

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
May 28, 2024

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: Natalie French

Village Engineer: Brent Cross

Village Trustee Liaison: Susan Ainslie (Zoom)

Village CEO: Michael Scott

Public included: Carla Marceau (Zoom) representing the Community Party, Kathleen Yen, John Courtney, Dondi Harner, Eric Goetzmann and Ben Marshall from The Bahlmann Group.

Approval of the Minutes

No minutes available

Public Comment Period:

Susan Ainslie as Trustee liaison. Carla Marceau is observing for the Community Party.

Schleelein moved to close the Public Comment period. Seconded by Capogrossi.

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

Nays: None

Baker read the following agenda item:

Public Hearing for the Revocation of Special Permit #2021-4516

As per Village Code Section 145-59D(11), the Village of Lansing Planning board will hold a public hearing to discuss the revocation of the Lansing Meadows Special Permit #2021-4516.

Gillespie moved to open the public hearing. Seconded by Schleelein.

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

Nays: None

45 Scott noted that he did send out the mailing notices for the public hearing.
46 French stated that the reason for the public hearing to revoke Special Permit #2021-4516 is
47 because Goetzmann failed to meet the conditions of the requested extension by the May 1st
48 deadline:

49

50 a) *All items needed for John Courtney including but not limited to moving of sewer line, fixing*
51 *manhole and repairing the sidewalk.*

52 b) *Sewer and sidewalk easements shall be approved by counsel for Village and Applicant.*

53 c) *Finish Phase I tree planting*

54 d) *If conditions a, b and c above are timely met, the Temp C of C's for buildings 2, 20, 26 and 32*
55 *will be extended to first deadline date of proposed 1- year extension of Phase 2 (July 30,*
56 *2024).*

57

58 Goetzmann stated that the sewer line running from the BJ's establishment onto the Lansing
59 Meadows property and continuing to the west to connect to the main sewer, is a private lateral and
60 does not need an easement. The sewer line services the BJ's Gas Station Kiosk.

61

62 Courtney explained that the sewer line in question was the original main sewer line which the BJ's
63 Kiosk tapped into. When the Phase I buildings were built, the existing eastern part of the main
64 sewer line had to be redirected because of the positioning of the structures. However, the western
65 part of the existing sewer main and Kiosk's lateral tap remained. Because the eastern part of the
66 original main was abandoned, Goetzmann installed a manhole where the Kiosk's lateral connected
67 to the remaining western part of the sewer main.

68

69 The Village will need an easement from Goetzmann to be able to maintain the manhole and sewer
70 main. In addition, the newly installed manhole is located too close to the Proposed Phase II
71 building and would need to be moved so as the easement would not encroach on the proposed new
72 building.

73

74 Courtney added that if the intention of the builder was to keep the above-mentioned sewer line a
75 lateral, an expensive manhole would not have been installed. A simple wye with a clean out would
76 be sufficient.

77

78 Goetzmann explained how the existing sewer line was diverted to the north around the
79 development and reconnected near the Lansing Fire Department building.

80

81 There was more discussion as to why part of the original main would now be identified as a lateral
82 now.

83

84 French added that the projected easement site plan has been part of this project for some time now
85 so why is it an issue now? The site plan was dated 2021.

86

87 Goetzmann admitted that the manhole was installed about 5 feet from the correct spot but, the
88 main sewer line was rerouted to the north of the buildings leaving the old main as a lateral now.

89

90 There was more discussion as to how the sewer flows on the entire project until Baker asked
91 Courtney what he considers to be a lateral and a main. Courtney stated that the sewer pipe from
92 the BJ's Kiosk to the manhole is a lateral and that from that point on, it is a main.

93

94 Baker said that Courtney's statement is what the Planning Board is going with.

95

96 French said the easement plan has been established for 3 years and is not going to change just
97 because it is more convenient for Goetzmann now. French suggested moving the proposed
98 footprint of the Phase II building to accommodate for the manhole installation error.

99

100 The Planning Board reviewed the rest of the conditions for the extension.

101

102 Because part of the BJ's Kiosk lateral is on Goetzmann's property, a legal agreement will be
103 needed between the 2 parties so that BJ's can maintain their sewer line.

104

105 Goetzmann asked Courtney if the easement could be off set to avoid the proposed building layout.
106 This had been done on another part of the site. Courtney stated that the off set was only done to
107 avoid a property line and besides, moving the easement to the south (away from the proposed
108 Phase II building), would move it into or nearer to the wetlands.

109

110 Courtney reviewed the remaining outstanding items including the spalling of the public sidewalk.

111

112 Goetzmann stated that he has a contractor that will be fixing the sidewalk issue but not until the
113 2nd or 3rd week in August.

114

115 The sidewalk easement is being worked on but won't be signed until repairs are done.

116

117 Courtney added that the skirting from the private road to the main road is not wide enough and is
118 clearly marked on the site plan.

119

120 The Planning Board reviewed the landscaping plan. The plantings on the north side of Building 2
121 are not the same as the signed landscaping plan shows.

122

123 Goetzmann explained that a local landscaper recommended something different in that area.

124

125 French stated that any change to the final landscape plan should have been discussed and approved
126 by the Planning Board. Because it wasn't, the landscaping plan is incomplete and therefore another
127 condition for the extension not done.

128

129 Goetzmann asked if he could have some extended time to review all of the evening's information.

130

131 French noted that Goetzmann had plenty of time before the May 1st deadline to discuss this with
132 the Planning Board and asked Goetzmann what he suggests the Planning Board do at this point.

133

134 Goetzmann feels that they should work together to bring more housing to the Village and will
135 discuss solutions with Courtney to resolve issues.

136

137 Goetzmann stated that he may have someone interested in buying the property and would like to
138 keep the special permit going so the new owner could continue.

139

140 Scott stated that there is a Stop Work Order for the Lansing Meadows project except for work that
141 needs to be done to satisfy the conditions of the requested extension.

142

143 The public hearing will remain open.

144

145 Baker read the following agenda item:

146

147 **Public Hearing for Special Permit #2024-4767**

148 *The Bahlmann Capital Group is proposing to convert the existing Dicks, Ulta, DSW and Best*
149 *Buy space into a Class A, fully climate-controlled, self-service storage facility managed by Cube*
150 *Smart.*

151

152 Schleelein moved to open the public hearing for Special Permit #2024-4767. Seconded by
153 Gillespie.

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

155 Nays: None

156

157 Scott gave a brief explanation of the proposed project.

158

159 Marshall stated that their company makes it a habit of revitalizing vacant buildings and turning
160 them into useful properties. In most areas there is 6 square feet of storage per capita so they look
161 for areas with less to determine the need for development. This area only has 3 square feet per
162 capita and seems to have the need for added space. The storage facilities that Bahlmann offers are
163 climate controlled allowing for good conditions for small businesses to store supplies better.

164

165 The Planning Board viewed a few projected images.

166

167 The facility will have many exits/entrances for the convenience of not having to travel very far to
168 get to your storage area. Cube Smart also likes to target contractors for storage of tools and basic
169 materials. These areas are commonly together in one section for convenience.

170

171 The whole facility will close at 10 pm and the project will be built in 2 Phases. Phase I will involve
172 the interior of the existing building and Phase II will be the out buildings in front of the existing
173 Best Buy.

174

175 There will be no access from inside the mall.

176

177 Baker described the requirements for the Village Tree Law to Marshall. The parcel is just over 6
178 acres which would require approximately 180 tree units.

179

180 Scott has not run the numbers for required parking but, in general, the Shops at Ithaca has been
181 known for having an over abundance of parking spaces. This may come in handy if added parking
182 lot trees are needed.

183

184 Schleelein feels that a tree-less parking lot is dangerous because vehicles drive through areas
185 where parking spaces are marked.

186

187 Marshall reminded the Planning Board that there may be large trucks driving through to use the
188 facility so the parking design is important. The exterior lighting will also be upgraded to LED
189 lighting.

190

191 Capogrossi asked if the parking lot would be resurfaced. Marshall was not sure yet.

192

193 Scott noted to Marshall that the mall owner has an ECCR agreement with all of the tenants.

194

195 Fournier asked if solar had been considered for the new exterior storage buildings. Marshall
196 indicated that they have discussed alternate energy sources.

197

198 If approved, the project would begin this summer.

199

200 Cross is not concerned and does not feel that stormwater runoff will be affected because the roof of
201 the new buildings is roughly equal in surface size to the existing impervious pavement surface.

202 Cross would also like to revisit the ECCR agreement at some point to understand better how the
203 whole mall stormwater system will be maintained and by whom. That end of the building has had
204 some past challenges with stormwater that we hope has been solved.

205

206 The Bahlmann Group is looking to purchase the parcel and start working on Phase I as soon as
207 possible, and when Best Buy decides to leave, Phase II will start.

208

209 The Planning Board viewed other facilities revitalized by the Bahlmann Group.

210

211

212 **Trustee Report**

213 Kathleen Yen reviewed the Trustee organizational meeting. The whole meeting can be viewed on
214 YouTube.

215

216 **Other Business**

217 Baker passed along some comments on questions from the Trustees about the proposed Solar Law
218 and was pleased with the last meeting having Dan Segal in to discuss the Tree Law.

219

220 The Planning Board discussed the Lansing Meadows extension.

221

222 Scott reviewed upcoming agenda items.

223

224 **Adjournment**

225

226 Schleelein moved to adjourn at 8:54. Seconded by Capogrossi

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

228 Nays: None

229

230 Minutes taken by: Michael Scott, CEO