

Village of Lansing
Planning Board Meeting
March 13, 2017

The meeting of the Village of Lansing Planning Board was called to order at 7:01PM 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, Adam Robbs; Former Code Enforcement Officer, Marty Moseley; Village Trustee Liaison, Gerry Monaghan; Village Attorney, David Dubow; Village Engineer, Brent Cross; Trustee, Ronny Hardaway; Matt Moore, Passero Associates; Ahmed Ahmed and Hussni Muhammed, Al-Huda Islamic Center; and Jack Baker, American Homes.

Absent: None

Public Comment Period

Tomei opened the public comment period. Hardaway suggested that going forward a goal for all board meetings would be to have attendees sign in. With no one else wishing to speak, Dawson moved to close the public comment period. Seconded by Gillott; Ayes by Tomei, Baker, Dawson, Gillott, and Schleelein.

Tomei indicated the order of the agenda items was changed.

**Classification Possible Consideration for Alteration to an Existing Special Permit: #4006
or 5 and 13 Cinema Drive**

Matt Moore of Passero presented a revised plan for the parking garages at the 5 and 13 Cinema Drive/Triphammer Apartments, changing from (2) double-loaded garages with a possible third garage in the future for a total of 30 garage spaces, to (3) single-loaded garages with a total of 16 garage spaces. This change would amend the total number of added spaces to 18 rather than the 32 originally proposed. The amendment means there will be no need to relocate any water mains and will reduce the total impervious area and create more green space.

Board members asked about the lighting plan and possible need for additional lighting to ensure safety, possibility of any future plans to add another garage, and the desire to see more landscaping. Moore indicated there are no plans to build any additional garages. Moseley reminded Moore of the need to submit any lighting specifications and changes to the Lighting Commission for approval.

Cross asked about drive aisle width. Moore indicated there would be no change to the 21'/22' width. Cross also raised the issue of the storm water management plan. He indicated that he feels the green swale is not enough and asked that an additional feature be incorporated into the plan. Moseley mentioned that the Village local law requirement is to have two practices utilized for storm water management. Cross requested that an additional storm water practice be made a condition of any resolution.

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

Dawson moved to accept the alteration to the special permit subject to the applicant agreeing to add another storm water feature in addition to the green swale, such feature to be approved by the Village Engineer. Seconded by Baker; Ayes by Tomei, Baker, Dawson, Gillott, and Schleelein. Nays: None.

52 **Possible Consideration for Alteration to an Existing Special Permit: #2895 for the Al-Huda Islamic**
53 **Center proposed for 112 Graham Road**

54 Tomei informed the Board that the BZA approved the two variances for the Center—25’ front yard and
55 10’-12’ side yard parking setback. It was noted that the only concern voiced by the BZA was the close
56 proximity of the side yard driveway to the adjacent apartments and the need to be sure the apartments are
57 shielded in some way with natural buffering or a fence. Ahmed indicated a fence on the plan and Tomei
58 suggested that it not go all the way to Graham Road to ensure visibility for cars coming out of the Center.

59
60 Several members voiced their approval of the proposed landscaping.

61
62 The proposed amendment was classified as a minor change at a previous meeting. Therefore, with the
63 BZA variance approval, the only outstanding item is the storm water management plan.

64
65 Moseley indicated he had met with Cross, Ahmed, and Robbs regarding storm water management. The
66 American Homes engineer will work with Cross to ensure the storm water practices for the site are
67 compliant.

68
69 Schleelein moved to accept the change with the condition that a storm water management plan is provided to
70 Cross for quality control approval. Seconded by Gillott; Ayes by Tomei, Baker, Dawson, Gillott, and
71 Schleelein. Nays: None.

72
73 **Consideration and Possible Recommendation for changes to the Lansing Meadows Planned**
74 **Development Area**

75 Moseley explained the request from Arrowhead Ventures as Eric Goetzmann was not able to attend the
76 meeting. Arrowhead is requesting that part of the eastern most part of the residential parcel (Parcel A) be
77 changed to a commercial classification. One cited objective of the request is to provide a buffer between
78 Ciao! and the residential units. The change was presented by Goetzmann to the Board of Trustees at their
79 March 6th meeting. At that meeting, the Trustees determined the change to be a minor change but referred
80 the request to the Planning Board for a recommendation.

81
82 Dawson asked if it was necessary to give Arrowhead anything.

83
84 Schleelein said that the history of the BJ’s portion of the PDA was about repeated minor changes that
85 ultimately could be summed up as major change. Her main concern is that there is no plan from
86 Arrowhead for the residential buildout so without the total picture and total plan the Board should not be
87 asked to make a decision about this change. Schleelein also stated she feels this is a major, not a minor,
88 change.

89
90 Dubow raised a possible option of creating a new A-1 parcel as part of the PDA, with the restriction that
91 the development of the A-1 parcel would require a special permit with additional conditions-- such as
92 restricted access to Oakcrest Road. There was a brief discussion about possible types of commercial
93 entities that would be suitable for the area if an A-1 parcel were to be created.

94
95 Dawson reminded everyone that the PDA was a trade-off to define Oakcrest as residential area and that
96 any buffering should be between BJ’s and the residential portion not between Ciao! and the residential
97 portion. She said she felt no change should be made.

98
99 Greenwald asked what the objective of the change would be. In general the Board felt the objective must
100 ultimately be financial in nature.

102 Gillott answered that Goetzmann has not provided the Board with what we are getting except for
103 indicating he wants a commercial piece to be carved out of the residential portion.

104
105 Members again brought up the lack of a total plan.

106
107 Baker felt it unlikely that there isn't a plan, and Tomei concurred.

108
109 Hardaway indicated that he was not aware of some of the concerns raised by the Planning Board when the
110 Trustees classified the change as minor change and perhaps the Planning Board could provide the
111 Trustees with the additional information discussed at the next Trustee meeting. Monaghan agreed.

112
113 Dubow reminded the Board that there are specific uses for commercial that need to be consistent with the
114 area. The Board indicated that without additional information it cannot approve or disapprove.

115
116 Dubow told the Board members that they have the right to recommend this is a major not a minor change
117 to the PDA, or the option to recommend no change to the Trustees.

118
119 Greenwald asked why Goetzmann went to the Trustees before coming to the Planning Board with the
120 request.

121
122 Moseley explained that the legislative board starts the process in such cases.

123
124 After further discussion about the need for a plan and an understanding of what might be appropriate if
125 there were to be a commercial carve out, it was agreed that it was premature to consider possible uses
126 until all of the information regarding the site plan is received.

127
128 Cross brought up questions about storm water and also noted that the subject parcel could accommodate
129 additional residential units rather than a commercial establishment.

130
131 Gillott moved to recommend that the requested change be classified as a major change and that no further
132 determination to change the PDA be considered until a complete and comprehensive site plan is provided
133 by Arrowhead; Seconded by Dawson. Ayes by Tomei, Baker, Dawson, Gillott, and Schleelein. Nays:
134 None.

135
136 **Approval of Minutes**

137 None

138
139 **Trustee Report**

140 Gillott reported on the Trustee meeting of March 6, 2017. For a complete report of the meeting please see
141 the Trustee minutes.

142
143 **Other Business**

144
145 **Adjournment**

146 Gillott moved to adjourn at 8:41PM. Seconded by Baker; Ayes by Tomei, Baker, Dawson, Gillott, and
147 Schleelein.