie is concerned with sewer and water and wants to make sure we can handle it. Riedl likes the proposal, he likes work force housing. Riedl would like another presentation but would be ok with voting since this is just preliminary.

French clarified that tonight the Trustees are not approving a PDA, they are only referring it to the Planning Board for further consideration. Scott added that the Planning Board will recommend a PDA which would still need to go back to the Trustees for final approval.

Resolution #6990-Refer the Proposed Project at 20 Bomax to the Planning Board to Help to Develop a Planned Development Area (PDA).

Hardaway made a motion to approve this resolution. Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Drew Riedl-Aye
Trustee Wolfgang Bullmer-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

Hardaway informed the Planning Board that the Trustees will be willing to help in any way they can.

Greenwald reiterated to Mergold that the Trustees will be looking for contributions to the village. She feels work force housing will be a priority. Hardaway reiterated that workforce housing is a priority for us. The Trustees suggested that they speak up early if the price is creeping up and workforce housing would not be feasible. Mergold stated that that is the intention.

Approve NYCOM Training

Approval was needed for two trustees to attend the NYCOM Fall Training School September 18-22, 2023, in Lake Placid. Ainslie has already expressed an interest in going. Hardaway will consider attending if Riedl is not able to go. The newest Trustees should have priority.

Resolution #6991- To Authorize Ainslie and Reidl to Attend the 2023 NYCOM Fall Training School

Hardaway made a motion to authorize Ainslie and Riedl to attend the 2023 NYCOM Fall Training School. Bullmer seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Drew Riedl-Aye
Trustee Wolfgang Bullmer-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

Mayor's Comments

Hardaway ask Courtney if Oakcrest Road would be closed tomorrow. Courtney stated that it would be open only to local traffic until 4pm. They are replacing the storm sewer so Oakcrest Road can be paved this year.

Hardaway stated that the sewer expansion is proceeding as planned. There was an explanation of the hookup process sent to each resident that is being affected. Each property is different, so it is hard to give one general answer to everyone. Residents will have 3 years after the project is completed to connect to the sewer or they would have to apply for a variance from the Trustees. If a new septic system has just been installed recently, they can apply for a variance. The engineer and health department would have to say that the current septic system is still functioning correctly. Attorney French will put together a list of criteria for getting a variance.

Scott stated that in the Code it states that you have to go through the Trustees for the variance. He wondered why it wouldn't go to the Board of Zoning Appeals. This is not a zoning issue; it is a code issue. French will look into this. (The answer was that the Board of Zoning Appeals only has authority over Section 145.)

General Comments

Greenwald stated that they just had their neighborhood block party. She found it interesting that more than one person was in favor of increasing the density of the Village. People recognize that big lots with one house is not beneficial towards a more equitable society.

Bullmer asked about the safe streets for all initiative. He wondered if we would pay for the consulting company. Hardaway stated that we pay a portion. Bullmer asked if there would be an educational part to it. Hardaway has not seen the final report. Hardaway will check to make sure. Bullmer feels that safety issues have nothing to do with hardware. It has to do with education. Hardaway stated that there is a list of ideas on our website. Hardaway asked everyone to look at the list and add to it.

Bullmer stated that in Germany they must get a bike license in 3rd grade. He feels people need to be educated! They need to know the rules and laws. Schleelein would also like to see walkers on the correct side of the road. Safe streets start with people knowing the rules and laws.

Greenwald will not be at the August 17th or 21st meetings. Bullmer will Zoom in on the 21st.

Adjournment

Baker entertained a motion to adjourn the Planning Board at 8:24pm.

Motion- To Adjourn the Planning Board

Schleelein motioned to adjourn. Gillespie seconded the motion. A vote was taken:

Chair Mike Baker-Aye

Trustee Patrick Gillespie-Aye

Trustee Lorraine Capogrossi-Aye

Trustee Lisa Schleelein-Aye

Trustee James McCauley-Aye

Hardaway entertained a motion to adjourn the Trustees.

Motion- To Adjourn

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

Mayor Ronny Hardaway-Aye

Trustee Drew Riedl-Aye

Trustee Wolfgang Bullmer-Aye

Trustee Susan Ainslie-Aye

Trustee Carolyn Greenwald-Aye

The meeting was adjourned at 8:24pm.

Jodi Dake, Clerk/Treasurer