

Village of Lansing
Planning Board Meeting Minutes
May 8, 2017

The meeting of the Village of Lansing Planning Board was called to order at 7:02 PM by Chairman Mario Tomei.

Present at the meeting were Planning Board Members: Mike Baker, Deborah Dawson, , and Lisa Schleelein; Alternate Member, Carolyn Greenwald; Code Enforcement Officer, Adam Robbs; Village Trustee Liaison, Ronny Hardaway; Village Engineer, Brent Cross; Tom LaVigne, Park Grove Realty; Jess Sudal, Passero Associates; Joshua Silver, McMurray Law Firm; Angela Gardener, TRC; Peter Stritzinger, NYSEG RF Engineer; Citizen Observer, Audrey Kahin.

Absent: John Gillott.

Tomei appointed Greenwald as an acting member for the meeting due to the absence of Planning Board member John Gillott.

Public Comment Period

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

Informal Presentation of proposed subdivision referred to as Bomax Drive Apartments for special permit. (tax parcel 45.1-1-51.12)

Tomei explained that because the zoning for the subject parcel is under a legal appeal by IJ Construction, the subsequent informal presentation is for discussion and information only.

LaVigne of Park Grove Realty presented the overall concept for the prospective apartment complex on Bomax Drive. The intent is to provide a premier apartment neighborhood of 14 buildings/140 apartments with garages, geared toward young professionals and seniors. The proposed plan incorporates green spaces and walking trails that will connect with the Village trail system, a club house, pool, dog park, and bocce court. Park Grove is hoping to incorporate a TCAT bus stop as well. Because the property will be managed and maintained professionally the complex will require few Village services and will be a net tax plus generator. Acknowledging the concerns and comments from abutting neighbors, the property line setbacks and buffers have been increased from any previously presented plans.

Sudal explained the design of the exits and proposed emergency access routes. There was also discussion about sustainability, such as LED lighting, green storm water management practices, and adherence to new energy building guidelines close to LEED Silver. The possible use of geothermal, solar, and/or heat pumps is being considered and specifics on utilities will be forthcoming as the project progresses.

Tomei, Dawson, and Schleelein questioned the setbacks to the west and toward Lansing Trails. Sudal explained the design has been moved as far to the east as feasible to accommodate the greatest setbacks possible; the proposed setbacks exceed what is dictated by Village code.

There were questions about property management and maintenance. Dawson asked that grading be used to ensure there is no waste runoff from the dog park.

51 Schleelein noted that one entrance to the complex does steer traffic toward Warren Road away from
52 abutting residential neighborhoods.

53
54 Tomei reminded Sudal that a full lighting plan will need to be submitted to the Lighting Commission for
55 approval.

56
57 Dawson urged using alternative energy sources to the previously discussed use of propane. She had
58 shared some information with the planning board members about a recent study on various types of
59 energy and propane is the least desirable in many ways. Sudal stated that they are considering many
60 options as to energy supply. Cross indicated that new energy codes do not penalize electricity as they
61 once did. Dawson said there are incentives for the various alternatives to propane. Schleelein asked
62 about noise pollution if heat pumps are used.

63
64 Tomei inquired about the site grading and ADA compliance. Sudal indicated the whole site is ADA
65 compliant.

66
67 Schleelein expressed her hope that the final name for the complex (currently called Bomax apartments)
68 would reflect the upscale park-like concept intended.

69
70 Dawson asked about the possibility of a sidewalk along Bomax. It was also noted that a more detailed
71 trail plan is required.

72
73 Cross asked for consideration of a second driveway for emergency access; one that is hard surface may be
74 necessary for plowing and maintenance. Sudal said he would investigate.

75
76 Cross also suggested that the cul de sac/traffic circle be relocated to the intersection. The current design
77 is intended to accommodate TCAT and visitors but seems unnecessary and involves too much impervious
78 pavement surface.

79
80 Cross asked about the wetland area on the south west corner, expressed concern about the existing storm
81 water retention area, and indicated he will want to see more of the grading design along with the storm
82 water management plan.

83
84 He also asked about the buildout schedule. Sudal indicated it is expected that there will be only one
85 buildout phase of about 18 months.

86
87 The final discussion centered around sewer access. Cross mentioned that the number of sewer units
88 available from the Village of Cayuga Heights could possibly pose an issue due to the recent increase in
89 area development. However, he indicated there is not enough information available at this time to know
90 for sure if this will be a problem. He suggested that Park Grove write the mayors of both the Village of
91 Lansing and the Village of Cayuga Heights about this matter.

92
93 **Informal presentation of proposed telecommunications tower located at 10 Substation Alley.**
94 Silver handed out photo simulations and revised site plans reflecting correct address, tower height
95 updates, and proposed vegetative buffer.

96
97 Robbs indicated that all fees have been corrected and paid.

98
99 Silver introduced Gardener and Stritzinger. Stritzinger is the RF engineer for the substation project and
100 he described how the tower will communicate with smart meters to be installed in many of the

101 surrounding communities including the Village. The wireless communication system allows data
102 collection, allows the grid to be sectionalized, quickly identifies outages and problems, and optimizes
103 energy distribution.

104
105 Cross asked about the selection of Substation Alley for the tower site. He also asked about co-location
106 possibilities and Silver explained that the requirement to have anyone who goes into a NYSEG compound
107 to be specially trained and licensed makes co-location unfeasible.

108
109 Hardaway asked if the substation would be able to communicate with both gas meters and smart electric
110 meters and Stritzinger indicated both meters will be able to “talk” to the substation.

111
112 Baker asked for further an overview of the smart meters and an explanation of some of the benefits.
113 Robbs asked about the ability to turn off meters when there is too much demand.

114
115 Tomei brought up the concern of about tower safety and the fall zone. There was extended discussion
116 about the safety of the proposed tower.

117
118 Stritzinger explained that this particular mast will not be designed to collapse or fall as many towers do.
119 Rather, it will be over-engineered and built to a REV G standard +20% and not to REV F which is the
120 current building code. It will be top loaded. He indicated that a structural engineering report will be
121 submitted to the Village.

122
123 Cross asked what he should expect to see when he receives the package of safety specs. He specifically
124 mentioned he wants to see wind specs, overstress percentages, radial combinations and predictions.
125 Silver stated he will forward engineering packets to Robbs who will send along to Cross for review.
126 Baker also asked to see the engineering report. Cross will review and make a recommendation to the
127 Planning Board.

128
129 Once Cross has had time to review the engineering report a date will be set for the public hearing.

130
131 **Approval of Minutes:**

132 None

133
134 **Trustee Report:**

135 Dawson reported on the Trustee meeting of April 24th. The major points of interest were an upcoming
136 surcharge increase for water and the appointment of Ronny Hardaway to the Deputy Mayor position. For
137 a complete report of the meeting please see the Trustee minutes.

138
139 **Other Business**

140 The Village is looking to hire summer help for maintaining plantings and for general clean up.

141
142 Sympathy was expressed to the Duvall family for the passing of Tatyana Duvall.

143
144 There has been a complaint from a resident about the noise generated by BJ's early morning testing of
145 their generators. Robbs will investigate.

146
147 **Adjournment**

148 Dawson moved to adjourn at 9:20 PM. Seconded by Baker; Ayes by Tomei, Baker, Dawson, Greenwald,
149 and Schleelein.