

**Village of Lansing
Planning Board Meeting
March 30, 2004**

The meeting of the Village of Lansing Planning Board was called to order at 7:35 P.M. by Ned Hickey. Present at the meeting were Planning Board Members Doris Brown, Phil Dankert, and Carol Klepack; Trustee Liaison Lynn Leopold; Attorney David Dubow; Code Enforcement Officer Ben Curtis; Engineer Brent Cross and members of the public.

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Public Comment:

Hickey opened the Public Comment period.

As there was no one present who wished to speak, Dankert moved to close the Public Comment period. Seconded by Klepack. All aye.

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Since there were Boy Scouts present, as well as members of the public, Hickey reviewed the agenda for tonight's meeting and gave a brief explanation of each item.

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Public Hearing: Special Permit No. 1903 – US Geological Survey Storage Building:

The first item on the agenda was Special Permit No. 1903 for the US Geological Survey to construct a 480 sf storage building at 30 Brown Road in the Business and Technology District, Tax Parcel No. 45.1-1-52.21.

Ed Bugliosi of US Geological Survey gave the presentation. The proposal is to place a storage building behind the current building to house equipment which is currently stored outside. Hickey noted that Board members have received revised maps to address the concerns of Engineer Cross that the proposed location of the shed was incorrectly shown on the plans originally provided. Klepack said she liked the earth colors for both the roof and walls which were chosen.

Hickey opened the Public Hearing to the public. As there was no one who wished to speak, Klepack moved to close the Public Hearing. Seconded by Dankert. All aye.

The Planning Board then reviewed the General Conditions for all Special Permits in Section 304.05 of the Zoning Law.

Dankert moved that the applicant has met all the General Conditions for a Special Permit under section 304.05 of the Zoning Law. Seconded by Klepack. All aye. Dubow stated this action is exempt under SEQRA as the structure is under 4,000 sf.

Hickey asked if there was authorization from the B & T Park. Curtis stated he has received a letter from Cornell Real Estate.

Klepack moved to approve Special Permit No. 1903 for the US Geological Survey to construct a 480 sf storage building at 30 Brown Road in the Business & Technology District, Tax Parcel No. 45.1-1-52.21. Seconded by Brown. All aye.

Sketch Plan Review Lansing Trails 2 – Continued Discussion:

John O'Neill, 53 Janivar Drive, spoke to the Board first and distributed copies of his presentation. O'Neill has gathered information from Village law, State law, Community Party Platform Goals, Village Comprehensive Plan, and Village minutes. The residents of Lansing Trails I would like to protect their safety, health and welfare by having the Board accept an alternate road plan which would not go through their neighborhood. O'Neill presented a possible plan where both subdivisions (Lansing Trails I and Lansing Trails II) would not interconnect but each would have 2 exits.

Hickey asked the Board to review the plan submitted by Ivar Johnson in response to suggestions from the Board. The Board requested that the road connecting Janivar Drive be offset, the park be shifted from the northerly boundary to the westerly portion of the Lansing Trails subdivision, open space be delineated, the trail system added, and a new stormwater management basin be provided below Lance Way. Jim Thrasher, the project engineer, stated Craft Road has been extended through the Lansing Trails I parkland originally dedicated to the Village as requested by the Board. There are two points of access and one is through Lansing Trails I. Klepack asked about the calculation basis for the number of units. Thrasher stated the density was based on the maximum total units allowed for this type of development under the Zoning Law. Calculations were done previously by Larry Frabboni based on the 75 existing units in Lansing Trails I and 114 units in Lansing Trails II. Thrasher stated open space is based on the developable land and recreation space is based on the entire parcel acreage. Hickey stated the Village is revisiting the clustering because it has been 10 years since the previous cluster preliminary plat was submitted. Hickey stated there have been many possibilities proposed for this area over the past years. Hickey stated that for the total parcel, 194 units are allowable and were previously approved by the Planning Board.

Regarding the road, the neighborhood prefers the extension of Craft Road so traffic goes around rather than directly through their neighborhood. Klepack asked about placing the roadway on the southern side of the park. Thrasher stated it was placed in the proposed location because that would provide the best road alignment to Craft Road in a straight shot. Hickey is concerned about the location of the 4 parks in the area (Lansing Trails I, Lansing Trails II, Spitsberg Subdivision, and Millcroft Subdivision) and feels there should be a coordinated effort on their development. Since there will be 4 parks, they should be used to the advantage of all residents in the area and could each function in a different manner, ie. one for senior citizens, one for kid's play, one for toddlers, etc. Hickey stated cross walks could be placed at intersections along with stop signs.

O'Neill asked if the Board was going to consider his alternate plan. Hickey responded that he would be attaching it to the documentation sent to the Board of Trustees.

Klepack asked if the trail system could go around the NE quadrant because the walkways that were there are no longer in the plan. Thrasher stated they could be added. Klepack would also like to see a walkway connection made to the Millcroft Subdivision. Hickey stated this is not a preliminary plat and is not up for approval tonight. The Board must decide if the plan is an acceptable plan, along with an alternate plan, and then send the plans to the Board of Trustees for direction on how the Planning Board should proceed. Dubow stated the Board of Trustees would decide whether the Planning Board should be authorized to proceed with a clustering development.

Leopold asked about sequencing. Hickey stated the Village would need to apply for alienation of the parkland. If that fails, then the road could not be built as shown. At that point, the Village would need to consider a plan without the road going through the parkland. Hickey stated the alienation is for a 60x600 foot road right-of-way. Leopold does not want to see the Board of Trustees hung up for years to come with the possibility of there not being road access in the future for part of a development. Cross stated Ivar Johnson can not count on the Millcroft Subdivision for an access route as it may never be built. Dubow summarized that the Village designated an area as parkland, it now appears it would be better situated in another location, the Village is therefore requesting of the same developer a relocation of the parkland. Dubow stated this should be non-controversial and approval could be granted this year or next.

Hickey has reviewed the calculations and determined that there should be an additional reduction in the total number of proposed units from 189 to 182 for the entire parcel..

Klepack was concerned about the phasing of subdivisions. Hickey stated there are about 6 acres for the road system and 20% of the subdivision for open space (5 acres). There are also some trails as well as some single family residences to transition between Lansing Trails I and the cluster units. This serves to act as a buffer. Klepack is just concerned about the number of cluster units and would like to calculate the maximum density for Lansing Trails II, rather than Lansing Trails I and II combined, to see how many units would be allowable. Hickey noted the open space in Lansing Trails II would be in one location and would be maintained by a Homeowner's Association rather than like in Lansing Trails I where the open space is behind the residences and maintained by individual residence owners. Klepack expressed concern about there being 42 acres with 75 units in Lansing Trails I while the Lansing Trails II

development with 34 acres has 120 units.

Regarding sending this on to the Board of Trustees, Klepack is agreeable to the road plan but is not pleased with the density. Hickey agreed to meet with Klepack individually and crunch the numbers for the 34 acres to determine the maximum density for just Lansing Trails II. In the meantime, this will go forward to the Board of Trustees with the two proposed plans and with the density in question. The Board of Trustees will get the additional documentation in time for their meeting scheduled for April 19th.

Cross expressed concern with the O'Neill alternate plan that where the density is greatest in the cluster area and the only access will be a significant cul-de-sac if the Millcroft Subdivision does not proceed. Dankert felt a blockage onto Warren Road would constitute a significant hazard. Cross also expressed concerns about the 90 degree turns.

Hickey reiterated that applying the cluster provisions of the subdivision regulations must be approved by the Board of Trustees for the plat in question and he will be attending their meeting to make a presentation.

Hickey presented Board members with a draft copy of the memo he would be sending to the Board of Trustees. Hickey recommended Board members review the memo and bring comments to the Planning Board meeting scheduled for April 12th. Hickey feels it is important to explain the project to the Board of Trustees to avoid confusion.

Public Hearing: Preliminary Plat Approval for Spitsberg Subdivision:

The next item on the agenda was a Public Hearing for Preliminary Plat Approval of the Spitsberg Subdivision, a major subdivision dividing a 7.11 acre lot into seven building lots and two residual parcels with a short cul-de-sac road. The lot to be subdivided fronts on Bush Lane and is located in the Medium Density Residential District, Tax parcel No. 45.1-1-45.1.

Hickey walked the area and feels it is an extremely wet area.

Gary Wood, the Project Engineer, gave a brief presentation. This is a 7 lot subdivision proposed off of Bush Lane. There will be a 500 foot cul-de-sac with public utilities and a stream which will be relocated. Comments received in a public meeting about a month ago have been addressed. First, the drainage concern for the lots to the west will have a swale to help with drainage. Relocating the stream will also help with the drainage. Permits must be obtained from DEC and they are aware of this. Concerns about the cul-de-sac have been addressed and corrected after meeting with Jack French, the Town of Lansing Highway Superintendent. The concern about utilities under the pavement have been addressed also with their relocation. The site distance at the intersection of the proposed cul-de-sac and Bush Lane is 250 feet where 200 feet is needed for a 30 MPH zone.

Hickey asked about the swale on the western end and its ownership and maintenance. Wood responded that it would be the homeowners' responsibility. Hickey stated this could be a concern. Cross stated this is not a part of the stormwater design and is being done as a goodwill gesture by the applicants. Cross stated he is satisfied with the stormwater design. French drains were also discussed as a solution to the swale area. Hickey wants the developer to be aware of the drainage problems for the homeowners who live downstream if the swale is not maintained and hopes it will be possible to work out a solution between the parties involved.

Hickey asked if it is acceptable to place the water and sewer lines along the drainage way since they are no longer under the roadways. Cross stated there are pros and cons to this. Although having the lines in the ditch line reduced the need to tear up the road, it also creates ditch line problems with submerged manholes and causes the cover on the water main to be lowered. Sedimentation could also be an issue. Wood stated these concerns would be addressed on the Final Plat. Hickey recommended this be a condition of approval that Wood return with a different arrangement or clarification on the water and sewer lines and the drainage ditch. Dubow stated that the customary conditions of approval for the preliminary plat will include approval of the Village Engineer. Cross will work with Wood on this issue.

Hickey stated there will also be the requirement for an erosion control plan to stabilize banks. Wood stated there would be a complete plan submitted at a later date.

Hickey stated the Greenway Plan includes a trail to connect Bush Lane to Craft Road. This has already been provided by Miller for the west side of the Millcroft Subdivision. Hickey stated there is no need to have two trails going to the same location. Hickey does not feel this would be the best use for the 6% recreation land. This would make for a very wide trail as they would almost abut each other. Another option might be to require a financial donation to purchase equipment for other public parks in the area. The amount would be \$750 per dwelling unit or \$5250. There could also be an easement strip built from the cul-de-sac to connect to the trail on the Millcroft Subdivision.

Klepack asked about the drainage proposed in the center of the cul-de-sac. Wood stated this is a cobblestone finished area where snow melt and water goes into a drain which goes under the road. Leopold asked if this could be driven over by an emergency vehicle. Wood stated it was not intended to be driven on. Wood stated that Dennis Reinhart and Jack French met and drove trucks over the area to determine the cul-de-sac radius. Another condition for approval will be to get the Lansing Fire Department to review and comment on the cul-de-sac.

Cross is satisfied with the drainage and feels the water can be managed on the site. Cross stated this developer is responsible for not increasing the amount or velocity of run-off from this property, but is not responsible for that which occurs above his property.

Hickey noted that the Village has received a 239 letter from the County stating there will be no adverse impact for County interests.

The Board then completed SEQRA Part II. A – No B – No C1 – No. Although problems exist because of the relocation of 1000 ft of stream, an erosion control plan to mitigate the problems, approved by the Village Engineer, will be a prerequisite for final approval. Cross stated the mitigation proposed will work and meets the requirements of the Village, as well as the new EPA stormwater regulations. Cross stated the water from this site will be collected in a swale and drainage ditch located on the property. Cross stated the rate of water exiting the site will not increase. Regarding traffic, for safety, signage will be required for a hidden driveway. C2 – No. Some trees in the area will be removed and those over 6” in diameter at breast height will be marked in the field as well as on the preliminary plat. C3 – No C4 – No. C5 – None C6 – None C7 – None. D – No Controversy: No.

Brown moved the following resolution determining that this proposed action will have no significant adverse environmental impact. Seconded by Klepack.

VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR REVIEW OF PROPOSED ACTION ADOPTED ON MARCH 30, 2004

WHEREAS:

- A. This matter involves consideration of the following proposed action: Preliminary plat approval of the Spitsberg Subdivision dividing a 7.11 acre lot into seven building lots and two residual parcels with a short cul-de-sac road; the lot to be divided fronts on Bush Lane and is located in the Medium Density Residential District, Tax Parcel No. 45.1-1-45.1; and
- B. This proposed action is an Unlisted Action for which the Village of Lansing Planning Board is an involved agency for the purposes of environmental review: and
- C. On March 30, 2004, the Village of Lansing Planning Board, in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act (“SEQR”), (i) thoroughly reviewed the Short Environmental Assessment Form (the “Short EAF”), Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) thoroughly analyzed the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) completed the Short EAF, Part II;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOW:

1. The Village of Lansing Planning Board, based upon (i) its thorough review of the Short EAF, Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its completion of the Short EAF, Part II, including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance ("Negative Declaration") in accordance with SEQR for the above referenced proposed action, and determines that neither a Full Environmental Assessment Form, nor an Environmental Impact Statement will be required; and
2. The Responsible Officer of the Village of Lansing Planning Board is hereby authorized and directed to complete and sign as required the Short EAF, Part III, confirming the foregoing Negative Declaration, which fully completed and signed Short EAF shall be attached to and made a part of this Resolution.

The vote on the foregoing motion was as follows:

AYES: **Ned Hickey, Doris Brown, Phil Dankert and Carol Klepack**

NAYS: None

The motion was declared to be carried.

Hickey then opened the Public Hearing.

Wood spoke first regarding the concerns he heard about the soil type and wetness. Wood stated this might be good information to place on the plat to alert potential buyers of the need for special precautions when building. Hickey would like to see it on the plat. Wood stated the trees would be labeled once the brush is removed. Thirdly, Wood has two drainage studies completed. Hickey stated an approved drainage plan would be a condition for approval of the subdivision.

Stanley Biskup, a Bush Lane resident opposite the proposed entranceway, spoke of his concern of the visibility and feels 200 feet is too short a sight distance especially with the hill and the therapy business on the corner of Bush and Brook Drive. There is a visibility concern. Biskup has spoken with Dennis Reinhart about modifying the road. Hickey stated the road and bridge will be widened at some point in the future. Biskup is concerned about parking at the therapy business. Ron Furry also stated he has called the sheriff about the parking and nothing happens. Hickey recommended residents continue to call the sheriff's office for resolution. Curtis stated he will also call the sheriff's office and report the concerns. Brown stated that when approval was given for the business, conditions were placed on the business. If they are not being met, then the approval for the home occupation should be revoked. Dubow stated there would need to be documentation to do so, but it would be possible.

John O'Neill asked about the possibility of a three-way stop at that location. Hickey stated this will be reviewed at a later date. Cross stated the Village would need to provide documentation to justify a three-way stop. A traffic study would be required. Hickey stated the residents of the subdivision might complain that it is hard to exit and something might be done at that time.

O'Neill asked about why a stop sign is required for one location and not another, such as in Lansing Trails I, and where traffic studies were not completed. Cross responded that Bush Lane is an existing roadway rather than a proposed roadway and the requirements would differ. Hickey stated a proposal for a three-way stop on an existing road would require a traffic study and the Village would be capable of performing one.

Anne Furry spoke next regarding drainage on her property and how wet it is because of the clay soil. The adjoining property already has a swale and is extremely wet. Furry feels Bush Lane will need additional services of a police department with the increased density in the Village. Ron Furry spoke of the western lot line which is treed and wanted to know if additional trees would be planted. Wood stated the area would have to be reviewed before a determination is made and he will be doing so next week. Furry was also concerned about the sheet flow of water in the area and felt grass does not stop or adequately slow the flow. Furry also stated that septic systems are a problem in

this area. Cross stated that the rate of storm water leaving the site after construction is completed can not be greater than before. Cross stated Wood would need to figure the soil type and provide calculations. Furry is concerned about the increased concentration of water run-off. Furry is also concerned about the slope of land. Cross stated the slope would remain the same as it is today and will not be changed. Since the Village will not be taking recreation land on the western portion of the subdivision, Hickey asked about the possibility of making the stream wider so there would be less erosion. Furry also mentioned the possibility of stair-stepping the creek bed to provide for lesser erosion damage. Wood will consider both of these suggestions. Hickey thanked the Furrys for their comments and felt they were technical and would be addressed by the engineers. Curtis stated the Furrys have a good point and the subdivision regulations do provide that development in a subdivision shall not adversely affect down slope residents. Furry also noted that his property has damage every year due to the size of the plows clearing the cul-de-sac and wonders where the residents of this smaller cul-de-sac will put their snow. Cross stated it is the DPW who determines how to plow an area and possibly using smaller trucks would be an option.

Jan Gibbs, 147 Brook Way, read her concerns regarding drainage behind her property where it continues to get wetter and wetter. She has contracted to have drainage issues corrected on her property and it remains a concern of hers.

Klepack moved to close the Public Hearing. Seconded by Dankert. All aye.

Klepack moved the following resolution approving the Preliminary Plat. Second by Brown. Hickey noted that copies of the approval and conditions would be available to audience members if so desired.

VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR PRELIMINARY SUBDIVISION PLAT
APPROVAL ADOPTED ON
MARCH 30, 2004

WHEREAS:

- A. This matter involves consideration of the following proposed action: Preliminary plat approval of the Spitsberg Subdivision dividing a 7.11 acre lot into seven building lots and two residual parcels with a short cul-de-sac road; the lot to be divided fronts on Bush Lane and is located in the Medium Density Residential District, Tax Parcel No. 45.1-1-45.1 (the "Spitsberg Subdivision"); and
- B. This proposed action is an Unlisted Action for which the Village of Lansing Planning Board, in performing the Lead Agency function for its independent and uncoordinated environmental review and in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), on March 30, 2004 (i) thoroughly reviewed the Short Environmental Assessment Form (the "Short EAF"), Part 1, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) thoroughly analyzed the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), (iii) completed the Short EAF, Part II, including the findings noted thereon; and (iv) made a negative determination of environmental significance ("Negative Declaration") in accordance with SEQR for the above referenced proposed action and determined that an Environmental Impact Statement would not be required; and
- C. On March 30, 2004, the Village of Lansing Planning Board held a public hearing on the Spitsberg Subdivision preliminary plat, and thereafter (i) thoroughly reviewed and analyzed the issues raised during the public hearing and otherwise raised in the course of its deliberations, and (ii) addressed such issues and appropriate remedial measures related thereto, including possible conditions that might be imposed in conjunction with any preliminary approval to be granted for such plat;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOW:

- A. The Village of Lansing Planning Board, based upon all of its foregoing review and action, hereby grants approval of the preliminary plat (dated March 30, 2004) for the Spitsberg Subdivision, subject to the conditions and requirements set forth on the attached Schedule A.

**CONDITIONS OF PRELIMINARY PLAT APPROVAL
FOR
SPITSBERG SUBDIVISION**

1. Approval by the Village Engineer of the Final Subdivision Plat and supporting design/specification documents, including, but not limited to, plans and specifications for drainage ways, storm water management/retention areas, erosion control, public utilities, and street and intersection layouts (including the cul-de-sac design), emergency access and snow removal.
2. Approval by the Village Attorney of conveyance and/or dedication documents in favor of the Village, including, but not limited to, documents providing for the conveyance and/or dedication of streets, storm water management/retention areas (and easements or rights-of-way thereto), utilities, recreational areas, parklands, trail areas, open space and easements, together with any restrictive covenants or other conditions related thereto.
3. Approval by the Village Attorney of any restrictive covenants applicable to the subdivided parcels.
4. Compliance with the Village Land Subdivision Regulations and New York Statutes as to recreational land requirements or monies in lieu of dedication of parkland as determined as part of final plat approval.
5. Compliance with the general requirements and design standards and other conditions of Article 300 and Article 400 of the Village Land Subdivision Regulations.
6. Compliance with Section 306 of the Village Land Subdivision Regulations as to letter of credit and related financial security requirements.
7. Availability for the proposed residential development of (i) sufficient sewer units/permits and (ii) sufficient capacity by all other utility providers (e.g., Southern Cayuga Lake Intermunicipal Water Commission, NYSEG), and the inclusion of the following note to be set forth on the Final Subdivision Plat:

A building permit for an approved lot on this Final Subdivision Plat shall be issued only if the necessary sewer unit/permit is available for the residential improvements proposed for such lot. The approval by the Planning Board of this Final Subdivision Plat shall not be deemed to constitute or be evidence of the current or future availability of any such required sewer units/permits.
8. Approval by the Village Engineer of infrastructure (e.g., streets, public utilities, etc.) construction plans and schedules, including, but not limited to, ingress and egress of construction vehicles and equipment, signage, scheduling, and the coordination of all work related thereto with the construction of storm water management/retention and erosion controls.
9. Special Permit from the US Army Corps of Engineers and any other required approvals for the proposed relocation of the Unprotected Class C stream on the premises.
10. Approvals from all other required governmental agencies, including, but not limited to, the Tompkins County Health Department.
11. Prominent identification on the Final Subdivision Plat of the demarcation line marking the westerly boundary of the Airport Combining District (as such District is set forth on the Village Zoning Map) and the inclusion on the Final Subdivision Plat of the following note as to (i) those lots and property which are situated within the Airport Combining District and (ii) the restrictions and conditions applicable to such lots and property,

including, but not limited to, those set forth in Sections 202.13, 305.03 and 604 of the Village Zoning Law:

Lots 1, 2, 3 and 4, all of which lots are identified on this Final Subdivision Plat as being situated, in part or in whole, within the Village of Lansing Airport Combining District (as such District is set forth on the Village of Lansing Zoning Map), shall be subject to the Village of Lansing Zoning Law restrictions and conditions applicable thereto, including, but not limited to, those restrictions and conditions expressly set forth in Sections 202.13, 305.03 and 604 of such Village Zoning Law. Building permits for all such lots shall be issued only in accordance with such Village Zoning Law restrictions and conditions, including the requirement for a special permit approved by the Village Planning Board. A condition of such special permit is the Village Zoning Officer's obligation to inform in writing any applicant therefor of the noise and hazard conditions which are possible in the flight path of the Ithaca Tompkins Regional Airport.

12. Inclusion on the Final Subdivision Plat of the following note:

The approval by the Village of Lansing Planning Board of this Final Subdivision Plat shall not be deemed to constitute or be evidence of any acceptance by the Village of Lansing of any street, easement or other open space shown on this plat (see Section 313.01 of the Village of Lansing Land Subdivision Regulations).

13. The Final Subdivision Plat shall be deemed to have received final approval only upon compliance with Section 312.01 of the Village Land Subdivision Regulations.

14. Recording in the Tompkins County Clerk's Office of a copy of all conditions of final subdivision plat approval, which copy shall be (i) recorded concurrently with the filing of the Final Subdivision Plat, and (ii) indexed to the deed to the subdivided property recorded in the Tompkins County Clerks Office in Liber 634 of Deeds at Page 226. In addition thereto, the following note shall be set forth on the Final Subdivision Plat:

See Conditions of Final Plat Approval recorded concurrently with the filing of this Final Subdivision Plat in the Tompkins County Clerk's Office.

Proof of the filing of the Final Subdivision Plat and the recording of a copy of the conditions of final subdivision plat approval shall be delivered to the Village Zoning Officer immediately following such filing and recording.

15. Submission of Preliminary Subdivision Plat for review by the Lansing Fire Chief and implementation on Final Subdivision Plat of all modifications required as a result of such review.

16. Approval by Village Planning Board of Landscape Plan (i) indicating all trees greater than 6" in diameter at breast height to be removed and (ii) new plants to be installed.

17. Inclusion of a note approved by the Planning Board and Village Engineer as part of the Final Subdivision Plat approval regarding soil and surface and ground water conditions.

The vote on the foregoing motion was as follows:

AYES: **Ned Hickey, Doris Brown, Phil Dankert and Carol Klepack**

NAYS: None

The motion was declared to be carried.

Leopold noted that the Spitzberg Subdivision is in the Airport Combining District. Dubow stated this would be one of

the conditions, along with Landscape Plan, Fire Department approval, etc.

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Approval of Minutes – March 8th:

Klepack moved to accept the minutes of March 8th. Seconded by Brown. All aye.

Adjournment:

Klepack moved to adjourn at 10:05 P.M. Seconded by Dankert. All aye.