

1
2 Planning Board Meeting
3 Minutes of Monday
4 July 13, 2020
5
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7 The meeting of the Village of Lansing Planning Board via Zoom was called to order at 7:05 PM
8 by Chair, Lisa Schleelein.
9

10 **Present at the meeting:**

11 **Planning Board Members:** Mike Baker, Carolyn Greenwald, James McCauley, Monica Moll,
12 Lisa Schleelein

13 **Alternate Member:** Anthony Ingraffea

14 **Village Legal Counsel:** William Troy

15 **Village Engineer:** Brent Cross

16 **Village Trustee Liaison:** Patricia O'Rourke

17 **Village CEO:** Michael Scott
18

19 Michael May and Robert Miller representing the Miller subdivision; James Case from Brand Y
20 Distillery; John Snyder and Kate Maguire representing Maguire Nissan; Dan Veaner from The
21 Lansing Star; Olga Petrova.
22

23 Schleelein appointed Tony Ingraffea as a Planning Board member with full voting rights to replace
24 Jim McCauley
25

26 **Approval of the Minutes June 30, 2020**

27 Baker moved to accept the minutes as amended. Seconded by Greenwald.

28 Ayes: Baker, Greenwald, Moll, and Schleelein.

29 Abstain: Ingraffea

30 **Public Comment Period:**

31 Schleelein opened the public comment period.

32 Pat O'Rourke was recognized as the Board of Trustee Liaison.

33 With no one else wishing to speak, Ingraffea moved to close the public hearing. Seconded by
34 Greenwald.
35

36 Ayes: Baker, Greenwald, Ingraffea, Moll and Schleelein.
37

38 Schleelein read the following agenda item:
39

40 **Subdivision # 2020-4395 Public Hearing**

41 *Robert Miller, represented by Michael May of Levene Gouldin & Thompson, LLP, is seeking*
42 *approval from the Planning Board for a subdivision of Tax Parcel 45.2-1-47.2. The applicant is*

43 *proposing to subdivide the 32.2 acres parcel into two separate parcels. Parcel A, containing 29.53*
44 *acres, would be located south of Bush Lane and parcel B, containing 2.67 acres, would be located*
45 *north of Bush Lane.*

46

47 Schleelein recognized the short EAF that Mike May had sent and asked May if he had anything to
48 add. May said no. The Planning Board reviewed Part 1 of the EAF which contained some blank
49 answers. After the discussion, Schleelein asked May to submit a new form with the new changes.
50 At 7:19, James McCauley arrived. Bill Troy recommended Ingraffea finish the ongoing
51 subdivision discussion and voting before re-instating McCauley.

52 Schleelein read through Part 2 of the short EAF and answered the standard questions.

53

54 Mike Baker moved that the Planning Board finds no negative environmental impact. Seconded by
55 Ingraffea.

56 Ayes: Baker, Greenwald, Ingraffea, Moll and Schleelein.

57

58 Schleelein read the following resolution:

59

60 ***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR***

61 ***REVIEW OF SUBDIVISION NO. 2020-4395 ADOPTED ON JULY 13, 2020***

62 *Motion made by: Monica Moll*

63 *Motion seconded by: Carolyn Greenwald*

64

65 ***WHEREAS:***

66

67 *A. This matter involves consideration of the following proposed action: Final Plat approval*
68 *of a minor subdivision of Tax Parcel #45.2-1-47.2 by Robert Miller to divide the 32.2*
69 *acre parcel into two separate parcels, pursuant to the provisions of Section 125-6 of*
70 *the Village of Lansing Code. Parcel A, containing 29.53 acres, would be located south*
71 *of Bush Lane and parcel B, containing 2.67 acres, would be located north of Bush*
72 *Lane; and*

73

74 *B. On July 13, 2020, the Village of Lansing Planning Board, in performing the lead agency function*
75 *for its independent and uncoordinated environmental review in accordance with Article 8 of*
76 *the New York State Environmental Conservation Law - the State Environmental Quality Review*
77 *Act ("SEQR"), (i) determined that the proposed action provided for herein is an Unlisted Action*

78 *in accordance with SEQR; (ii) thoroughly reviewed the Short Environmental Assessment Form*
79 *(the "Short EAF"), and any and all other documents prepared and submitted with respect to*
80 *this proposed action and its environmental review; (iii) completed its thorough analysis of the*
81 *potential relevant areas of environmental concern to determine if the proposed action may*
82 *have a significant adverse impact on the environment, including the criteria identified in 6*
83 *NYCRR Section 617.7(c); and (iv) completed the Short EAF); and*

84 ***NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:***

85 *1. The Village of Lansing Planning Board, based upon (i) its thorough review of the Short EAF,*
86 *and any and all other documents prepared and submitted with respect to this proposed*
87 *action and its environmental review; and (ii) its thorough review of the potential relevant*
88 *areas of environmental concern to determine if the proposed action may have a significant*
89 *adverse impact on the environment, including the criteria identified in 6 NYCRR Section*
90 *617.7(c), hereby makes a negative determination of environmental significance*
91 *("NEGATIVE DECLARATION") in accordance with SEQR for the above referenced*
92 *proposed action, and determines that an Environmental Impact Statement will not be*
93 *required; and*

94

95 *2. The Responsible Officer of the Village of Lansing Planning Board is hereby authorized and*
96 *directed to complete and sign as required the Short EAF, confirming the foregoing*
97 ***NEGATIVE DECLARATION***, *which fully completed and signed Short EAF shall be*
98 *attached to and made a part of this Resolution.*

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

100 *AYES: Michael Baker, Carolyn Greenwald, Anthony Ingraffea, Monica Moll and Lisa Schleelein*

101 *NAYS: None*

102 *The motion was declared to be carried*

103

104 *Mike Baker moved to close the public hearing. Seconded by Moll*

105 *Ayes: Baker, Greenwald, Ingraffea, Moll and Schleelein.*

106 *Public hearing was closed*

107 *Schleelein read through the general conditions required for all special permits.*

108 *Carolyn Greenwald moved that all general conditions have been met. Seconded by Ingraffea*

109 *Ayes: Baker, Greenwald, Ingraffea, Moll and Schleelein.*

110

111 Schleelein read the following resolution:

112

113 ***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR FINAL***
114 ***PLAT APPROVAL OF MINOR SUBDIVISION #2020-4395 ADOPTED ON***
115 ***JULY 13, 2020***

116

117 Motion made by: Michael Baker

118

119 Motion seconded by: Carolyn Greenwald

120

121 **WHEREAS:**

122 A. *This matter involves consideration of the following proposed action: Final Plat approval of*
123 *a minor subdivision of Tax Parcel #45.2-1-47.2 by Robert Miller to divide the 32.2 acre*
124 *parcel into two separate parcels, pursuant to the provisions of Section 125-6 of the Village*
125 *of Lansing Code. Parcel A, containing 29.53 acres, would be located south of Bush Lane and*
126 *parcel B, containing 2.67 acres, would be located north of Bush Lane; and*
127

128 B. *On June 30, 2020, the Village of Lansing Planning Board, in accordance with subsection*
129 *D of Section 125-5 of the Village of Lansing Code, (i) reviewed the sketch plan submitted*
130 *with respect to this proposed action; and (ii) classified the proposed subdivision as a minor*
131 *subdivision; and*
132

133 C. *On June 30, 2020 and July 13, 2020, the Village of Lansing Planning Board held a public*
134 *hearing regarding this proposed action, and thereafter thoroughly reviewed and analyzed*
135 *(i) the proposed final subdivision plat and accompanying materials and information*
136 *presented by and on behalf of the applicant in support of this proposed action, including*
137 *information and materials related to environmental issues, if any, which the Board deemed*
138 *necessary or appropriate for its review; (ii) all other information and materials rightfully*
139 *before the Board; and (iii) all issues raised during the public hearing and/or otherwise*
140 *raised in the course of the Board's deliberations.*
141

142 D. *On July 13, 2020, the Village of Lansing Planning Board, in accordance with (i) Article 8 of*
143 *the New York State Environmental Conservation Law - the State Environmental Quality*
144 *Review Act ("SEQR"), and 6 NYCRR Section 617.5; and amended on environmental review*
145 *and adopted a Resolution for SEQR Review in connection with Minor Subdivision No.*
146 *2020-4395;*
147

148 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

149 1. *Based upon all of its foregoing review and action, and determining that all General*
150 *Conditions as outlined in 145-59E of the Village Code have been met, it is hereby*
151 *determined by the Village of Lansing Planning Board that approval of the proposed*
152 *Minor Subdivision is **GRANTED**, subject to the conditions and requirements set forth*
153 *below;*
154

155 Conditions and Requirements: None

156

157 2. *The Chairperson of the Village of Lansing Planning Board is hereby authorized and*
158 *directed to sign the final plat for the approved minor subdivision in accordance with*
159 *subsection G of Section 125-6 and subsection A of Section 125-15 of the Village of*
160 *Lansing Code.*
161

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

163 *AYES: Michael Baker, Carolyn Greenwald, Anthony Ingraffea, Monica Moll and Lisa Schleelein*

164 *NAYS: None*

165 *The motion was declared to be carried.*

166

167 Schleelein re-instated Jim McCauley and read the following agenda item:

168

169 **Public Hearing for Special Permit # 2020-4394**

170 *James Case, from Brand Y Distillery, is seeking approval from the Planning Board for a special*
171 *permit to install a distillery in space A06 at The Shops at Ithaca Mall. Mr. Case would be involved*
172 *in the making and selling of alcohol which would classify his establishment as “High Traffic Food*
173 *and Beverage”, therefore, requiring a special permit in the Commercial High Traffic District*
174 *(CHT).*

175

176 Scott mentioned at the last meeting Cross had asked Jim Case for information about foot traffic and
177 sewer discharge. Cross felt that the foot traffic was negligible and after speaking with the Village of
178 Cayuga Heights treatment plant operator, was informed that distilleries and breweries have potential

179 for impacts due to organic loading or oxygen demand that it creates. After speaking with Case, Cross
180 feels that it is such a small quantity that there is no real concern to the sewer system. Cross also
181 mentioned that the projected daily water consumption, indicated by Case, was 125 gallons of which
182 only 40 gallons of it is actually used for production. The rest is used for cleaning. Based on these
183 quantities, Cross has no concerns.

184 There were no other questions or comments.

185 Mike Baker moved to close the public hearing. Seconded by McCauley.

186 Ayes: Baker, Greenwald, McCauley, Moll and Schleelein.

187

188 Schleelein read the general conditions required for a special permit.

189

190 Carolyn Greenwald moved that all general conditions have been met. Seconded by Moll

191 Ayes: Baker, Greenwald, McCauley, Moll and Schleelein.

192

193 Schleelein read the following resolution:

194

195 ***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR***

196 ***SPECIAL PERMIT NO. 2020-4394 ADOPTED ON JULY 13, 2020***

197

198 *Motion made by:* Michael Baker

199

200 *Motion seconded by:* Monica Moll

201

202 ***WHEREAS:***

203

204 *A. This matter involves consideration of the following proposed action: Special Permit No.*
205 *2020-4394, for the proposal by James Case, from Brand Y Distillery, to install a distillery in*
206 *space A06 at The Shops at Ithaca Mall. Mr. Case would be involved in the making and selling*
207 *of alcohol which would classify his establishment as “High Traffic and Beverage”, therefore,*
208 *requiring a special permit in the Village of Lansing Commercial High Traffic District; and*
209

210 *B. On June 30, 2020, and July 13, 2020 the Village of Lansing Planning Board opened and*
211 *continued a public hearing regarding this proposed action, and therein thoroughly reviewed*
212 *and analyzed (i) the materials and information presented by and on behalf of the applicant*
213 *in support of this proposed action, including information and materials related to the*

214 *environmental issues, if any, which the Board deemed necessary or appropriate for its review,*
215 *(ii) all other information and materials rightfully before the Board (including, if applicable,*
216 *comments and recommendations, if any, provided by the Tompkins County Department of*
217 *Planning in accordance with General Municipal Law Sections 239-1 and 239-m), and (iii) all*
218 *issues raised during the public hearing and/or otherwise raised in the course of the Board's*
219 *deliberations; and*
220

221 C. *On June 30, 2020, the Village of Lansing Planning Board, in accordance with Section 123-*
222 *2 of the Village of Lansing Code, determined that the approval of the proposed special*
223 *permit is a Type II action, and thus may be processed without further regard to Article 8*
224 *of the New York State Environmental Conservation Law - the State Environmental Quality*
225 *Review Act ("SEQR"); and*
226

227 ***NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:***

228

229 1. *The Village of Lansing Planning Board hereby finds (subject to the conditions and*
230 *requirements, if any, set forth below and the provisions provided for in paragraph "B"*
231 *above) that the proposed action meets (i) all general conditions required for all special*
232 *permits (Village of Lansing Code Section 145-59E); (ii) any applicable conditions*
233 *required for certain special permit uses (Village of Lansing Code Section 145-60); and*
234

235 2. *It is hereby determined by the Village of Lansing Planning Board that Special Permit*
236 *No. 2020-4394 is **GRANTED AND APPROVED**, subject to the following conditions*
237 *and requirements:*

238

239 a. *Soil and Erosion control measures and water quality techniques shall be*
240 *implemented and coordinated as required and approved by the Village of Lansing*
241 *Code Enforcement Officer and/or the Village of Lansing Engineer, and a plan for*
242 *maintenance and said control measures and quality techniques over time shall be*
243 *established with the Village of Lansing Code Enforcement Officer and/or the Village*
244 *of Lansing Engineer.*

245

246 b. *Prior to a building permit being issued, approval by the Village of Lansing Engineer*
247 *and Village of Lansing Storm Water Officer of, but not limited to, site work, storm*
248 *water management and infrastructure plans, and implementation thereof. Drainage*
249 *easements for potential impact from the stormwater management facilities on*
250 *neighboring parcels shall be obtained, provided to the Village for approval by the*
251 *Village Engineer, Stormwater Officer and Attorney, and thereafter recorded at the*
252 *Tompkins County Clerk's Office.*

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260

- c. Required permits, approvals, consents and other authorizations from all applicable Federal, State, County and local governmental and regulatory agencies shall be obtained, maintained and complied with for all permitted improvements, operations and activities as authorized by this special permit approval, and such improvements, operations and activities shall at all times comply with all applicable Federal, State, County and local laws, codes, rules and regulations.*

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

262

263 *AYES: Michael Baker, Carolyn Greenwald, James McCauley, Monica Moll and Lisa Schleelein*

264 *NAYS: None*

265 *The motion was declared to be carried*

266

267 Schleelein read the following agenda item:

268

269 **Review of Change to Special Permit #4242**

270 *Special Permit # 4242 was a proposal by the Maguire Family Limited Partnership to pursue a project*
271 *which included adding a Nissan dealership to 35 Cinema Drive (Tax Parcel #46.-1-6-5-1). The*
272 *special permit was approved by the Village of Lansing Planning Board on May 13, 2019 with*
273 *conditions attached to the resolution. The applicants are requesting change(s) to the condition(s),*
274 *requiring the Planning Board to review the requested change(s) to determine if the proposal is a*
275 *minor or major change to Special Permit # 4242.*

276

277 John Snyder introduced Kate Maguire and started his presentation. The Nissan project is moving
278 along fast and has a target completion date around the end of August/beginning of September. The
279 goal now is to complete the conditions of the approved special permit. Snyder went through the
280 following conditions:

281

1) A. Soil and erosion measures; completed and approved

282

2) B. Detailed final site plan; Snyder has been working with John Courtney and TG Miller on curbing and material changes. Also, some other minor changes have been made to the site as per Village recommendations. Site approval was granted by John Courtney and TG Miller on June 15, 2020 with subsequent minor modifications approved by TG Miller on July 9, 2020.

283

284

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287

3) C. Exterior Lighting; Have submitted various lighting diagrams.

288

4) D. Landscaping Plan; Has not changed much and will discuss tonight

- 289 5) E. Letter to Tompkins County; Snyder was confused about this requirement. Scott said he
290 would send Snyder the County recommendations listed in the GML-239. Scott continued to
291 explain that the recommendations were generally Energy Code suggestions and the Planning
292 Board decided that it would be best for a Nissan project representative to address any
293 concerns directly. Snyder agreed.
- 294 6) F. Water and sewer consumption; Submitted to Village
- 295 7) G. Parking Lot Fire Access; Scott said a final site plan was sent to Lansing Chief Purcell
296 for approval.
- 297 8) H. Signage; Snyder and Kate Maguire had a meeting with AGI (sign company) prior to
298 this Planning Board meeting. Nissan has a rebranded sign which will result in some
299 changes. The total signage is now 375 square feet and Nissan was approved for roughly
300 380 Square feet. The signs will look a little different than what was approved.

301
302 Schleelein asked if Snyder would be submitting the new designs. Yes, for the sign permit was the
303 answer. Snyder continued to describe the signs. The “Nissan” letterset is lit. The “Nissan” emblem
304 on the tablet is lit. The “Maguire” sign is lit but there is only one. The pylon is lit. Schleelein said
305 that the Planning Board is going to need to see these changes as compared to the originally approved
306 signs. Baker agreed and added that he doesn’t remember this many lighted signs. Snyder said the
307 only change is the “Nissan” letterset and explained that basically meant the text font has been
308 changed. Kate Maguire wanted to clarify that the whole tablet is not being illuminated just the Nissan
309 letters. Snyder agreed. Schleelein would like to see a side-by-side comparison of what was approved
310 to what is proposed now along with any new locations. Snyder said that he can get the Planning
311 Board that information but there isn’t much of a change. Snyder showed diagrams of the proposed
312 signage. Discussion continued and Snyder said he could have the comparison information to Scott
313 in a couple of days. Scott expressed how important it was to provide clear information. Snyder
314 restated that the locations of the signs have not moved.

315
316 Scott compared the new “Nissan” sign to the one approved and signed by Phil Maguire. The new
317 one was considerably larger. Snyder agreed that it was bigger and that was why the other “Maguire”
318 sign was eliminated. Bill Troy asked Snyder if any of the signs are lit now that were not lit before.
319 No was the answer.

320
321 Schleelein asked if The Lighting Commission has finalized the lighting plan. Scott said the Lighting
322 Commission is meeting this Thursday and has the Nissan lighting plan on their agenda. Maguire
323 asked if and the meeting is an open meeting that she could attend. There have been several changes
324 required by the Lighting Commission for the Nissan project and Maguire would like to be there to
325 help finalize the plan. Schleelein stated that lighting has always been a big issue with the Village and
326 her concern with the Nissan project is the light intrusion to surrounding properties, especially the
327 residential area. Scott will send out Zoom invitations to Maguire and Snyder.

328 Snyder reviewed the final site plan including the catch basin at Uptown Road and the change to
329 granite curbs. There were a few other minor changes requested by John Courtney, like the
330 installation of an exterior house trap and the redirection of the sewer waste line to connect to the
331 main near the southern lot line. The original sanitation line was to connect to the main running
332 parallel to Uptown Road, which does not exist. From an engineering perspective, Snyder felt the
333 new direction worked much better. Cross request the changes be identified with a revision flag and
334 add the citation of those into the addendum on the title block so the Planning Board understands
335 that we are looking at a different revised version of the site plan as differentiated from the site plan
336 that we looked at during the Planning Board approval. Snyder agreed.

337

338 Snyder started reviewing the landscaping plan, focusing mainly on the fence area bordering Gas Light
339 Village. Nissan was approved for a 10' solid fence but Snyder is concerned about the aesthetics and
340 would rather see an 8' fence or less. Photos were shown comparing the sight difference. Snyder
341 added that the only colors available are white and almond for the 10 fence and Nissan was hoping
342 to use grey to keep it more subdued. Snyder asked for feedback. McCauley was not fond of the
343 white nor the grey and asked if the 8' fence could come in any other colors. Snyder explained that
344 various greys and a cedar color with a woodgrain texture are popular but would find out more.
345 Schleelein was concern about any light colors not blending in well with the background. Greenwald
346 asked if there was ever a discussion about the Nissan lights and what the view of them would be from
347 the apartments next door. Snyder said that initially George Turner from Saratoga presented a sight
348 line diagram but feels that 2' of fencing won't make much of a difference. Schleelein asked about
349 the height of the lights. Snyder explained that the actual light would be about 16' from grade.
350 Greenwald does not want the light from the lamps to spill onto Gas Light Village. Schleelein said
351 that per the light analysis there is minimal light trespass past the boundary line. Greenwald then
352 wanted to know how you could NOT see the light from the apartments. Cross explained that the
353 light analysis plan shows how much light is cast onto the ground and thinks that Greenwald's concern
354 is the line-of-sight to the actual bulb. Snyder said as part of their lighting study, all of the lights along
355 the property border have cut-off shields on them. The discussion continued about the relationship
356 of the light to the apartment windows, some of which are below the light poles. Baker shared the
357 original diagram showing the existing and the 8' fence line-of sight profile. Cross remarked that from
358 the diagram, one can see that the fence really wasn't designed to block the actual line-of-sight to the
359 lamp. Greenwald wanted to know how the fence got changed to 10' when the graphic shows 8".
360 Baker said there was a lot of discussion after this diagram was originally presented. Schleelein agreed.
361 Cross requests a revision of the tree diagram because he was there today and the actual trees are
362 about a foot from the lamp base. Schleelein was concerned about those trees dying being that close
363 and reminded Snyder that the agreement that was in place made Nissan responsible for replacing
364 those trees if that occurred. Snyder said that to be fair, there were a number of trees that were starting
365 to die before work started and planting new trees in the drainage area would be an endeavor. The
366 over-hanging limbs are being trimmed back and work near the roots of the trees is limited but
367 handled as careful as possible. Cross shared a photo of a lamp post base right next to a tree and

368 Snyder added that that tree was actually on Nissan's property. Schleelein reemphasized her concern
369 about any light intrusions that may occur to the residential area next door. Over a year ago, George
370 Turner agreed to review the easement agreement the Village had with Gas Light Village and Maguire
371 said that they would replace any trees that may die. Schleelein asked if something dies, how is this
372 tree replacement going to work, especially with the new fence limiting access? Snyder did not know
373 the exact details of what was agreed upon but stated as part of our project, Nissan had agreed to plant
374 15 trees on the Gas Light Village property. This can't be done without Gas Light Village permission.
375 There was more discussion about the plantings in the easement. Snyder suggested that some of the
376 tree plantings be done near the southeast corner on the Gas Light property where it happens to be
377 visually wide open. Schleelein made it clear that the Planning Board wanted buffering. Nissan
378 supplied a diagram. Now Nissan doe not know how they will do it. Snyder disagreed saying an
379 agreement was needed with Gas Light Village to do the proposed diagram. Scott informed Schleelein
380 that he went over past minutes and the Planning Board had a concern that the existing trees had
381 such a high canopy that these new trees would block the open space below. Also, George Turner
382 introduced the 10' fence as there was a concern about parking lot headlights. Snyder believes that
383 an 8' fence would shield headlights as good as a 10' fence would. Also, there is negligible difference
384 in light trespass between an 8' and 10' fence. Schleelein reintroduced the tree plantings and said
385 there needs to be an agreement between Nissan and Gas Light Village as to where/if the trees need
386 to be planted but, there also needs to be an agreement about who maintains them. Bill Troy said the
387 Village of Lansing would not want the responsibility of maintenance. Troy will look into the
388 easement. Moll suggested the language be amended to say the trees will be planted upon the request
389 of Gas Light Village. At this point, no one knows how its going to look until the dealership is actually
390 up and running. Maybe even a letter letting Gas Light Village know that they have a right to suggest
391 the trees. Cross agreed that all in all, this isn't a bad idea. There was more discussion on trees.
392 Schleelein added if the trees aren't to be planted at Gas Light Village, then Snyder's previous
393 suggestion to perhaps have them them planted somewhere else is an option for the Planning Board
394 to consider. Snyder said we can always figure out where to plant trees. Schleelein then asked about
395 the sidewalk closest to Maguire Chevrolet. Snyder was concerned about the grade change and was
396 getting nervous earlier in the week. A solution has been figured out but may need to be changed
397 when the Chevrolet renovation occurs. Schleelein stated that in the original agreement, the sidewalk
398 in front of the Chevrolet dealership was to be done during phase II of that parcel. At the time, the
399 parcel included both dealerships. Subsequent to that, the parcel has been subdivided, eliminating
400 the need for a phase II. So, when do you plan to do the sidewalk because if it is not completed by
401 the time Nissan is ready to open, we would need some type of bond. Greenwald does not want a
402 bond. Snyder said construction of the sidewalk is underway and they fully plan on finishing the area
403 stated on the final site plan. Schleelein was delighted to hear that and the Planning Board will address
404 the sidewalk in front of the Chevy dealership during that planned renovation.
405
406 Schleelein reviewed the conditions of the resolution again and what was being changed.

407 There was discussion on whether the changes were minor or major. More information will be
408 needed from Snyder. Scott said he would contact the owners of Gas Light Village.

409

410 Schleelein listed the changes as granite curbs, fencing, signage, and sanitary line change. Scott feels
411 that the sanitary line change and the curbing really has nothing to do with the special permit and
412 should not be part of the criteria for determining minor or major change. Schleelein asked Troy if
413 he thought the Planning Board should wait for more information before making a minor/major
414 decision. Troy said yes. Schleelein asked Snyder to provide some color choices for the fencing by
415 next meeting. Snyder agreed and added that he believes the changes that were presented are minor
416 in comparison to the whole special permit. Snyder also would be happy to take the lead on
417 communicating with Gas Light Village to come up with a solution for the tree planting.

418

419 **Other Business to report**

420 It was agreed to wait for more information to approve Nissan landscaping plan

421

422 **Trustee Report**

423 Trustee meeting minutes are on the Village website

424

425 **Adjournment:**

426 Schleelein asked for a motion to adjourn at 9:23PM. Moved by Baker. Seconded by Greenwald

427 Ayes: Baker, Greenwald, McCauley, Moll, and Schleelein.

428

429 Minutes taken by: Michael Scott, CEO