

Village of Lansing

MINUTES of the Board of Trustees Meeting held on Monday, April 21, 2025, in person at 2405 N. Triphammer Rd. and via Zoom Videoconferencing/Teleconferencing.

PRESENT: Mayor Ronny Hardaway; Trustees, Susan Ainslie, Carolyn Greenwald, Kathleen Yen; Code & Zoning Officer Mike Scott; Attorney Peter Grossman; Lorrain Capagrossi, Planning Board Member; 3 public.

Zoom: Wolfgang Bullmer, Trustee; Patrick Gillespie and Lisa Schleelein, Planning Board Members; Luke Colavito

Hardaway called the Board of Trustees meeting to order at 7:34pm.

Hardaway opened the public comment period. There were no comments.

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 Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye

Hardaway stated that there will be an executive session at the end of the meeting.

Hardaway entertained a motion to approve the minutes from April 7, 2025.

Motion - To Approve the Minutes of April 7, 2025

Hardaway moved that the draft meeting notes, as reviewed and revised by the Board, are hereby adopted as the official minutes. Trustee Yen seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye

Bullmer joined by zoom.

Updated PDA Request for 20 Bomax Drive

Aleksandr Mergold presented. After the March meeting they decided to come back to the Trustees with the original proposal to convert the business into a residential building. Only difference is they are asking to include Parcel B in PDA but not develop it until after 20 Bomax Development is completed. They did leave the traffic study as is.

Yen stated that she watched the video of the joint meeting minutes. She likes the idea of reusing an existing footprint. They plan to design with flexibility in mind. There are elevators on every floor. They are not that far into the design of the units.

The sewer unit standard is 200 gallons per day. This project will have different size apartments. They think the studio and one bedroom will have a lower consumption. Once the project is completed, they want to do a water study to see what the actual usage is. They would like to be credited back if use is less. Hardaway's concern is what if they use way more water and the Village of Cayuga Heights puts a moratorium on the Village because of this.

Greenwald asked about a comment from the March 21st meeting where they talked about increased density. This is a unique opportunity to convert from a business to residential. Scott stated that she spoke with Attorney French who concluded that to go to business and tech in this case would have to agree what the best density for this PDA would be for the Village. Hardaway stated that we need to decide if we want that much density on either or both properties. Hardaway is concerned with the height restrictions. He feels that we should stay within the 35 feet height restriction as in a residential district.

Scott asked about the described uses, and they previously had discussed mixed use. The owners have not made a decision on this. Hardaway liked the mix use idea. Hardaway was also concerned with the price per square foot.

Hardaway thinks there are still concerns and the Trustees will need more time to discuss this. They want to proceed slowly and cautiously. The Trustees will probably have more questions. There will be a joint meeting with the Planning Board, and this will be a topic of discussion.

Ainslie has a concern with the Business and Technology Park. It can change the character of the area.

Yen asked for Planning Board thoughts. Capogrossi was concerned with the number of units. The neighborhood is currently quiet and safe. It is a high rent neighborhood so putting in 250 units seems huge. She doesn't think the design fits with the neighborhood. It seems like something would be downtown and doesn't fit with the skeem of the neighborhood. She thinks it looks like a prison.

The alternative is a self-storage unit.

Scheelein stated that she would actually prefer self-storage unit. She is also concern about segmentation. PDA's can be wonderful, but she is seeing some resistance already. She wants the total picture. When we did it last time it was segmented over 15 years. What we started with was totally different than what we have now. Her major concern is segmentation and whether this fits into the general area. Hardaway agreed.

Yen stated that redevelopment is appealing. Mix use is also appealing. The concern is Parcel B.

Hardaway thinks we also need to have a discussion with the Village of Cayuga Heights regarding the sewer capacity. They will try and set that up.

Lansing Meadows Easements and Stormwater Discussion

On April 7th this was put on hold because we do not have all the information that we need from Arrowhead Ventures to adequately discuss.

For a little background on this issue, the following was previously emailed from Attorney French...

John and I spoke about the open issues. For background, there is a push to close this as Eric has financing contingent on him receiving final COCs. You may recall there was a push for this in January, and we weren't able to make it happen then but Eric received a 90-extension from the bank to get the final COCs. It is in the Village's best interest that the project remains financially viable.

The two open issues were:

- 1. The full as built information on the water mains. TG Miller does have this information, but the Village is not entitled to it without Eric's permission. Dondi will be sending me an email reciting the situation and the need for a release, which I will forward to Jim Messenger requesting Eric authorize release the information to the Village before the meeting on Monday. If we receive that information, the map will not need to be update.*
- 2. The 6' easement recorded in error. I understand the concern with proceeding with the Village's easements and dedications without a recorded corrective easement. John and I discussed that the Board could approve the easements and dedications, subject to receipt of the recorded corrective easement. Amended resolutions are attached for consideration. This way, we will not have to wait until the business meeting to approve the easements, but we are making it very clear that the corrective easement is required to move forward.*

Grossman stated that BJ's has signed and notarized their documents. Hardaway stated that we have received all the corrections addressed in both resolutions. The Board addressed each resolution.

Resolution #7137-To Authorize Acceptance of the Storm Water Control Facility Maintenance Agreement from Arrowhead Ventures, LLC

WHEREAS, Arrowhead Ventures, LLC (the "Owner") is the owner in fee of real property known and designated located in the Village of Lansing, County of Tompkins, and State of New York, and commonly known as 2-40 Blue Heron Way, Ithaca, New York 14850, Tax Parcel Number 47.1-1-17.21 and 40 Graham Road West, Ithaca, New York 14850, Tax Parcel Number 47.1-1-17.23(the "Property"); and

WHEREAS, in accordance with Chapter 124 of the Village of Lansing Code (titled "Stormwater Management, Erosion and Sediment Control Law"), the Village and Owner

are, as required, desirous of entering into an agreement to provide for the long-term maintenance and continuation of storm water control measures at the Property approved by the Village for the following development: Lansing Meadows Planned Development Area (the “Project”); and

WHEREAS, in conjunction with the Project the Owner is required to establish, inspect and maintain certain stormwater management facilities (“Stormwater Management Facilities”) to the satisfaction of the Village Engineer to be located on the Property in accordance with a certain stormwater pollution prevention plan entitled “Stormwater Pollution Prevention Plan” prepared by McFarland Johnson, (the “SWPPP”), which remains on file with the Village; and

WHEREAS, the Property is also required to be subject to a certain easement of access, ingress, and egress, permitting the Village to temporarily enter upon that limited portion of the Property as shall be necessary for access to the Stormwater Management Facilities as shown on the plans, and to maintain same in accordance with the SWPPP in the event the Owner does not comply with its maintenance obligations under the SWPPP, all subject to the terms and conditions set forth in the Storm Water Control Facility Maintenance Agreement.

NOW THEREFORE, BE IT RESOLVED,

1. The Board of Trustees of the Village of Lansing approves the Storm Water Control Facility Maintenance Agreement for the Property, authorizes the Mayor to execute the same on behalf of the Village, in substantially the form presented to the Village Board of Trustees, subject to the final approval as to form and content of the Mayor and the Attorney for the Village and the receipt of a recorded corrective easement for the sewer lateral between Arrowhead Ventures, LLC and BJ’s Wholesale Club, and to take such further action as may be necessary and appropriate to give full force and effect to this resolution;
2. Village Board of Trustees hereby authorizes and requests that the Mayor, Village Clerk/Treasurer and the attorney for the Village, to take all actions and execute all documents as may be necessary for the purposes of filing and recording the Storm Water Control Facility Maintenance Agreement.
3. Any and all actions heretofore or hereafter taken by the Mayor, Village Clerk/Treasurer and the attorney for the Village within the terms and in conformity with the intent and purpose of the foregoing resolutions hereby are in all respects ratified, confirmed and approved as the proper and authorized acts and deeds of the Village.

Hardaway motioned to accept this resolution. Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye
Trustee Kathleen Yen-Aye

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Aye?

Resolution #7138-To Accept Easements and Dedications from Arrowhead Ventures, LLC

WHEREAS:

A. As part of the special permit relating to the development of the ARROWHEAD VENTURES, LLC's ("Grantor") residential real estate project located in the Village of Lansing, County of Tompkins, and State of New York, and commonly known as 2-40 Blue Heron Way, Ithaca, New York 14850, Tax Parcel Number 47.1-1-17.21 and 40 Graham Road West, Ithaca, New York 14850, Tax Parcel Number 47.1-1-17.23, the Grantor was required to offer to the Village of Lansing certain easement rights and dedications associated with certain project components, including sidewalks and sewer mains; and

B. Proposed written easement documents have been prepared setting forth the terms and provisions pursuant to which the Village will maintain, install, construct, reconstruct, use, operate, alter, repair, and/ or remove the sidewalk and sewer mains on the respective granted easement property, which Easements are now being submitted to the Village for final review and approval;

C. Grantor is further offering for Dedication to the Village certain project components being the sidewalk and sewer main, which offers of Dedication are now being submitted to the Village for final review and approval; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Village of Lansing Board of Trustees hereby approves the proposed following easements, copies of which has been submitted to the Board and reviewed at this meeting; (1) Sidewalk Easement (2) Sewer Easement and (3) Easement Area C Easement; and
2. The Village of Lansing Board of Trustees hereby authorizes the Mayor to execute said proposed Easements on behalf of the Village, in substantially the form presented to the Village Board of Trustees, subject to the final approval as to form and content of the Mayor and the Attorney for the Village and the receipt of a recorded corrective easement for the sewer lateral between Arrowhead Ventures, LLC and BJ's Wholesale Club, and to take such further action as may be necessary and appropriate to give full force and effect to this resolution; and
3. The Village Board of Trustees hereby accepts the dedication of the sidewalk and sewer improvements as set forth in the Sidewalk Offer of Dedication and

the Sewer Offer of Dedication, copies of which has been submitted to the Board and reviewed at this meeting, subject to the receipt of a recorded corrective easement for the sewer lateral between Arrowhead Ventures, LLC and BJ's Wholesale Club. The acceptance date of the dedication shall be the date the recorded corrective easement is received and approved by the Village Mayor and Village Attorney; and

4. The Village Board of Trustees hereby authorizes and requests that the Mayor, Village Clerk/Treasurer and the attorney for the Village take such steps as may be necessary, desirable and/or appropriate to effectuate the intent of the foregoing resolutions; and
5. Any and all actions heretofore or hereafter taken by the Mayor, Village Clerk/Treasurer and the attorney for the Village within the terms and in conformity with the intent and purpose of the foregoing resolutions hereby are in all respects ratified, confirmed and approved as the proper and authorized acts and deeds of the Village.

Hardaway motioned to accept this resolution. Ainslie seconded the motion.
A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye
Trustee Kathleen Yen-Aye

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Aye

Mayor's Comments

Hardaway stated that the elections are tomorrow from noon to 9pm.

General Comments

There were no comments.

Motion- To Go into Executive Session Regarding Appointment of a Particular Person Per New York State Open Meetings Law Section 105-1.f

Hardaway motioned to accept this resolution. Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye
Trustee Kathleen Yen-Aye

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Aye

The Board went into executive session at 8:33pm.

Motion- To Come Out of Executive Session

Hardaway motioned to accept this resolution. Yen seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye
Trustee Kathleen Yen-Aye

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Aye

The Board came out of executive session at 9:37pm.

Adjournment

Motion – To Adjourn

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

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye
Trustee Kathleen Yen-Aye

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Aye

The meeting was adjourned at 9:37PM.

Jodi Dake, Clerk/Treasurer