

Village of Lansing
Planning Board Meeting
February 28, 2017

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: Mike Baker, and Lisa Schleelein; Alternate Member, Carolyn Greenwald; Code Enforcement Officer, Marty Moseley; Village Trustee Liaison, Gerry Monaghan; Village Attorney, David Dubow; Hussni Mohammed, Al-Huda Islamic Center; Jack Baker, American Homes; and Audrey Kahin, citizen observer.

Absent: Deborah Dawson and John Gillott.

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

Public Comment Period

Tomei opened the public comment period. Kahin commented on the unattractive appearance of the parcel on Oakcrest that is part of the Lansing Meadows (BJ's) PDA. She recalled that originally there was a plan to have natural buffering on that parcel to shield BJ's and she asked when that was going to happen. Tomei agreed with her concerns and explained the delay in the development of this parcel to date has been due to wetlands issues. Tomei said the buffering matter would be brought to the attention of the developer. Schleelein mentioned there is an escrow account for the buffering in the residential portion. There being no other comments, Schleelein moved to close the public comment period. Seconded by Baker; Ayes by Tomei, Baker, Greenwald, and Schleelein.

Classification and Possible Consideration for Alteration to an Existing Special Permit

#2895 for the Al-Huda Islamic Center proposed for 112 Graham Road

Tomei opened the discussion on the revision of the proposed plan, summarizing the previous concern of the Planning Board—moving parking to the rear of the building--and by doing so the need to move the building so it would require a zoning variance. With the new site plan, the Board needs to classify the proposed amendment as minor or major and then Al-Huda will come back for final approval of the alteration to the special permit. Al-Huda is scheduled to go before the BZA to request a variance on March 7.

There were questions and comments by the Board members. If the variance is approved the Board asked for a more complete plan, including landscaping when Al-Huda returns for final approval. The driveway is expected to be gravel, therefore not increasing the impervious area, and the stream will remain undisturbed. Tomei mentioned the need to have a hard surface for the handicapped parking area. Any additional conditions for the special permit will also be discussed after receipt of the final plan.

Based on the discussion, Schleelein moved that this amendment is a minor change to special permit #2895. Seconded by Baker; Ayes by Tomei, Baker, Greenwald, and Schleelein. Nays: None.

Tomei said that he will send a letter to the BZA on behalf of the Board indicating Planning Board support for the variance request. The Board discussed some of the points to be mentioned in the letter.

50 Tomei asked Mohammed and Jack Baker that if the variance is approved if it would be possible to
51 provide the final site plans by March 9th for consideration at the March 13th Planning Board meeting.
52 They indicated they would be able to meet that schedule.

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54 Moseley indicated there is no need for a 239 County review.

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56 **Approval of Minutes**

57 *None*

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59 **Trustee Report**

60 *None*

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62 **Other Business as Time Permits**

63 Tomei mentioned that the SP application for the medical building on Warren Road has been withdrawn.

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65 **Adjourn**

66 Greenwald moved to adjourn at 7:38 PM. Seconded by Schleelein; Ayes by Tomei, Baker, Greenwald,
67 and Schleelein.