

Village of Lansing  
Planning Board Meeting  
Minutes of  
August 28, 2018

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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: Mike Baker, Carolyn Greenwald, Jim McCauley, and, Alternate Member, Monica Moll; Code Enforcement Officer, Mike Scott; Code and Zoning Officer Adviser, Marty Moseley; Village Trustee Liaison, Gerry Monaghan; Village Attorney, William Troy; Village Engineer, Brent Cross.

Absent: Lisa Schleelein

Tomei appointed, Monica Moll, as an acting member for the meeting due to the absence of Planning Board member, Lisa Schleelein.

There were approximately 18-20 additional people from the community present.

Tomei introduced Mike Scott as the new Code Enforcement Officer and Tammy Milliman as a Part Time Clerk assisting Clerk, Jodi Dake, along with taking meeting minutes. Also introduced was Marty Moseley as a consultant to help Mike while he comes on board.

Tomei reversed proposals on the agenda to consider the Proposal of Beer and Hunt. Realizing that neither party were present at the time, Tomei re-reversed the agenda since they were absent.

**Public Comment Period**

Tomei opened the public comment period.

Muriel Everhart, 37 Janivar Drive, asked if there would be an Environmental Plan for all the county. Moseley believes the County Planning Department performs a “239” review and provides feedback to the municipality. Moseley was unclear of her question. Everhart states she is from NJ and they have Environmental Plans for their projects. Brent Cross explains his ideas.

Don Edwards, 10 Bush Lane, expressed his concerns with the property located at 28 Bush Lane stating this property is not being maintained. He stated he had asked the Village two months ago to take appropriate action and that nothing had been done therefore he is now asking for formal action. He believes this property is being foreclosed where the bank needs to be informed of this issue as they may be liable

42 for the maintenance. Scott mentioned he spoke to the owner today, 8/28, and she was hoping to have this  
43 property cleaned up by the end of the week. Scott will follow up with her by the end of the week or early  
44 next week to assure this issue is resolved. Edwards appreciated that effort.

45

46 With no one wishing to speak, Baker moved to close the public comment period. Seconded by  
47 Greenwald; Ayes by Tomei, Baker, Greenwald, McCauley, and Moll.

48

49 **Informal Discussion for Village Park Environmental Assessment Form**

50 Tomei spoke of the Village Park as the Beers and their representatives had not arrived. He explained  
51 where the park property is located and stated it is well over 20 acres. He reviewed the Resolutions and the  
52 SEQR advising this is the Environmental Assessment Form. He explained that we will have to go thru  
53 SEQR review.

54

55 Steven Beer, David Beer and Beverly Beer arrived at 7:14. Tomei explains to the Beers that he reversed  
56 the order of the meeting's agenda and that they can start with their proposal. Beers' Attorney, Randy  
57 Marcus, arrives shortly after.

58

59 (re-organizing the meeting to accommodate the switch and allowing time for the Beers to set up)

60

61 Proceeding below, Tomei now reviews the below consideration:

62

63 **Consider the Proposal by Hunt Engineers and Beer Properties, LLC**

64 *This proposal is for a cluster style development. The Board of Trustees has determined that further*  
65 *consideration, by the Planning Board, as to whether it is appropriate to develop as proposed the property*  
66 *bearing Tax Parcel # 45.2-1-47.2, which consists of approximately 40 acres of vacant land. The Planning*  
67 *Board will determine whether the developer has provided a comprehensive preliminary proposal so as to*  
68 *schedule a Developer's Conference, and to determine what recommendations should be made to the*  
69 *Board of Trustees by the Planning Board, all as provided in Chapter 145, Appendix A-2, Sections 4, 5 and*  
70 *6 of the Village of Lansing Code.*

71

72 Tomei explains the sequence of what will be discussed. The Planning Board will go thru the Chapter  
73 145, Appendix A-2, Sections 4. He advises that there are copies on counter. He advised that the public  
74 could comment but he suggested that this proposal might take a couple of meetings before getting to the  
75 Developers Conference. No decision is being made tonight whether this project will be granted and that  
76 the Planning Board is just reviewing the proposal to assure it is complete.

77 Don Edwards, 10 Bush Lane, inquired on natural gas and the exposure of gas tanks, etc. Steven Beer  
78 suggested electric and heat pumps would be used for heating and solar tubes placed on the roof would be  
79 used for heating the indoor swimming pool. Tomei stated this too premature to discuss and would be  
80 discussed at a later time.

81 Gustavo Flores, 3 Millcroft, expressed concerns with the increasing traffic that will come if the Beer  
82 Proposal is approved even though this project is to encourage senior living along with the changes of  
83 character of the Village.

84

85 Muriel Everhart, 37 Janivar Drive, asked about an environmental study on water and slopes along with  
86 the existing trees. Michael Keith with Hunt Engineers mentioned there was a preliminary walk for  
87 wetlands in that area and that the slopes on the west part of the property should not be affected and that  
88 the NYS State Pollutant Discharge Elimination System (SPDES) process would be followed. He also  
89 stated that some trees would be eliminated but would try saving some.

90

91 Chuck Childs, 12 Millcroft, stated he admittedly opposes the Beer Project Proposal and also asked how  
92 the density of the units would be calculated. There was conversation among others of this. Tomei stated  
93 these topics would be discussed in the future if this project was to move forward.

94

95 Tomei stated he was going to now read from the proposal which is copied below.

96

**Preliminary Proposal**

97 Planned Development Area (PDA) Proposal to the Village of Lansing, NY for Development of the Remaining Millcroft Trust Land by  
98 Beer Properties LLC

99

July 17, 2018

100

VILLAGE OF LANSING CODE

101

Appendix A-2

102

Planned Development Area (PDA)

103

[Added 3-1-2010 by L.L. No. 3-2010]

104

**Section 4. Preliminary proposal.**

105

NOTICE: Requirements in accordance with Village Code Section 145, Appendix A-2 are printed in 10-point Calibri font.

106

The applicant's responses and assertions are printed in 12-point Arial font.

107

A. Any developer proposing a PDA shall submit his or her written request to the Board of Trustees, with a copy to the Planning Board at the same time, in the form of a preliminary proposal, which must include:

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***(1) Asketch development plan showing existing and proposed land uses, the approximate locations of proposed buildings and other improvements, existing and/or proposed buffers, existing and proposed open spaces, existing topographic characteristics, the approximate location of current and proposed streets and easements, any property proposed to be dedicated to the Village, and the existing land uses immediately adjacent to the proposed PDA.***

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Attached following the proposal text are several 8.5" X 11" drawings produced by Hunt Engineers of the development plan for the 41.19 remaining acres of the Millcroft Subdivision, now termed the "Beer Subdivision." Figure 1 depicts the existing land use situation. Figure 2, is a diagrammatic layout that depicts the planned location of roadways, storm water retention reservoirs, individual residences with attached garages and driveways, the clubhouse and parking areas. Figure 3 is the same as Figure 2, but overlaid with current vegetative features. Figure 4 is the same as Figure 1, but overlaid with contour lines to provide viewers with an impression of the existing topography.

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120 The plan consists of nine neighborhoods, each consisting of eight to twelve residential structures and an attached 1-car  
121 garage with a small amount of additional storage space. Each residence would have an open porch that faces a common landscaped  
122 developed pocket neighborhood and green space with a small outdoor gathering space. A larger all-weather community gathering  
123 clubhouse and swimming facility will be located approximately at the north-south mid-point of the development.

124 All roadways proposed will be designed to Village specifications and are anticipated to be dedicated to the Village. The  
125 planned roadways will provide access to the subdivision via Liefs Way, Craft Road and Millcroft Way.

126 (2) ***A written description and explanation of the character and purpose of the proposed PDA, including the type and density***  
127 ***of any residential and non-residential development proposed; estimated building sizes and heights; estimated parking space***  
128 ***requirements; proposed vehicular ingress and egress locations; proposed water and sewage systems and infrastructure; a***  
129 ***general statement of proposed financing of the project; an indication of the expected timetable and phasing for***  
130 ***development; the manner in which phasing of the development will be controlled so that simultaneous development of***  
131 ***different project elements will be in reasonable proportion to one another; and the proposed amount and type of***  
132 ***performance guaranty and/or financial security to be provided by the developer.***

133 We propose to construct a number of cottages, situated somewhat closer together in "neighborhoods" than permitted in  
134 the general Medium Density Zone of the Village. To compensate, our cluster configurations will integrate large amounts of shared  
135 green space that will provide natural plant growth, landscaped spaces including sidewalks, walking and bike trails and many  
136 substantial trees and much shrubbery. This arrangement is walkable and designed to support interaction among the residents,  
137 especially on their front porches and in their contiguous front yards.

138 The cottages are planned to appeal particularly to active people, generally empty nesters in their 55 plus years, who value  
139 carefree living without the responsibility of home maintenance, shoveling snow, mowing lawns and so forth. We anticipate considering  
140 the possibility of seeking a NYS floating zone to establish a new Senior Housing District in our proposed PDA to facilitate our  
141 intent to provide rental housing for senior citizens.

142 Among the other advantages realized from cluster housing are much common green space, walking and biking trails,  
143 common garden areas, a community club house with all-weather swimming pool. Reduced land needs, smaller structures and lower  
144 utility installation costs (based on the close proximity of the residences to each other) are likely to make building and living expenses  
145 quite economical for the residents.

146 The Lansing Village Cottages will be smaller than many of the homes recently built in the Village. The Cottages are planned  
147 for 800 to 1,200 square foot footprints, plus open front porches and single-car garages attached to the rear of the structures. Each  
148 residential unit will be designed to maximize accessibility and will be one, 1.5 or two stories in height (with a maximum of 35  
149 feet). As each cottage is designed for regular occupancy by one or two persons, the smaller size and one to two stories is  
150 justifiable. Occasional visitors might occupy attractive loft spaces in a 1.5 story residence.

151 Each residence will likely include a 1-car garage with additional space for convenient storage, and driveways sufficient  
152 for parking two vehicles.

153 The subdivision will be served by municipal water and sewer connections. Heating and cooling is planned to be provided by  
154 high efficiency air-exchange electricity driven heat pumps. Much attention will be devoted to energy efficiency as the structures  
155 are designed and built, including the individual residences and the community clubhouse with swimming facilities.

156 The project is expected to be developed in four phases. The first phase is to be undertaken in the Spring and Summer  
157 of 2019; it is likely to comprise more than 25% of the overall development (given the planned construction of the community  
158 clubhouse and pools). Other phases are anticipated in succeeding 2-year segments, each comprising somewhat less than 25% of  
159 the overall development. Occupancy by the first residents is likely to occur in Autumn 2019.

160 Beer Properties LLC anticipates developing Phase One (two neighborhoods, the community clubhouse, swimming facilities  
161 and access roads thereto) utilizing its own assets and possibly additional assets of its members. Subsequent phases are likely to be  
162 financed from commercial sources.

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165 As to "proposed amount and type of performance guaranty and/or financial security", once the Village grants  
166 approval, the applicants will provide the Village with such performance guaranty as is required by the Village.

167 (3) ***Preliminary information regarding environmental issues likely to be addressed in the environmental review of the PDA,***  
168 ***which environmental review will be required for all PDA proposals, together with a preliminarily prepared Part 1 of a Full***

169 *Environmental Assessment Form in accordance with the applicable provisions of the State Environmental Quality Review*  
 170 *Act under Article 8 of the Environmental Conservation Law and the implementing regulations codified in Section 617 of*  
 171 *Title 6 of the New York Code of Rules and Regulations (SEQRA).*

172 We have contracted with Hunt Engineers, Architects and Surveyors of Horseheads NY to provide site analysis, general  
 173 engineering and design work including environmental analyses. The firm has provided the following information.

174 The site has wetlands on the property and a wetland consultant has been engaged to review and address any wetland  
 175 delineations, reports and permitting. Any wetland disturbance will be properly permitted based on application to the US Army Corp  
 176 of Engineers (USACE) and NYS DEC. There are no other environmental concerns that have developed based on preliminary  
 177 research. A Full Environmental Assessment form has been completed and will be submitted to the Village Planning Board.

178 **(4) A written description of proposed permitted uses within the PDA (and any related requirements therefor), proposed lot**  
 179 **sizes, proposed lot setbacks, proposed lot coverage restrictions and other proposed dimensional and zoning district type**  
 180 **regulations.**

181 Hunt Engineers, Architects and Surveyors have provided the following data: The permitted uses within the PDA will be one  
 182 unit and two-unit residential buildings with amenities including a clubhouse, all-weather pool, and athletic courts. The  
 183 table below details the required regulations for the MDR zone and the proposed regulations for the PDA.

184 There are two required regulations listed below. Although the project is planned to be rental units, the developer/owner  
 185 may decide to offer individual residences for sale and therefore convert the project to a subdivision. Therefore, we have included  
 186 those requirements also.

	MDR Zoning Requirements	Proposed PDA Requirements	
		For Rental Units	For Subdivision
Minimum Lot Size	20,000 sq. ft.	N/A (1)	4,000 sq. ft.
Maximum Lot Coverage (2)	15%	15%	40%
Minimum Street Frontage	100ft.	N/A (3)	45ft.
Front Yard Setback (4)	40ft.	20ft.	20ft.
Side Yard Setback (5)	20ft.	15ft. (6)	7.5 ft.
Rear Yard Setback (7)	40ft.	40ft.	20ft. (8)
Maximum Building Height	35ft.	35ft.	35ft.

187  
 188

189 Notes:

190 (1) There are no individual lots for the Rental Units so there are no minimum areas for the lots.

191 (2) Lot coverage is the percentage of lot area covered by a building or buildings.

192 (3) There are no individual lots with the Rental Units and no defined street frontages for the lots.

193 (4) Front Yard is the area between a street right-of-way line and a line parallel to the building. Corner lots have two front  
 194 yards, one on each right-of-way and side yards extending from each front yard.

195 (5) Side Yard is a yard extending from the rear line of the required front yard, parallel to the side lot line, to the front line  
 196 of the required rear yard.

197 (6) The Side Yard for the Rental Units is the distance between buildings.

198 (7) Rear Yard is the area between the rear lot line and a line parallel to the building.

199 (8) Covered porches may encroach into the setback provided they are not closer than 5 feet to the property line.

200 **(5) A written statement and explanation as to the differences between the proposed PDA and what would otherwise be**  
 201 **permitted to be developed in the proposed PDA under the current provisions of this Chapter 145, and why the proposed**  
 202 **PDA would be of benefit to the Village as a whole.**

203 The Millcroft Trust property is located in the MDR zone. Our engineers have depicted a possible location of lots within  
204 the property to be acquired (shown as Figure 5 following the text). That layout was used to develop possible layouts for the  
205 proposed PDA.

206 The characteristics of the lots and their setbacks according MDR zoning for Duplex Units are as follows:

207 Minimum Lot Size: 25,000 sq.ft.

208 Minimum Street Frontage: 125 feet

209 Front Yard Setback: 40 feet

210 Side Yard Setback: 20 feet

211 Rear Yard Setback: 40 feet

212

213 Number of Duplex lots: 46 Lots

214 Number of Units: Duplex lots X 2 =92 Units

215 PDA allowed density: MDR zone lots, plus 25% =115 Units

216 The proposed PDA for the Beer Subdivision to be located on the Millcroft Trust property differs mainly from that  
217 which could be developed without any changes in the MDR zone with respect to the size of the lots occupied by individual  
218 structures and the distances between buildings. The proposed set-backs of the planned structures are less and residences are closer  
219 to each other, thus ensuring that more shared green space is available to all residents. In addition, a particular sequence of  
220 development is planned. With the PDA, it would be quite clear what Beer Properties would develop and the nature of the proposed  
221 phased development approach.

222 The proposed PDA for the Beer Subdivision of approximately 41.2 acres is consistent with the "Comprehensive Plan 2015-  
223 2025" of the Village of Lansing. Chapters 3 and 4 of the Plan deal with the goals for the Village to 2025. Excerpts from the Plan are  
224 paraphrased below:

225 P.20 Encourage development with sidewalks and bike paths

226 P. 20 Limit additional curb cuts in major roads of the Village

227 P. 20 Build smaller more affordable housing

228 P. 20 Build for the aging population

229

230 P.23 Plan for the growing population of elderly and mobility impaired

231 P. 23 Have a broad range of high quality, safe housing for a diverse population

232 P.23 Support local zoning strategies

233 P.23 Allow for flexibility in residential density

234 P.23 Build homes in a variety of sizes

235 P.23 Consider cluster development

236 P. 23 Build housing for the needs of seniors

237 P.23 Ensure that residential developments are independent and self-contained neighborhood with internal street systems  
238 that discourage through traffic

239

240 Reference to the proposed PDA plan clearly shows that it is quite consistent with many goals stated in the Comprehensive Plan for  
241 the near future.

242 *B. Upon receipt of a preliminary proposal for a proposed PDA, the Board of Trustees shall review such proposal (jointly and/or in*  
243 *consultation with the Planning Board if the Board of Trustees deems it appropriate and/or necessary) to determine if it wishes to*  
244 *proceed further with the consideration of the proposed PDA. If the Board of Trustees determines that further consideration is*  
245 *appropriate, the proposed PDA shall be referred by the Board of Trustees to the Planning Board for more in depth review and*  
246 *consideration and for the purpose of the Planning Board providing the Board of Trustees with its input and possible recommendations.*

247 *Such in depth review and consideration shall include the Planning Board's authority to require submission of supplemental information*  
248 *and materials by the developer to complete the preliminary proposal.*

249 **\*\*End of Proposal\*\***

250 Tomei reading through the Preliminary Proposal for the PDA, page 4, asked what the NYS Floating Zone  
251 was. Steven Beer advised that Randy Marcus could explain better. Marcus explained it as NY State  
252 allows financial aid to be provided for ages 55 and older and, in addition, it allows changes in the zoning  
253 for senior living. Steven Beer mentions this project is proposing senior living and suggested regulations  
254 be put in by the Village. He also stated that he previously gave these provisions to Lisa Schleelein and for  
255 her to makes copies to hand out to the Board.

256

257 Tomei continued reading through the proposal. Questions were asked regarding the size of the units and  
258 if these units could be sold. Steven Beer mentioned that this project consists of 9 separated neighborhoods  
259 containing 9-10 residences and the possibility of 1 of the neighborhoods that could be rentals but with the  
260 possibility to sell. David Beer commented that the selling of these units has not been fully considered and  
261 dedicated only as rentals now. He also mentioned all maintenance for these units would be provided ie;  
262 snow removal, mowing, garbage, etc.

263 Muriel Everhart asked if there would be any type of management agency for these units. Steven Beer  
264 stated he was hoping to have this as an LLC for the family proposing this project and anticipated there  
265 would be a resident manager and not an absent landlord.

266

267 Questions on how the density figures stated were calculated. It was stated that Mr. Keith could provide  
268 that information. Tomei explains that a PDA allows flexibility. Steven Beer agreed but also commented it  
269 allowed a 25% increase of the existing zoning.

270

271 Tomei stated that there would be more time for future questions and he was going to go over the Beer  
272 proposal and that there would be no more public comment on this topic.

273

274 Bill Troy states that this Appendix A-2 is pretty straight forward and explains the process. He explained  
275 that the Board will have to go over this proposal and section 4 of this proposal will have to be met before  
276 it continues to the next step. Cross asked Troy regarding the next step. Troy mentioned this Board makes  
277 no decision on the PDA other than making a recommendation to the Board of Trustees whether to  
278 proceed to the next level.

279

280 Steven Beer stated that this proposal is designed as a tightly knit residential area and suggested lot sizes  
281 along with stating the common area in this development is more than usual for common space. Mr. Keith  
282 talked on the density and unit sizes and how many units per acre.

283

284 Tomei continued reviewing the application and advised approval steps once the proposal is approved. He  
285 also asked to discuss the benefits to the Village which is referenced on page 1 and 2 as he read through it.  
286 Reading the proposal from page 3 in more detail. Appendix A-2, Section 4, is read from the proposal.

287

288 Steven Beer stated that on #3 he has new changes he would like to share. Tomei requested that a  
289 presentation of these changes be discussed at the next session as it was not clear if this would become a  
290 PDA.

291

292 Steven Beer stated that they are hoping this project is self-contained and would be targeted for people 55  
293 and older. Moseley stated the benefits of a PDA wouldn't have such an overlay and might not need to do  
294 that step.

295

296 Cross questioned if anything on the provisions of the Millcroft Subdivision Plan needed to be updated.  
297 Steven Beer understands Bob Miller made commitments on Phase 2 which is the Beer Phase 1 and that  
298 this would be connected to the Lansing Trails Subdivision and still being a regulation of the Village  
299 connecting to Craft Road and Leifs Way corner. It would connect Millcroft to Craft Road which will  
300 provide emergency vehicles quick access. Steven Beer also mentioned this could connect to other roads.

301

302 Tomei continued reading from the proposal on page 5 he asks for more details on what the phases will be  
303 at a later time.

304

305 Troy inquired on the proposed financial section. Cross stated there is a formula that the developer  
306 provides. Steven Beer was unclear what is reasonable to accomplish. Cross explains this could be a  
307 security for the Village if the Village had to take over. Moseley references Section 125.9 which he thinks  
308 might be what the Village may require and the possibility of a security deposit required or how it could be  
309 interpreted.

310

311 Troy asked the Beers how much they thought this project would cost. David Beer referenced around \$15  
312 million but because this project will be done in phases they are not certain. Troy then expressed concern if  
313 they couldn't get all that money to finish the project. David Beer said that at least phase 1 would be  
314 completed and then would have to work with the Village. Beers' Attorney, Randy Marcus, stated most  
315 municipalities prefer to have these projects built in phases due to protecting the municipalities future.  
316 Tomei stated this will be discussed more in depth at a later date and requested to be more specific in the  
317 plans.

318

319 Tomei continued to read (3) and asked if the long EAF has been filled out as he had not seen it. Steven  
320 Beer said yes and was distributed to the Village Clerk. Board members stated they did receive it.

321

322 Tomei continued to read (4) and suggested this was too premature to discuss at this point. The Board  
323 agreed.

324

325 Moseley inquired on the clubhouse and its defined use where, if this project was to go forward, it would  
326 need to be clarified. Tomei stated he was pretty sure there was nothing defined today and would continue  
327 if it becomes a Planned Development Area (PDA).

328

329 Tomei stated that a PDA has to benefit the Village. Steven Beer mentioned he had the Clerk send an  
330 email to the Board on their goals for this proposal. Board stated they received the email. Steven Beer  
331 would appreciate it if the Board would considered their stated goals. Tomei reviewed what the Beers  
332 were suggesting as their goals and explains the Comprehensive Plan is a guide for what the Village wants  
333 to happen. Greenwald stated she thought the Beers were pointing out the benefits to the Village.

334

335 Gustavo Flores wanted to know if this proposal is public knowledge. Moseley stated this should be  
336 forwarded to the Clerk to put on the Village website. Baker stated this proposal being read is on the  
337 website. Moseley continued to explain the section on the buffers and asked what some of the protections  
338 for the Village are for a PDA. Greenwald asked at what level will we have conversation of the  
339 Developers Conference. Troy mentioned if this Board needed more clarification he suggested going over  
340 it the next week or two putting a list together of what information would be requested before a Developers  
341 Conference. Steven Beer requested that list from the Board. Beers' attorney was under the impression  
342 the board was already working on this. Tomei agreed with Troy that getting a list together from the  
343 Board was a good idea and suggested stopping this conversation at this point where this would be  
344 continued at the next meeting held on 9/10.

345

346 Steven Beer appreciated all the consideration that has been given by the Board and requested any helpful  
347 suggestions for them to move forward. Greenwald suggested that there is information on the web  
348 regarding senior housing. David Beer appreciated that as he stated this project is geared for senior  
349 housing.

350

351 **Approval of Minutes: March 12<sup>th</sup> & 27<sup>th</sup>, April 9<sup>th</sup>, May 14<sup>th</sup> & 29<sup>th</sup>, June 11<sup>th</sup> & 26<sup>th</sup>,**

352

**July 9<sup>th</sup> & 31<sup>st</sup>**

353

354

355 **March 12, 2018:**

356 **Baker moved to accept the minutes of March 12, 2018. Seconded by Greenwald; Ayes by**  
357 **Tomei, Baker, Greenwald, McCauley. Nays: None; Abstention by Moll as she wasn't**  
358 **present at the meeting.**

359

360 **March 27, 2018:**

361 **McCauley moved to accept the minutes of March 27, 2018. Seconded by Baker; Ayes by**  
362 **Tomei, Baker, Greenwald, McCauley and Moll. Nays: None.**

363

364 **April 9, 2018:**

365 **Baker moved to accept the minutes of April 9, 2018. Seconded by Greenwald; Ayes by**  
366 **Tomei, Baker, Greenwald, McCauley and Moll. Nays: None:**

367

368 **May 14, 2018:**

369 **Minutes of May 14, 2018 could not be approved as Schleelein was absent to vote. Nays by**  
370 **Baker, and Greenwald; Abstention(s) by McCauley and Tomei.**

371

372 **May 29, 2018:**

373 **Baker moved to accept the minutes of May 29, 2018. Seconded by Greenwald; Ayes by**  
374 **Tomei, Baker, and Greenwald; Nays: None; Abstention(s) by McCauley and Moll.**

375

376 **June 11, 2018:**

377 **Baker moved to accept the minutes of June 11, 2018. Seconded by Greenwald; Ayes by**  
378 **Tomei, Baker, Greenwald, McCauley and Moll.**

379

380 **June 26, 2018:**

381 **Minutes of June 26, 2018 could not be approved as no copies were found. Ayes by Tomei,**  
382 **Baker, Greenwald, McCauley and Moll. (Ronny had agenda = 9 Dart Drive) Cross thought**  
383 **this meeting was held in the old conference room).**

384

385 **July 9, 2018:**

386 **Baker moved to accept the minutes of July 9, 2018. Seconded by Moll; Ayes by Tomei,**  
387 **Baker, Greenwald, McCauley, and Moll. Nays: None Abstentions: Greenwald and**  
388 **Schleelein.**

389

390 **July 31, 2018:**

391 **McCauley moved to accept the minutes of July 31, 2018. Seconded by Greenwald; Ayes by**  
392 **Tomei, Baker, Greenwald, McCauley, and Moll. Nays: None**

393

394

395 **Trustee Report:**

396 **McCauley reported on the Trustee meeting of August 20, 2018. For a complete report of the meeting**  
397 **please see the Trustee minutes.**

398

399 **Adjournment**

400 **Baker moved to adjourn at 9:47 PM. Seconded by McCauley;**  
401 **Ayes by Tomei, Baker, Greenwald, McCauley, and Moll.**