

DRAFT
Village of Lansing
Planning Board Meeting
July 10, 2017

The meeting of the Village of Lansing Planning Board was called to order at 7:03 PM by Vice Chairman, Lisa Schleelein.

Present at the meeting were Planning Board Members: Mike Baker, and Deborah Dawson; Alternate Member, Carolyn Greenwald; Code Enforcement Officer, Adam Robbs; Village Trustee Liaison, Ronny Hardaway; Village Attorney, David Dubow; Eric Goetzmann of Arrowhead Ventures:

Absent: John Gillott and Mario Tomei

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

Public Comment Period

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

Lansing Meadows Planned Development Area Discussion

Goetzmann presented the proposed Senior Housing Project for the Lansing Meadows Planned Development Area (LMPDA). The presented plan is for a high rise, three-story building with 30 residential units and 54 total parking spaces. The wetlands, BJ's buffering, and sewer and infrastructure plans were briefly discussed.

The board members were taken aback by the proposal which is a substantial change from the original PDA plan which showed individual cottage-style housing. Schleelein said that in light of the changes presented, it would be important to have input from the two absent board members so no decisions would be taking place and no action taken until a full board could be present.

Dawson indicated she felt this was a major change. She also asked about utilities but Goetzmann does not have a definitive plan and in light of the natural gas moratorium, Robbs suggested Goetzmann get in touch with NYSEG to discuss options.

Schleelein asked about the buffering of the BJ's property and the landscaping for the building as no plans were included. Goetzmann said he would provide plans for both. The reason for her question as to why the major design change—cost.

Schleelein then asked each board member to comment on the proposal.

Baker commented that while the proposal does provide for an increase in the number of housing units, it is a big change from the original proposal for the residential portion of the PDA and he does not like the concept of a rectangular building. He also expressed concern about the buffering issues and noted that there is still a large chunk of land still open to future development for which there is no plan.

Greenwald stated the need for additional and more complete information about the buffering and landscape, and the parcel in total, indicated that the building design does not fit the character of the neighborhood, and generally feels the plan is not well thought out.

Dawson expressed her frustration and stated that this plan is so different from the original intent of the PDA that it feels as though the goal line is changing and the board is being pressured to make decisions

56 on Goetzmann's timeline. Dawson queried Goetzmann about plans for the remaining large open space on
57 the western part of the parcel. Goetzmann stated he wants to see if this first 30-unit building works and
58 then if successful would possibly build a second similar building.

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60 Schleelein said that the design of the building looks more like a nursing home or hospital rather than a
61 place one would want to live. She said that the building feels like an apartment complex not a residential
62 community. Goetzmann disagreed and felt it looks like other buildings in proximity, and defended the
63 design stating the intent was to increase the density and number of available units, the need for which has
64 been discussed in the past by both the County and the Planning Board.

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66 Schleelein agreed density was a desired goal but reminded Goetzmann of the original intent of this
67 portion of the PDA to provide a transition from the commercial district to the nearby residential one-
68 family homes. Schleelein noted that another aesthetic factor is that the building is situated so that the end
69 rather than the front faces Oakcrest.

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71 Baker suggested several smaller buildings to make it more appealing.

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73 There was additional general discussion about sidewalks, access to the YMCA, size of units, flat roof
74 design, need for more buffering and integration with the neighborhood. All agreed Goetzmann needs to
75 provide a plan that gives the total picture for the site and how it integrates the commercial and residential
76 portions, as well as complete landscaping plans for the entire PDA.

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78 Goetzmann asked for a determination as to whether this proposal is a major or minor change so that he
79 can amend his open permit and move it along.

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81 The board members all felt the new proposal is a major change but Schleelein restated that no formal
82 decision would be made without input from the absent members and more information.

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84 Dubow asked Goetzmann if he had presented the new proposal to the IDA. Goetzmann indicated there
85 was no requirement to do so.

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87 Dubow suggested it made sense to wait and gather more information. The board members all agreed and
88 suggested Goetzmann respond to their many concerns at the next meeting.

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90 **Approval of Minutes:**

91 None

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93 **Trustee Report:**

94 The Trustee meeting of July 3 was cancelled. The next meeting is July 17.

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96 **Other Business as Time Permits**

97 None

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99 **Adjournment**

100 Baker moved to adjourn at 8:55 PM. Seconded by Greenwald; Ayes by Baker, Dawson and Schleelein.

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