

Village of Lansing
Planning Board Meeting
September 12, 2016

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, Deborah Dawson, John Gillott, and Lisa Schleelein; Alternate Member, Carolyn Greenwald; Code Enforcement Officer, Marty Moseley; Village Trustee Liaison, Ronny Hardaway; Village Attorney, David Dubow; Tom LiVigne, Park Grove Realty; Matt Moore, Passero Associates; Citizen Observer, Robert Schleelein.

Absent: None

Public Comment Period

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

Informal Presentation for the Triphammer Apartments (formally known as the Chateau Claire Apartments): Proposed alteration to include additional parking spaces, covered parking garages, and a small office space.

Tom LiVigne and Matt Moore gave the board an informal presentation of a special permit request that will be formally addressed at the September 27, 2016 Planning Board meeting. The request is to add several parking garages and an office building for an on-site manager.

LiVigne explained that Park Grove is looking to further upgrade and improve the apartments formerly known as Chateau Claire. To date, Park Grove has removed many willow trees from the subject property which were damaging the roofs, invading the underground pipes in the area, and making maintenance difficult for both the complex and the Village. There are 8 apartment buildings with 64 apartments on the site. The apartments are currently undergoing renovation--reroofing, interior repairs, and updating of bathrooms and kitchens.

The request for the addition of two or three parking garages will provide 20-30 parking spaces for the site. The 500 sq ft office building will house an on-site manager whose presence will increase safety and provide renters access to someone for assistance resolving any possible problems.

Tomei requested profile plans for the garages. LiVigne indicated elevations will be available for the formal meeting.

Moore explained that one of the biggest concerns is drainage on the site as many of the culverts are plugged. The new drainage system will connect with the Village storm water system and new landscaping will avoid placing trees over the pipes.

Schleelein asked about increase to impervious areas. Moore said there will be an increase of about 7% to impervious areas if the proposed plan is executed.

Dawson and Schleelein queried the landscaping plan as both have received comments about the removal of the willows. Moseley also noted some inaccuracies on the plan and asked for an updated plan.

LiVigne explained that the goal is to have low maintenance landscaping but attractive as well.

52 Hardaway asked about any increases to exterior lighting and Schleelein reminded LiVigne that a lighting
53 plan will need to be submitted to the Village Lighting Commission for review.
54

55 Dumpster locations and shielding was discussed. Moseley indicated signage has been discussed and
56 unless there are changes the size is compliant.
57

58 Baker asked about rent increases as a result of the improvements. LiVigne indicated that there will be
59 increases of about \$100 for 1-bedroom apartments and \$150 for 2-bedroom apartments to \$1,200 and
60 \$1,350 respectively.
61

62 **Approval of Minutes:**

63 *5/31/16* -Schleelein moved to accept the minutes of May 31, 2016. Seconded by Baker; Ayes by Tomei,
64 Baker, Dawson, Gillott, and Schleelein. Nays: None. Abstention(s): None.
65

66 *6/28/16* - Gillott moved to accept the minutes of June 28, 2016 as amended. Seconded by Dawson; Ayes
67 by Tomei, Baker, Dawson, Gillott, and Schleelein. Nays: None. Abstention(s): None.
68

69 **Trustee Report:**

70 Hardaway reported on the Trustee meeting of September 7. For a complete report of the meeting please
71 see the Trustee minutes.
72

73 **Other Business**

74 As a result of the noticeable clearing of the willows at Chateau Claire, Tomei asked the Board members'
75 opinion about the possibility of establishing a landscaping committee to review landscaping plans; the
76 function being similar to the Lighting Commission. There was some discussion as to whether a separate
77 committee is necessary or even desirable as most board members still have an interest in the aesthetics of
78 the landscaping plans that come before the Board.
79

80 There was conversation about general maintenance and lack thereof of the various Village gardens, the
81 need to recruit more Village residents in a volunteer capacity to assist with garden maintenance, and the
82 role of the Greenway Committee. Hardaway, who is chair of the Greenway Committee, proposed to have
83 the Greenway Committee monitor and facilitate the maintenance of the Village-owned gardens. He also
84 noted that the Board as a whole appears to want to keep landscaping included as part of the special permit
85 review process. Dubow said that he has some literature as to how landscaping is handled in other
86 municipalities and previous input from David Fernandez that he will forward to the Board for future
87 consideration on this topic.
88

89 Tomei reminded members of the upcoming Board of Trustees meeting that will discuss the proposed
90 Bomax down zoning recommendation. Dubow reminded the Board that the Trustee meeting of
91 September 19th is about the zoning proposed and nothing more. Schleelein voiced continued support as to
92 the appropriateness of the recommendation and thanked Dawson for her letter to The Lansing Star on this
93 subject.
94

95 Moseley mentioned that the Danter Corporation has completed the Tompkins County Housing Needs
96 Assessment Model report and it is available on the Tompkins County Planning Department website.
97 Dawson mentioned that Martha Robinson is putting together a housing summit that might be of interest
98 for members to attend.
99

100 Greenwald asked about how the Greenway Committee determines what makes a good park and where
101 does one find information about how to go about making a good park?

102 Tomei mentioned there will be a continuing education session October 4th in Dryden. Moseley provided
103 information and registration forms.

104

105 **Adjournment**

106 Dawson moved to adjourn at 8:32 PM. Seconded by Baker; Ayes by Tomei, Baker, Dawson, Gillott, and
107 Schleelein.

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