

Village of Lansing
Planning Board Meeting
March 28, 2017

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; Code Enforcement Officers, Marty Moseley and Adam Robbs; Village Trustee Liaison, Gerry Monaghan; Village Attorney, David Dubow; Karl Schuler, Cayuga View Senior Living

Absent: Alternate member, Carolyn Greenwald.

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.

Classification and Possible Consideration for Alteration to an Existing Special Permit

#2689 for the Cayuga View Senior Living, request to amend the parking areas and number of units.

Karl Schuler spoke on behalf of Manly Thaler and explained the changes being requested— (i) an overflow parking change from 18 to 14 spaces and a relocation of the spaces; and (ii) a change in the number of apartment units from 59 to 60.

Because of a conflict with the adjacent CFCU property, the parking originally proposed on the southern side is now proposed to be moved to the rear (west side) of the building, expanding that parking area. The proposed parking is located on property owned by Thaler and will require less walking in order to access the building.

Schuler explained that the change from 59 units to 60 units was an oversight by the design engineer. Thaler would like to split the suite on the top floor into two units, bringing the count to 60.

Tomei asked about any interest shown for the commercial space of the project.

Schuler said there has been interest but until the project actually begins most parties will not make any commitment. However, the project has been financed, so it is hoped that the project will be able to start if the alteration is accepted.

There was discussion about curbing, fire equipment access, and any need to alter the storm water management plan. There were no issues in regard to any of the questions raised.

Moseley reminded the Board that although there are now fewer proposed parking spaces, since the project began the Village changed the requirement for such a project to 1.5 spaces per unit, and the reduced number of parking spaces being requested is now in compliance with the Village Code.

Amendment to Previously Approved Special Permit#2689

Tomei explained that the Board must first determine whether the proposed alteration to the original special permit approval is classified as a minor or major amendment in accordance with section 145-59F. Based on the discussion, Dawson moved that the proposed changes to the parking and the number of units be classified as a minor amendment. Seconded by Schleelein; Ayes by Tomei, Baker, Dawson, Gillott, and Schleelein. Nays: None.

52 Dawson moved to approve the minor change for 60 units, to allow relocation of the overflow parking to
53 the Triphammer Mall, and to amend the original special permit condition requiring 100 parking spaces to
54 allow for the reduced count of spaces as the reduced number now complies with Village Code parking
55 provisions. Seconded by Baker; Ayes by Tomei, Baker, Dawson, Gillott, and Schleelein. Nays: None.
56

57 **Approval of Minutes**

58 *February 13, 2017*

59 Baker moved to accept the minutes of 2/13/2017. Seconded by Gillott; Ayes by Tomei, Baker, Dawson,
60 Gillott, and Schleelein. Nays: None.
61

62 **Trustee Report**

63 Gillott reported on the Trustee meeting of March 20th. For a complete report of the meeting please see the
64 Trustee minutes.
65

66 **Other Business**

67 There was continued discussion about the requested change to the Lansing Meadows PDA and any next
68 steps. The members continued to support the original recommendation that the change requested is major,
69 however, some felt more strongly than others that there should be no further consideration. Tomei
70 indicated he does not want to see the project started over. All were in agreement that they want to see the
71 senior housing project be moved forward.
72

73 Moseley suggested the possibility of controlling landscaping and/or reducing the proposed additional
74 commercial parcel somewhat to maintain a strip of residential housing along Oakcrest Road.
75

76 Dubow reiterated that the change requested is a Zoning Law change and the Trustees have the final say.
77

78 Monaghan brought up the fact that malls are in serious trouble nationwide, and he is inclined to allow the
79 change to the PDA.
80

81 Discussion continued as to the next steps in the process and what might be desirable if the Planning Board
82 changes its original determination and determines that the proposed change is minor.
83

84 Dubow suggested that the Planning Board communicate to the Trustees that the Planning Board would
85 like to continue to be involved in the process for determining uses appropriate for the proposed additional
86 Commercial Area, perhaps focusing on uses that could enhance the senior housing.
87

88 Dawson agreed that although the Board is opposed to the minor classification, it is important that there be
89 some Planning Board control as to what is a desirable use.
90

91 Some concern was expressed about the possibility of the new Commercial parcel being developed first
92 and then the residential portion becoming stalled. Moseley reminded everyone that a PDA gives the
93 Planning Board the right to impose a condition that a certain percentage of the residential units must be
94 built prior to the commercial parcel being developed.
95

96 It was decided that Tomei will attend the April 3 Trustee meeting to indicate to the Trustees that if the
97 change moves forward classified as minor, the Planning Board would like to have input as to the type of
98 business that might be considered suitable for a commercial enterprise.
99

100 **Adjournment**

101 Gillott moved to adjourn at 8:20 PM. Seconded by Dawson; Ayes by Tomei, Baker, Dawson, Gillott, and
102 Schleelein.