

Village of Lansing  
Planning Board Meeting  
February 23, 2016

The meeting of the Village of Lansing Planning Board was called to order at 7:00 PM by Chairman Mario Tomei.

Present at the meeting were Planning Board Members: John Gillott and Lisa Schleelein; Code Enforcement Officer, Marty Moseley; Village Attorney, David Dubow; Eric Goetzmann of Triax, and Citizen Observer, Carla Marceau.

Absent: Mike Baker and Deb Dawson.

**Public Comment Period**

Tomei opened the public comment period. With no one wishing to speak, Gillott moved to close the public comment period. Seconded by Schleelein; Ayes by Tomei, Gillott, and Schleelein.

**Discussion on Zoning Topics:**

Assisted Living and Special Care Facility Densities and Parking Requirements and front yard Setbacks for Commercial High Traffic and Commercial Low Traffic districts.

Tomei opened the discussion of several zoning topics brought up in the previous meeting by Moseley and which the Board agreed needed further consideration, especially Section 145-82 A Typical uses; category of use (3) Assisted Living Facility and (38) Special Care Facility, and the potential changes in 145-82 that might affect other parts of the Code, e.g., Low Density, Medium Density and High Density Residential Districts. Dubow mentioned that it is important to have applicable language for assisted living and special care facilities as they cannot piggyback the fees and conditions in the Subdivision chapter of the Code.

Moseley presented proposed language:

*Assisted Living Facility and Special Care Facility units per square foot: Only in sewered areas and are in one building or are clustered. Recreational land and open space shall be provided in accordance with sections 125-26 and 125-17 of the Village of Lansing Subdivision Law as well as any private or public road shall be provided in accordance with section 125-21, 125-22, and 125-23 of the Village of Lansing Subdivision Law. Any applicable fees and or security deposits shall be subject to section 125-18 of the Village of Lansing Subdivision Law and section 145-57 of the Village of Lansing Zoning Law :*

*Low Density Residential district:*

*20,000 square foot per dwelling unit with a 20% increase in density in the event that a minimum of 15% of the entire project is considered to be affordable housing.*

*Parking Spaces (Assisted Living Facility): .5 spaces per dwelling unit.*

*Parking spaces (Special Care facility): 1 parking space per dwelling unit.*

*Medium Density Residential district:*

*13,000 square foot per dwelling unit with a 20% increase in density in the event that a minimum of 15% of the entire project is considered to be affordable housing.*

*Parking Spaces (Assisted Living Facility): .5 spaces per dwelling unit.*

*Parking spaces (Special Care facility): 1 parking space per dwelling unit.*

50 High Density Residential district:  
51 6,000 square foot per dwelling unit with a 20% increase in density in the event that a minimum of  
52 15% of the entire project is considered to be affordable housing.  
53 Parking Spaces (Assisted Living Facility): .5 spaces per dwelling unit.  
54 Parking spaces (Special Care facility): 1 parking space per dwelling unit.  
55

56 It was agreed that 145-82A (3) Assisted Living facility would be more appropriately combined with A(38)  
57 Special Care facility, and that senior housing, should be removed from A(38) and have its own definition  
58 and language.  
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60 Discussion continued on some of the conditions the Board might like to see if an assisted living facility or  
61 special care facility were proposed in the various Residential Districts. Board members were in  
62 agreement with the language which encourages and emphasizes more flexibility in density and possible  
63 clustering, setbacks, open space and affordable housing. Moseley will make some of the changes  
64 mentioned to the language and bring it back to a future meeting when the full Board is in attendance.  
65

66 The Board then addressed the suggestion that front yard setback requirements in the CLT and CHT  
67 Districts be changed from 75 feet to 25 feet. This suggested change mirrors the setbacks on the North  
68 Triphammer corridor. All agreed the change allows for more flexibility of site plans and could improve  
69 aesthetics, allowing building to be closer to the road and having parking on the side or in the back.  
70 Moseley will bring back specific language to a future Board meeting.  
71

#### 72 Update on Lansing Meadows Senior Housing Project

73 Eric Goetzmann updated the Board on the progress of the Lansing Meadows portion of the PDA. The  
74 Board had requested a report in early 2016. Although full consent from the US Army Corps of Engineers  
75 (USACE) has not been obtained, the DEC has provided certification for the project which is needed for  
76 the final USACE approval. Remaining issues center around relocation/reduction of wetlands to allow  
77 increased density on the lot. The Board expressed interest in seeing the current proposed plans for the  
78 project, and Tomei requested that Goetzmann come back by June for another update.  
79

#### 80 Approval of Minutes:

81 *December 14, 2015* - Schleelein moved to accept the minutes as amended. Seconded by Gillott; Ayes by  
82 Tomei, Gillott, and Schleelein. Nays: None. Abstention(s) None.

83 *January 11, 2016* – Gillott moved to accept the minutes as amended. Seconded by Schleelein. Ayes by  
84 Tomei, Gillott, and Schleelein. Nays: None. Abstention(s) None.  
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#### 86 Trustee Report:

87 None  
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#### 89 Other Business

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#### 91 Adjournment

92 Schleelein moved to adjourn at 8:17 PM. Seconded by Gillott; Ayes by Tomei, Gillott, and Schleelein.  
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