

Village of Lansing  
Planning Board Meeting  
May 26, 2015

The meeting of the Village of Lansing Planning Board was called to order at 7:03PM by Chairman Mario Tomei.

Present at the meeting were Planning Board Members: Phil Dankert, Deborah Dawson, Lisa Schleelein, and Maria Stycos; Alternate Member, John Gillott; Code Enforcement Officer, Marty Moseley; Village Trustee Liaison, Gerry Monaghan; Village Attorney, David Dubow; Residents Mike Baker and Scott Pederson, and Al-Huda Islamic Center Committee Representative Ahmed H. Ahmed and architect.

Absent: None.

**Public Comment Period**

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

**Classification and Consideration of Requested Amendment to Existing Special Permit #2895; Al-Huda Islamic facility on Graham Road**

*The requested amendment includes an expansion to the footprint of the proposed structure, elimination of a basement, and possible re-grading plan*

Tomei opened the discussion to consider an amendment to previously approved Special Permit #2895. Ahmed H. Ahmed of The Al-Huda Islamic Center committee explained to the Board that the reason for the amendment is a change in the design of the building. The amended design eliminates the basement in order to reduce construction cost and to avoid possible ground water problems. With the loss of the basement space and to still have adequate room to accommodate the activities of the Center, the new plan increases the footprint of the building such that the new building is 3750 sq. ft. The increase of the building footprint is still within the allowed setbacks and percentage of land use. (The original square footage with a basement was 4797.12 sq. ft.)

The Board asked questions about changes to the entrances and walkways that might impact the impervious area, height of building, any changes to the parking area, and impact on the nearby stream. The increase in the impervious area was calculated to be a 24% increase. Ahmed indicated that the landscape architect would need to analyze water runoff, additional gardens, and usable green space, and possible enclosure of the stream. Moseley indicated that if the stream needs to be enclosed the alteration would require a new special permit and it would be necessary to check with the NYSDEC and Army Corps of Engineers. Village Engineer approval will be required when the building permit is issued. Ahmed indicated that if stream enclosure is requested and denied, it would not pose a problem.

Tomei explained that the Board must determine whether the proposed amendment to the original special permit approval is classified as a minor or major amendment in accordance with section 145-59F, and he read the conditions approved with the original special permit.

Based on the discussion, the Board agreed the requested amendment is a minor change to the original special permit. Dankert moved that the proposed change be classified as a minor amendment. Seconded by Dawson; Ayes by Tomei, Dankert, Dawson, Schleelein, and Stycos. Nays: None.

Dubow indicated he did not believe a 239 review was needed; Moseley confirmed none was required.

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53 Dankert moved to accept the change in footprint to 3,750 square feet with the elimination of the  
54 basement, and reaffirmed the original conditions. Seconded by Schleelein; Ayes by Tomei, Dankert,  
55 Dawson, Schleelein, and Stycos. Nays: None.

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57 **Approval of Minutes:**  
58 None

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60 **Trustee Report:**  
61 Schleelein reported on the Trustee meeting of May 18, 2015. For a complete report of the meeting please  
62 see the Trustee minutes.

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64 **Other Business**  
65 Phil Dankert is retiring after 10 ½ years on the Planning Board. Schleelein will replace Dankert as Vice  
66 Chairman.

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68 **Adjournment**  
69 Dankert moved to adjourn at 7:54 PM. Seconded by Stycos; Ayes by Tomei, Dankert, Dawson,  
70 Schleelein, and Stycos. Nays: None.

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