

Village of Lansing

MINUTES of the Board of Trustees Meeting held on Monday, August 18, 2025, in person at 2405 N. Triphammer Rd. and via Zoom Videoconferencing/Teleconferencing.

PRESENT: Mayor Ronny Hardaway; Trustees, Susan Ainslie, Pat Gillespie, Kathleen Yen; Clerk/Treasurer, Jodi Dake; Attorney Natalie French; Public in attendance- Aleksandr Mergold and James Gensel.

Zoom: Trustee Carolynn Greenwald; Code & Zoning Officer, Mike Scott; Matt Wall, Brian Crandall, Ithaca Voice. (All arrived before the Bomax presentation)

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

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 Pat Gillespie-Aye

Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye

Approve Minutes

The next item on the agenda was to approve the draft minutes from August 4, 2025. Suggested changes have been incorporated.

Motion - To Approve the Minutes of August 4, 2025

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

Mayor Ronny Hardaway-Aye
Trustee Pat Gillespie-Aye

Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye

Hardaway asked the Board if they would like to cancel the September 15, 2025 meeting. Dake, Greenwald and Gillespie will all be at NYCOM and will not be able to zoom in because they will be at the introduction dinner at NYCOM. Yen & Ainslie were both ok with keeping it. The Board decided to still meet.

Greenwald, Wall, Crandall and Scott joined by zoom.

20 Bomax Presentation

Aleksandr Mergold, 20 Bomax project architect, stated that he has had a couple of meetings with the Village, and they realized that there are density issues and the architecture is not really what the Village wants to see. They are proposing to keep within the same site. They are proposing that they keep the existing walls and have inside & outside private gardens and various public areas and sports activities. They are proposing three stories of residential units. This would be 144 one-bedroom apartment units. The design is something that they do in Belgium. They keep an existing wall and build to it. They also looked at the Comprehensive Plan and highlighted things that they are doing that follow the Plan. They feel they are meeting the objectives of Section 2. Objectives in our Code under PDA. Mergold asked the Board what they thought of this new proposal.

Yen likes the reuse idea of an existing structure. That would align with the Comprehensive Plan. There is a community benefit of public outdoor space. Yen didn't see the design for the apartment layout. Mergold stated that they have not laid this out to decide the size of the units. This is being presented as the worst-case scenario by all being one-bedroom. They did not want to spend the time and effort if this is not something the village would consider. Yen noticed that the mixed use is out of it. Mergold stated that the owner thinks that mixed use should be in parcel B along Warren Road.

Hardaway asked about existing walls. They will help to create the gardens.

Greenwald thinks aesthetically it looks very appealing, but the density is still the problem. The code indicates the Board can consider increasing density for a PDA to 25% over the zoning and the number of units is a critical factor. If they do a variety of 1,2,3-bedroom units they would probably get to the 101 units that is allowed.

Michael Scott, Code Enforcement Officer, sent an email to the Trustees earlier today with density numbers:

- *According to the email from Aleks, they are proposing 144 Units (has not designated BR numbers)*
- *HDR states 6,000 square feet /unit for multi-unit buildings*
- *Using the above information, Parcel A (7.54 acres) would be allowed 54 units (PDA allows a 25% increase = 68 units)*
- *Parcel B (3.61 acres) would be allowed 26 units (PDA 25% increase = 33 units)*
- *Total units allowed as per PDA recommendations = 101 units*

Obviously, the 144 units are much better than previously proposed but, are still above the "General considerations" number of units as stated in Appendix A-2 Section 3C

Mergold stated that they looked at the Shannon Park PDA and that one allows a greater density than HDR. Mergold feels a PDA allows some flexibility.

Hardaway pointed out that Parcel A could only be allowed 68 units. 101 units would be for both parcels A & B.

Scott stated that this was figured with the highest density you could have for multi-unit buildings.

Mergold stated that Shannon Park allows 4,000 square feet. Shannon Park is single family homes. This is like comparing apples to oranges. Mergold stated that this is relevant to the density. Scott will look at what Shannon Park was at that time. It will take some research. Mergold claimed that it was in the Code on page 14503.

Mergold stated that they are the same density as East Point and Northwoods. Scott pointed out that those two properties are on larger parcels so the density is different.

Mergold pointed out that this is uncharted territory because reuse of an existing factory has never been done in the Village. Hardaway stated that the size of the parcel is problematic. We would exceed density no matter what. Our concern is setting a precedent.

French stated that every PDA is a very different experience from the prior PDA. We are not bound by previous PDA. The Board can still be uncomfortable with density. They do not have to proceed with a PDA.

Mergold thinks the Board should think of the visual density not the density on a spreadsheet.

Yen looked back at the June 26, 2023, minutes and we do have a certain amount of flexibility with coming up with new requirements.

French stated that the Code says it “may go up” to 25%, it is not a must. It establishes an exterior parameter, it’s not a requirement.

Greenwald looked at the Code section establishing the Shannon Park PDA and it says nothing about density. Greenwald pointed out that if you look at Shannon Park the townhouses are a small portion of the whole area which is primarily single-family homes.

Scott stated that you have 144 units. The units will go down when you include 2- or 3-bedroom units. You could have 101 units in 1st phase and then do commercial only on Parcel B. Mergold then asked why the Shannon Park Density couldn’t be applied. French stated that the Board can set a density of whatever they want. The Board has explained how they have arrived at a number that they are comfortable with regardless of your agreement with that number. It is the Board’s discretion to set conditions on the PDA that they want to see. 101 units will be allowed for Parcel A & B. This is the Board’s threshold. French stated that a PDA is not a right.

When questioned about the Shannon Park PDA, Hardaway stated that the Shannon Park PDA is far enough back in our history, so we do not know the conditions that created it. We will follow our current law. The past may not change the present.

Hardaway stated that a PDA allows us discretion, and we can say we just can’t get there.

French suggested that Mergold drive through Shannon Park to see for themselves how different Shannon Park is compared to this.

Hardaway feels that the way they have gone with these drawings is a unique concept.

If density is going down, then the project may not be able to proceed.

Hardaway stated that we have been burned a few times, so we are very careful.

Scott will research Shannon Park density and will give input as soon as possible.

Ainslie asked if the developers had any other questions that needed answered. Density is the big question. Once we get past that we can come up with a plan that works.

General Comments

Greenwald stated that the Comprehensive Plan Committee will have its final meeting next week. Then Greenwald would like to send it to Pat to be the compiler.

Gillespie stated that there was a Planning Board meeting last Monday, but he missed it. He has not had a chance to review the video yet.

Ainslie stated that Bolton Point will be increasing the water rate by 6%. This will cover cost of building reserves for the water treatment. This will start in January but will not show up on Village bills until April.

Yen reported that she attended the August Town of Lansing Conservation Advisory Council meeting where they discussed CSC program status, open space conservation plan, and upcoming meeting with the Town of Ithaca's Conservation Advisory Board and noted that there was a presentation on Unique Natural Areas at the August Town of Lansing Board Meeting (available on the Town's website). Yen attended the Tompkins County Core Advisory Group meeting today. David Wallen spoke on emergency planning and incorporating accessibility and functional needs into all aspects of planning and recovery for any kind of disaster or emergency. Geoff Dunn, from Tompkins County Department of Emergency Response (DoER) provided an update on Community Organizations Active in Disasters (COAD) and the status of planning in Tompkins County. September is National Emergency Preparedness Month. September 13th is the Tompkins County Airport Day and Preparedness event. Habitat for Humanity is having an open house celebration at Dart Drive on August 22, 2025, at noon.

Dake asked if anyone had any questions on the July Month End Reports that she distributed. Hardaway asked if the Trustees could get the monthly reports electronically. Dake would love to share her work with everyone.

Hardaway stated that HPM has provided us with a .gov quote for 4 hours of work at \$120/hour. We already have our domain name. Hardaway stated that Inmotion Hosting recommends that we set up a security email address and a second administrator for the site. Hardaway will set this up in the next couple of weeks. We will migrate the current website, turn on new website and then test it there. We will keep our old emails for a while and have them automatically forwarded to our new addresses. Hardaway thanked Dake for getting them to move forward.

Dake pointed out that this costs much less than what others have proposed and was surprised that it only would take about 4 hours.

Hardaway will create .gov addresses for everyone. Scott asked how we would notify people. HPM will tell us the best way to switch emails. We will need to let people know through our .org emails that we have new addresses. Gillespie suggested that we create a signature that says this is being forwarded to our new email address. Hardaway will look into seeing if it is possible to send a message that automatically sends a reply that states “we switched email address”.

Hardaway thanked French for speaking up this evening. She did a great job.

Adjournment

Motion – To Adjourn

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

Mayor Ronny Hardaway-Aye
Trustee Pat Gillespie-Aye
Trustee Kathleen Yen-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

The meeting was adjourned at 8:37pm.

Jodi Dake, Clerk/Treasurer