

**Village of Lansing
Planning Board Meeting
August 28, 2012**

The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by Chairman Mario Tomei.

Present at the meeting were Planning Board Members Richard Durst, Maria Stycos, Lisa Schleelein, and Phil Dankert;; Code Enforcement Officer Marty Moseley; Village Attorney David Dubow; Trustee Liaison Lynn Leopold; Manley and Richard Thaler; John Caruso from Passero Associates; Dr. Brent Lemberg and Peter Brennan from Gastroenterology Associates of Ithaca; Frank Santelli from T.G. Miller Associates; Zac Boggs from Trowbridge Wolf Michaels Landscape Architects; John Collett and Lou LoVecchio from Cayuga Medical Center; Rich Wagner and Paul Levesque from Holt Architects; Ivar Jonson; Larry Fabbroni; and Community Party observer Julie Baker.

Public Comment Period

Tomei opened the public comment period.

Julie Baker announced that she was the Community Party observer.

With no further comments from the public, Durst moved to close the public comment period. Seconded by Stycos; Ayes: Tomei, Dankert, Schleelein, Stycos, and Durst

Informal Presentation: Mixed Use Project on Cinema Drive

Caruso explained that the Thalers originally wanted to build an office building, but with no shown interest for the past two years the Thalers abandoned that idea. The Thalers then wanted to build an apartment complex designed more for graduate student housing, but Caruso indicated that would not be feasible without being granted a use variance or re-zoning this property. Caruso noted that the mixed use idea presented itself after discussions with Moseley. Caruso added that they would still like to have graduate students occupy the residential aspect of the building, but cannot legally deny non-graduate students if they would like to rent an apartment in this particular building. Caruso noted that they would have a majority of one bedroom apartments with some two bedroom apartments over the commercial components. Caruso indicated that they would like to have comments from the Planning Board on the proposed project. Caruso added that they would need to secure some area variances due to buffering and height restrictions. Caruso noted that they would like to have two separate commercial components on the ground level. Caruso added that they have created a courtyard effect for both the residential components of the building and the commercial components of the building. Caruso noted that the courtyard also adds some class to the entrances of the building. Caruso indicated that they would like to have covered parking for approximately 50% of the residential occupants, the parking to be located under the building. The grade of the site also allows for the parking to be located under the building. Caruso added that they would not have enough parking on site so they would be asking if the Planning Board would allow for parking on the Triphammer Marketplace property, which would be located directly adjacent to the proposed project (approximately 200 feet away). Caruso noted that with allowing for parking in the Triphammer Marketplace it would permit added green space as shown on the proposed plans. Caruso added that they currently are proposing a “band” of green space all the way around the property, including the courtyard area and on the edge of the property. Caruso indicated that they will be addressing

39 stormwater management on site. They would be illuminating the site and would be constructing numerous
40 sidewalks on the property, including a connecting sidewalk between the Cornell Federal Credit Union
41 property and the Homewood Suites property in the Village road right of way. Caruso noted that the
42 proposed sidewalk would also provide walking access to the Triphammer Marketplace. Caruso indicated
43 that they would need to develop a more in depth landscaping plan, but they did show some landscaping
44 on the proposed site plan. Caruso noted that they would like to illuminate the site and sidewalks with pole
45 lights. Caruso indicated that the proposed building will be three stories at the front and four stories at the
46 rear to allow for the parking under the building. Caruso noted that the building material will be masonry
47 with a peaked roof system. Caruso added that there will be an elevator, which will serve the parking
48 facility to the top floor, and some storage for the residents.

49 Tomei asked about the pedestrian safety when traversing to the Marketplace, and what route a
50 person may take to enter the Marketplace.

51 Caruso indicated that a pedestrian would need to walk to the front (north side) of the Marketplace
52 in order to gain access. Caruso added that there would be a pole light illuminating the sidewalk to the
53 Marketplace for safety reasons.

54 Dankert asked how one would get to the overflow parking area for the proposed building.

55 Caruso noted that a vehicle could traverse across the Clarian Hotel's parking lot.

56 R. Thaler indicated that a right of way was included on the deed for the Triphammer Marketplace,
57 which right of way that would allow for pedestrian and vehicle access to the proposed new building.

58 Kanter asked about the proximity of the building in relation to the overhead power lines.

59 Caruso indicated that the site plan shows the power lines as being offset from the building, and
60 they also tried to locate the dumpster in an area that would not conflict with the overhead power lines.

61 Schleelein asked why the height of the structure was 45 feet.

62 Caruso indicated that the building is three stories of 12 feet each and a gable roof which is also 12
63 feet at its peak height.

64 Schleelein asked if the current site has fill located on it.

65 Caruso indicated that the site has had fill added to the original topography over the past years.

66 R. Thaler noted that they put the fill on the property to accommodate parking for other businesses
67 in the area. R. Thaler added that they would excavate the site to accommodate the building.

68 Schleelein asked if the building would still be as tall as described even with the excavation area
69 for the building.

70 Caruso indicated that he made a schematic of the elevation to show the Planning Board what the
71 final elevations would look like and the final height of the proposed building. Caruso added that the
72 building will appear small from Cinema Drive. Caruso noted that he would also incorporate the
73 approximate heights of the other buildings in the area.

74 Dankert asked if vehicles would be able to park on the sides of the buildings or if that would only
75 be a drive lane.

76 Caruso indicated that they would only be drive lanes.

77 Dankert asked if the drive lanes would be large enough for emergency vehicles.

78 Caruso indicated that the drive lanes are 20 feet wide, which should be large enough for
79 emergency vehicles.

80 Kanter noted that typically he would request that the parking be situated in the rear of the lot, but
81 due to the location and the character of the property it might not be necessary.

82 M. Thaler noted that the front parking lot would be for the commercial components and visitors
83 of the residential occupants.

84 Caruso stated that they are providing for parking under the building, and the proposed building is
85 not out of character with the rest of the commercial properties in the area.

86 Kanter asked for an updated site plan of the area (including an updated map for the adjoining
87 properties).

88 Tomei asked about the buffer requirement.

89 Caruso indicated that when a commercial zone abuts a residential zone it requires a 150 foot
90 buffer on the commercial property. Caruso indicated that some of the other commercial properties must
91 have asked and been granted a variance as well.

92 Dubow indicated that some of the neighboring properties abut another commercial zone, and
93 therefore no buffer zone is required... Dubow noted that this is an unusual situation because the current
94 property that is being discussed only has a portion of the property that abuts a residential zone, which
95 would only make a requirement for part of the property to have a buffer. Dubow noted that the
96 neighboring bank did in fact obtain an area variance for the required buffer zone, and this property would
97 most likely need to obtain seek a similar variance.

98 Caruso asked if any of these variances could be waived by the Planning Board.

99 Tomei indicated that the BZA (Board of Zoning Appeals) would need to grant the variances.

100 Caruso asked if they like the idea of a mixed use in this area.

101 Schleelein asked about the lighting for the site.

102 Caruso indicated that they would produce a set of engineered lighting plans to be reviewed by the
103 Village. Caruso noted that they do not want to over-light the proposed site.

104 Leopold asked about some typos on the plans.

105 Caruso indicated that he would have those corrected.

106 R. Thaler noted that Cornell Fingerlakes Credit Union has no objection to the proposed building
107 and that Cornell University feels that this would be a good project due to the lack of graduate housing that
108 is now offered on campus. R. Thaler added that a person might be able to see Cayuga Lake from the top
109 floor of the proposed building.

110 Kanter noted that the proposed site is an ideal location for the current bus route.

111 Tomei asked if more handicap parking was required on site, how would it be accomplished.

112 Caruso indicated that there are handicap spaces for both parking areas, and if there needed to be
113 more installed they would convert some of the traditional parking spaces into handicap parking spaces.

114

115 Dankert asked what kinds of commercial components they would like to have in the proposed
116 building.

117 Caruso indicated they might like to have a coffee shop, bakery, or insurance office.

118 Dankert asked if the commercial components would be open to the public or just the residents.

119 Caruso indicated that they would be open to the public.

120 Leopold noted that this situation would be similar to the café situation at the Cornell Business and
121 Technology Park. Leopold added that they have a small café/ deli/ restaurant that gets most of its business
122 from the park.

123 M. Thaler noted that the occupants of the building would be able to do laundry at the Triphammer
124 Marketplace.

125 R. Thaler noted that the nearby hotel would be able to house the parents of the students that
126 would be residing in the building.

127 Dubow pointed out that the when the Vineyard Church obtained special permit approval from the
128 Village, the church was allowed to have offsite parking located on the proposed property. Dubow noted
129 that there was an agreement to reflect this offsite parking requirement. Dubow added that the agreement
130 provided that if the property now being proposed for development is in fact aproved, the parking for the
131 church would then be moved to the Triphammer Marketplace.

132 R. Thaler noted that the church is aware that they cannot park on this property anymore and have
133 made other arrangements.

134 M. Thaler indicated that he drove by last week and there was only one car located on the
135 property, and the others were located at the Small Mall parking lot.

136 Tomei asked if there will be onsite management.

137 R. Thaler noted that there would be. M. Thaler indicated that if there were other comments or
138 concerns with respect to this project in the future, he can be contacted.

Caruso asked if they should approach the BZA or the Planning Board first.

Dubow suggested making an application for special permit first, then, as part of the special permit review, the Planning Board could recommend going to the BZA for a variance approval(s), and then come back to the Planning Board for special permit approval.

The Planning Board agreed with Dubow's suggestion.

Public Hearing to Consider:

Tomei opened the public hearing for:

Special Permit #2652, Cayuga Medical Center, to construct two additions and reconstruct/expand the parking lot from 47 to 50 total spaces at 2435 North Triphammer Road in the Commercial Low Traffic District, Tax Parcel Number 45.2-1-46.4. The additions that are being proposed are (i) a 2,400 square foot addition on the rear of the current building and (ii) a 100 square foot addition on the front of the building (along Craft Road). Because the additions are being constructed in the Commercial Low Traffic District and because the proposed construction will occur within 200' of the centerline of a stream, included in the Drainageway Conservation Combining District, special permit approval is required pursuant to Sections 145-42 C(1), 145-42 D (1)[m], and 145-48 of the Village of Lansing Code.

Wagner noted that the main aspects of the project are a 2400 square foot addition (towards the north) and the alterations to the parking lot. Wagner added that the reason for the parking lot is for pedestrian safety. Wagner noted that they would be dropping the parking lot elevation to be at grade with the building entrance, which will be located on the east side of the building. Wagner indicated that the proposed covered canopy was a Department of Health requirement. Wagner noted that the exterior of the building would be finished to the specifications of the original special permit approval for the property. Wagner noted that the entrances for both occupancies would be shared.

Boggs explained the setbacks of the current building, and also the proposal to reduce the two existing curb cuts to one curb cut. Boggs noted that if the entrance was to be moved more to the east it would have a 9% grade, and the current location allows for an at grade entrance/exit. Boggs pointed out the bike racks, handicap spaces, and mobility impaired spaces on the plan. Boggs noted that the parking lot is porous pavement, which would satisfy the stormwater regulations, and there is also a small rain garden located on site. Boggs showed the current status of the buffer area to the north. Boggs added that the buffer included 21 trees and 36 shrubs. Boggs noted that the closest resident is about 271 feet from the building. Boggs added that the total width of the vegetation is approximately 70 feet, but all of the vegetation is not located on the property. Boggs pointed out that they will be removing two significant oak trees because of the relocation of the entrance/exit. Boggs noted that there will be one tree planted in place of the oak trees, along with three additional trees in the parking lot.

Tomei asked if there would be a danger for vehicles, after the parking lot improvements have been made, if they were to lose control on ice or snow.

Boggs indicated that the existing drainage ditch will remain, and then after the ditch there will be a 3:1 grade to the new parking lot.

Dankert emphasized the importance of having an entrance/exit that would allow for emergency vehicles, as described in the Village of Lansing Engineer's Report.

Tomei read the Engineers Report:

VILLAGE OF LANSING
ENGINEER'S REPORT

DATE: August 28, 2012

TO: Planning Board

FROM: Brent Cross, Village Engineer

RE: Cayuga Medical Center Endoscopy Project

I have reviewed the Site Plans as prepared by TG Miller Engineers, dated 8/3/12, for a Special Permit approval. I have the following comments and observations:

- 1. The existing site is generally sloped from east to west. The existing parking lot on the east side of the building is currently elevated from the floor of the main building. The proposed parking lot on the east side of the building is to be excavated down to a level closer to the floor of the main building. Therefore, a new driveway entrance is proposed, closer to the new building entrance. The proposed driveway is located in front of the building on Craft Road, requiring an "S" curve configuration to get into the parking lot, and then another "reverse" left turn to get to the main entrance canopy. I suspect that the location was chosen because it would create an "at grade" intersection.*
- 2. I am not sure what emergency vehicles will need to go to this site for "business", but I don't think the driveway is a very good configuration for daily traffic, but especially not good for emergency access such as fire trucks. I prefer to see a direct curb-cut without the "S" driveway. I realize there is an elevation change, but I estimate it to be about 5% grade, which is similar to the grade within the proposed parking lot. I think it is an issue that needs to be examined closer.*
- 3. The proposed stormwater management for the site utilizes the NYSDEC rules for "redevelopment" and the new "green" design standards. Redevelopment regulations allow the site to not meet full compliance with the current design requirements, but at least provide compliance for the new/increased impervious surfaces. To achieve this requirement, the design includes pervious pavement (requires subsurface storage volume) for parking lot run-off and a new "rain garden" for the new roof area. Final SWPPP design details will be needed before approval of building permit.*
- 4. As a result of the disturbance area, the owner will need to submit a Notice of Intent to the NYSDEC. As required by Village/State law, this must be done at least 5 days prior to any excavation.*

Based on the above observations, I recommend that this site plan be approved with condition of review of final driveway and stormwater details by Village Engineer prior to issuance of a building permit.

226 Tomei asked what would happen if the ground could not absorb any additional moisture.

227 Santelli indicated that the system is designed to accommodate a 5 inch rain fall event. Santelli
228 added that if there were numerous rain events and the system would not be able to hold any additional
229 material, the excess run-off would probably sheet off of the surface.

230 Leopold asked how other pervious pavement has been working on other projects in the area.

231 Santelli indicated that he has been checking on other projects that have used it in the past and it
232 appears to be holding up fairly well.

233 LoVecchio added that the pervious pavement at the Cayuga Medical Center (main hospital) has
234 held up very nicely.

235 Levesque noted that the pavement was working very well at the hospital and it even dried up
236 faster in the winter due to it allowing for moisture to pass through it.

237 Santelli indicated that they would continue to work with the Village Engineer on this project.

238 Levesque noted that they would like to move the driveway further to the east if at all possible, but
239 they feel that it is not probable. In any event that they would work with the Village Engineer on that
240 particular topic.

241 Durst asked the height of the parking lot retaining wall.

242 Boggs indicated that it was 30 inches.

243 Schleelein inquired about the proposed exterior lighting.

244 Wagner noted that there would be more documents related to the lighting when applying for the
245 building permit.

246 Tomei asked if the height of the poles were needed as high as were proposed.

247 Wagner noted that the pole height is adequate for the proposed lighting and to keep the
248 pedestrian's safe while on the site. Wagner added that the lighting is reduced during the night hours.

249 Kanter asked about the landscaping features of the rain garden.

250 Boggs indicated that at this point in time the rain garden is just grass.

251 Leopold advised Boggs to look at the Village rain garden, which does catch a lot of water from
252 the Village driveway.

253 Kanter suggested that plantings be provided for the rain garden and which also might be deer
254 resistant. Kanter also added that referring to the item as a "rain garden" implies that it will be more like a
255 garden planting rather than a grassy area. Kanter asked if there would be more plantings along the
256 Triphammer Road side of the building. Kanter added that a mixture of trees and shrubs would be nice
257 along the western side of the property.

258 With no one else wishing to speak, Dankert moved to close the public hearing. Seconded by
259 Schleelein; Ayes by Tomei, Dankert, Schleelein, Stycos, and Durst.

260
261 Tomei read the required special permit general conditions as follows:

262 *(1) It will not be detrimental to or endanger the public health, safety or general welfare.*

263 *(2) It will not be injurious to the use and enjoyment of other property in the vicinity or*
264 *neighborhood.*

265 *(3) It will not impede the orderly development of the vicinity or neighborhood and is*
266 *appropriate in appearance and in harmony with the existing or intended character of the*
267 *vicinity or neighborhood.*

268 *(4) The street system and off-street parking facilities can handle the expected traffic in a*
269 *safe and efficient manner.*

270 *(5) Natural surface water drainageways are not adversely affected.*

271 *(6) Water and sewerage or waste disposal facilities are adequate.*

272 *(7) The general environmental quality of the proposal, in terms of site planning,*
273 *architectural design and landscaping, is compatible with the character of the*
274 *neighborhood.*

275 *(8) Lot area, access, parking and loading facilities are sufficient for the proposed use.*

276 *(9) The requested use or facility conforms in all other respects to the applicable*
277 *regulations of the district in which it is located.*

278 *(10) The applicant has shown that steps will be taken where necessary to meet all*
279 *performance standards and all other applicable general regulations.*

280 Tomei asked for a motion that all general conditions have been met subject to any conditions that
281 the Board may impose on the applicant as part of any special approval granted. Moved by Durst Seconded
282 by Stycos; Ayes by: Tomei, Dankert, Schleelein, Stycos, and Durst.

283 Dubow noted that this project does not require a formal SEQRA (State Environmental Quality
284 Review Act) review due to the size of the additions, but the Village Code does require that the Planning
285 Board consider any environmental impacts from the project based upon the proximity of the nearby
286 stream, which environmental issues have been discussed during this agenda item.

287
288 Moseley noted that the Village has received the proof of mailings from the applicants.

Kanter asked for an explanation about the temporary parking area and any impacts that it may have.

Wagner indicated that a temporary parking area would be needed in order for the current tenant of the building to continue their operation. Wagner noted that the temporary parking lot would be located on the west side of the building and would be mainly constructed of crushed gravel. Wagner added that patients would use the existing curb cut to travel to the temporary parking lot. Wagner noted that the area would also use some of the current paving for parking. Wagner explained that the temporary parking lot would be returned to grass after the permanent parking lot has been finished.

The Board members discussed what conditions should be attached to any approval of the special permit and Tomei read the following proposed special permit resolution:

***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT
APPROVAL ADOPTED ON AUGUST 28, 2012***

Motion made by: Phil Dankert

Motion seconded by: Richard Durst

WHEREAS:

- A. *This matter involves consideration of the following proposed action: Special Permit #2652, Cayuga Medical Center, to construct two additions and reconstruct/expand the parking lot from 47 to 50 total spaces at 2435 North Triphammer Road in the Commercial Low Traffic District, Tax Parcel Number 45.2-1-46.4. The additions that are being proposed are (i) a 2,400 square foot addition on the rear of the current building and (ii) a 100 square foot addition on the front of the building (along Craft Road). Because the additions are being constructed in the Commercial Low Traffic District and because the proposed construction will occur within 200' of the centerline of a stream, included in the Drainageway Conservation Combining District, special permit approval is required pursuant to Sections 145-42 C(1), 145-42 D (1)[m], and 145-48 of the Village of Lansing Code.; and.*
- B. *The Village of Lansing Planning Board, in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR), and 6 NYCRR Section 617.5, hereby determines that the approval of the proposed special permit is a Type II action, constituting under subsection "c (7)" of said 6 NYCRR Section 617.5 "construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities," and thus may be processed without further regard to SEQR; and*
- C. *The Village Code Enforcement/Zoning Officer has determined that the proposed action is not large-scale and therefore is not subject to a full and extensive environmental review under the Village of Lansing Zoning Law; and*

- 335 D. On August 28, 2012, the Village of Lansing Planning Board held a public hearing regarding
336 this proposed action, and thereafter thoroughly reviewed and analyzed (i) the materials and
337 information presented by and on behalf of the applicant in support of this proposed action,
338 including information and materials related to the environmental issues, if any, which the
339 Board deemed necessary or appropriate for its review, (ii) all other information and
340 materials rightfully before the Board, and (iii) all issues raised during the public hearing
341 and/or otherwise raised in the course of the Board's deliberations; and
342
- 343 E. On August 28, 2012, in accordance with Section 725-b of the Village Law of the State of New
344 York and Sections 145-59, 145-60, 145-60.1 and 145-61 of the Village of Lansing Code, the
345 Village of Lansing Planning Board, in the course of its further deliberations, reviewed and
346 took into consideration (i) the general conditions required for all special permits (Village of
347 Lansing Code Section 145-59E), (ii) any applicable conditions required for certain special
348 permit uses (Village of Lansing Code Section 145-60), (iii) any applicable conditions
349 required for uses within a Combining District (Village of Lansing Code Section 145-61), and
350 (iv) any environmental issues deemed necessary and/or appropriate;
351

352 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**
353
354

- 355 1. The Village of Lansing Planning Board hereby (i) determines that the environmental
356 information and materials submitted by the applicant and the details thereof are reasonably
357 related to the scope of the proposed project; (ii) waives the necessity for any additional
358 environmental information otherwise required; and (iii) finds that the proposed project will
359 not have a significant adverse impact on the environment; and
360
- 361 2. The Village of Lansing Planning Board hereby finds (subject to the conditions and
362 requirements, if any, set forth below) that the proposed action meets (i) all general conditions
363 required for all special permits (Village of Lansing Code Section 145-59E), (ii) any
364 applicable conditions required for certain special permit uses (Village of Lansing Code
365 Section 145-60), and (iii) any applicable conditions required for uses within a Combining
366 District (Village of Lansing Code Section 145-61); and
367
- 368 3. It is hereby determined by the Village of Lansing Planning Board that Special Permit No.
369 2652 is **GRANTED AND APPROVED**, subject to the following conditions and
370 requirements:
371
- 372 a. Once the project is substantially complete, an evaluation shall be conducted by the
373 Village Engineer and Village Superintendent of Public Works to determine if a guardrail
374 is required along Craft Road.
375
- 376 b. Landscaping plan shall be submitted to and approved by the Planning Board prior to
377 installation.
378
- 379 c. A lighting plan shall be submitted to and approved by the Lighting Commission for any
380 exterior lighting.
381

- 382 d. *The vehicle entrance shall be approved by the Village Engineer and Lansing Fire Chief*
383 *to ensure that emergency apparatus will be able to enter and exit the site appropriately in*
384 *the event of an emergency.*
- 385
- 386 e. *Coordination with the Village of Lansing Engineer shall be required to obtain final*
387 *approval for all concerns as indicated on the attached document entitled "Village of*
388 *Lansing Engineer's Report for the Cayuga Medical Center Endoscopy Project;" and any*
389 *other applicable concerns.*
- 390
- 391
- 392

393 *The vote on the foregoing motion was as follows:*

394

395 *AYES: Mario Tomei, Phil Dankert, Lisa Schleelein, Richard Durst, and Maria Stycos*

396

397 *NAYS: None*

398

399 *The motion was declared to be carried.*

400

401 Levesque asked about the process and which items may have an impact on the issuance of the
402 building permit.

403 Moseley explained that some of the items, such as the engineering report, would need to be dealt
404 with prior to the issuance of the building permit, but typically other items, like an approved landscaping
405 plan, can be dealt with after the building permit has been issued but prior to the landscaping being
406 completed and prior to the issuance of a certificate of compliance.

407

408 **Consider proposed Changes to the Lansing Trails II Plat**

409 Fabbroni indicated that he would classify the requested items as "housekeeping" items, meaning
410 that the items need to be cleaned up and finalized. Fabbroni noted that phase 1 will be substantially
411 complete by the end of the year, and the idea of a townhouse subdivision has not been an easy in the
412 current economy. Fabbroni indicated that phase would change to include a more economical townhouse
413 model.

414 Fabbroni read from a letter that was presented to the Planning Board which requests the changes that
415 Jonson would like to be approved by the Village. This letter along with the appropriate maps have been
416 attached below.

417 Fabbroni indicated that Jonson has and will continue to work with the Village on this topic and
418 other topics. Fabbroni noted that when Jonson was approached, he agreed to install the sewer across his
419 property, which allowed a contiguous land owner to hook into the Village sewer service. Fabbroni noted
420 that they improved the water systems by designing part of the new water system to make a continuous
421 loop into the old system, which allowed for better water pressure for all residents in parts of Lansing
422 Trails I. Fabbroni added that the road has been graded due to Bolton Point requiring the final grade to be

423 installed to make sure that the water line has the correct amount of frost protection. Fabbroni indicated
424 that the only items needed to finish the road are the stone base and the asphalt base. Fabbroni indicated
425 that the Village might require some type of security for the road construction, but he feels that the full
426 amount might not be appropriate because of this particular situation. Fabbroni added that banks are also
427 not likely to provide letters of credit unless the person has money in the bank. Fabbroni indicated that
428 they also have worked with the Village to accommodate neighbors' accusations of water infiltrating onto
429 their property and have taken effective measures to protect those neighbors.

430 Dubow noted that the four phases of Lansing Trails II were implemented due to the need to
431 reduce the security of the project. Dubow added that Jonson did provide a letter of credit to the Village for
432 the first phase of Lansing Trails II, from which he withdrew funds as the project progressed. Dubow
433 noted that originally the Village's expectation was that Jonson would produce a letter of credit for each
434 individual phase. Dubow noted that Fabbroni has indicated that a lot of the phase 2 work has already been
435 done, which could reduce the amount of security required as determined by the Board of Trustees. Dubow
436 added that the Village Engineer also helps the Trustees in determining the required security amount.
437 Dubow added that other parts of the overall project (phase 3 stormwater facility) could be tied into the
438 phase 2 work if the Board of Trustees determined it was appropriate. Dubow noted that the required road
439 connection to Janivar Drive is more complicated because the request to the Board of Trustees involves
440 road dedication and specification matters involving the pavement and width. Dubow noted that if the
441 phase 2 connection is allowed to be made as described, it would allow for the temporary emergency
442 access road at the end of Ayla Way to be eliminated. Dubow noted that accepting the Janivar connection
443 could be perceived by the Board as a safer route for emergency vehicles and residents of the
444 neighborhood.

445 Fabbroni asked for comments on the requests that have been made by Jonson. Fabbroni explained
446 that the stormwater detention facility near the future intersection of Janivar Drive and Nor Way, is
447 substantially complete, was built in accordance with the required design, and treats the contaminated
448 water as intended.

449 Tomei asked how the stone base, which would be installed for Nor Way, would be maintained in
450 the winter time without removing the stones when plowing for snow. Tomei noted that he was concerned
451 that the new stone base would not be plowed very well, which might prohibit an emergency vehicle from
452 using it if needed.

453 Tomei asked about item #1- if there would be some type of commitment from Jonson that would
454 not require the Village to maintain the berm, the plantings on it, or if overgrowth occurred.

455 Fabbroni indicated that Jonson has planted Russian sage plants on the berm, which probably will
456 not impact the walkway.

457 Tomei indicated that he was concerned if someone planted something on the berm which could
458 have the ability to impact the future Village walkway.

459 Dubow asked if the walkway will be the Village's responsibility.

460 Fabbroni indicated that the current proposal includes the walkway being in both park land and
461 open space.

462 Dubow indicated that the Village does not control the open space.

463 Fabbroni indicated that most of the walkway is in the parkland.

464 Kanter asked what the original intent of the walkway system was.

465 Moseley noted that in Lansing Trails I the Village maintains all the walkways.

466 Dubow noted that if the walkways are not well maintained in the open space owned by the
467 homeowners association, the Village does not have the legal ability to maintain them.

468 Dubow indicated that the original intent of Lansing Trails II was to have separate trails in both
469 the open space and the parkland that would be independent of each other.

470 Stycos noted that the public would not be able to traverse over the walkway if it were located on
471 the open space, due to the open space being private land.

472 Fabbroni indicated that could be achieved by way of an easement.

473 Dubow asked why all of the open space was not in one area.

474 Fabbroni indicated that the small parts of open space were after-thoughts and Jonson did not want
475 to violate the original open space agreement with the Village.

476 Dubow noted that it was his understanding that some of the small parts of open space, near the
477 old parkway road that was originally proposed, was supposed to be park land, due to parking being
478 located on both sides of what was proposed to be the parkway road.

479 Tomei agreed with Dubow's statement.

480 Dubow asked if the Village agreed to adjust the numbers for the parkland and the open space,
481 would Jonson be willing to allow for the small parcels of open space to be parkland instead.

482 Fabbroni indicated that they would have no objection.

483 The Planning Board indicated interest in having all walkways become owned and maintained by
484 the Village to allow the public to have a continuous public walkway, instead of having some owned by
485 the Village and some owned by the homeowners association, which would legally not allow public to
486 cross.

487 Fabbroni asked if it would be acceptable to swap some open space land and some parkland, in
488 even amounts, to allow for all walkways to be located on park land that will be eventually deeded to the
489 Village. Fabbroni added that the overall net result would be the same.

490 Moseley asked if the open space were to be placed over proposed sewer easements, would that
491 then affect the sewer easement.

492 Dubow indicated that it should not create any complications so long as the easements are properly
493 prepared

494 The Planning Board agreed to the concept of the open space and parkland swap, but would like to
495 review a map of the proposed revisions.

496 Dubow indicated that at some point the plat will need to be revised and updated. Dubow added
497 that this will be somewhat of a coordinated process with the Board of Trustees as to the matter for which
498 they are involved.

499 The Planning Board determined that the requested change in item #2 was acceptable due to the
500 rear setback still being adequate.

501 Schleelein asked, in item #3, if after the stone was in place on the new road (Nor Way) would
502 Ayla Way then be turned into what the final plat reflected.

503 Fabbroni agreed with Schleelein's comment.

504 Tomei asked what happens if the road base is not installed within the specified 12 month
505 timetable.

506 Dubow noted that typically the letter of credit would come into play if a developer did not finish
507 items that they agreed to install within a specific period of time.

508 Tomei noted that the stormwater management and the rest of the items would then be subject to
509 Trustee approval.

510 Fabbroni asked if the Planning Board could move forward in the near future with approving the
511 commencement of phase 2 (item #5) and reflecting that authorization on the plat.

512 Dubow asked if the Village Engineer has signed off on the stormwater management facilities that
513 have been completed.

514 Fabbroni indicated that he would schedule a final walkthrough with the Village Engineer.

515 Dankert asked what the next step is.

516 Dubow noted that there are some other items that need to be taken care of as well, such as the
517 drainage way easements, dedication of the roadway, etc...

518 Fabbroni noted that the intention of this conversation is to start the process of trying to finalize
519 open items and clean up other open items.

520 Jonson asked if he could move a light pole from the corner of Nor Way (north) closer to the
521 current 6 unit townhouse structure for safety purposes. Jonson noted that he would like to eventually
522 install an additional light close to where it is currently proposed (on the corner of Nor Way).

523 Dubow asked if that would be in the road right of way.

524 Jonson indicated that it would be located in the road right of way.

Dubow noted that eventually, when the Village takes ownership of the road, that street light will be Village property.

Moseley noted that John Courtney, Lighting Commissioner, has the plans and will get the Lighting Commission together to talk about the request. Moseley indicated that Courtney should be in contact with Fabbroni as soon as the commission makes a decision.

Approval of Minutes

Durst moved to accept the February 28th minutes as amended. Seconded by Dankert. Ayes: Tomei, Dankert, Schleelein, Stycos, and Durst.

Durst moved to accept the March 2nd minutes as amended. Seconded by Stycos. Ayes: Tomei, Dankert, Schleelein, Stycos, and Durst.

Durst moved to accept the March 5th minutes as amended. Seconded by Stycos. Ayes: Tomei, Schleelein, Stycos, and Durst. Abstention by Dankert

Dankert moved to accept the March 12th minutes as amended. Seconded by Stycos. Ayes: Tomei, Schleelein, Stycos, and Dankert. Abstention by Durst

Schleelein moved to accept the July 9th minutes as amended. Seconded by Stycos. Ayes: Tomei, Schleelein, Stycos, and Dankert. Abstention by Durst

Reports

Schleelein reported on the August 20th Trustee meeting. For a report please see the minutes for that meeting.

Other Business

Moseley noted that October 8th, November 12th and December 25th are all holidays and he was not sure if the Planning Board would like to conduct business as usual or cancel the meetings. Moseley indicated that the Village Offices are technically closed.

Schleelein moved to cancel the meetings, as described above. Seconded by Stycos; Ayes by Tomei, Schleelein, Stycos, and Dankert. Abstention by Durst

Adjournment

Durst moved to adjourn at 10:03 PM. Seconded by Stycos; Ayes: Tomei, Dankert, Schleelein, Stycos, and Durst.

To: Mario Tomei, Chairman Planning Board
From: Lawrence P. Fabbro, P.E., L.S., Project Engineer Lansing Trails II
Date: August 23, 2012
Re: Revised Subdivision Plat Lansing Trails II



As Mr. Jonson concludes the construction of the 19 units approved as part of phase I of the Lansing Trails II a number of items require the attention of the Village Planning Board in anticipation of phase 2 of the project. Some are a result of feedback received from a March 20, 2012 letter to Village Mayor Hartill and some refinements requested in the original Planning Board approval to improve the privacy aspects of existing and proposed living units.

1. Mr. Jonson would like to add the landscaped buffer mound and area to the house side of it to lots 4 and 5. The mound provides privacy to both lots 4 and 5 and at the same time prevents easy access for maintenance of same. It is believed the homeowners will have more incentive to maintain the landscaping on the mound and the lawn areas to the south of it if these land areas are added to lots 4 and 5. An attached map and table gives a full accounting of the areas involved and how the total of open space and park land yet to be finally dedicated is changed from the original Planning Board approval. The net change is plus 7378.83 square feet of park land and plus 3268.95 square feet of open space from the original approval.
2. In preliminary design of the model for phase 2 it is clear to provide more of a staggered look and privacy spaces for each attached unit that the building envelope for attached units P11-A through P11-F and for attached units P13-A through P13-D would be much more flexible if 10 feet were added to the rear. Since the greenway to the rear of these units is 30 feet wide bordering on open drainage features for the property to the east, it would have little or no impact on the approved project or neighboring property. A drawing is attached showing the proposed 20 foot rear setback rather than the existing 30 foot. This still would leave 50 feet to the adjacent property.
3. Part of Mr. Jonson's proposal to the Village Board will involve altering your May 9, 2005 approval Condition 24ii so that the base for the Phase 2 highway from Janivar Drive to Bomax Drive once approved in place by the Village officials will suffice as the emergency access. Also a letter of credit, cash on deposit, bond, or security acceptable to the Village may be posted for completion of the binder course and so Certificates of Occupancy for Phase 2 may be issued. In any case the binder course for Phase 2 will be satisfactorily completed within 12 months of the stone base being acceptably placed.
4. Stormwater management features on parcel 20 will be expedited to protect the properties on the north end and east side of Lief's Way.
5. We request the Planning Board take whatever remaining action is necessary to grant the entire project Final Subdivision Approval.

Other items the Village Board will be asked to consider and the Planning Board may want to comment upon are as follow:

- a. During the period the stone base only is in place for Phase 2 if over a winter the road will be plowed by the developer or the village compensated for same.
- b. The developer will place a 2 inch thick binder course for a 30 foot width rather than the required 20 foot as requested by the Village. The warranty for same will be for one year or whenever the Village paves the top 1 inch wearing course whichever is sooner. The purpose of this tradeoff is so that the Village can have 2 full depth five foot shoulders for walking and biking.
- c. The developer will dedicate the park land and upon completion the stormwater areas to the Village.

We hope for your feedback and positive action to incorporate these items in your approval in improving and make it possible to economically move the project forward.

Total of Changes in Open Space and Park Lands Since May 9, 2005 Planning Board Approval

Park Lands

Added when portion of Village Parkway Removed in 2010	+21650.25SF
Substituted for when lots 5&6 modified in 2010	- 1023.55SF
Currently proposed to be added to Lot 4	- 7808.30SF
Currently proposed to be added to Lot 5	- 5439.57SF

Net of PARK CHANGES BEFORE ANY DEDICATION +7378.83SF

Open Space

Added when portion of Village Parkway Removed in 2010	+1266.19SF
Added when portion of Village Parkway Removed in 2010	+8126.00SF
Currently proposed to be added to lot 4	-4231.66SF
Currently proposed to be added to lot 5	-1118.98SF
Added to Lot P7-A in 2010	- 772.60SF

Net of OPEN SPACE BEFORE ANY DEDICATION +3268.95SF





