

Village of Lansing
Planning Board Meeting
June 27, 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; Alternate Member, Carolyn Greenwald; Code Enforcement Officer, Adam Robbs; Marty Moseley; Village Trustee Liaison, Ronny Hardaway; Village Attorney, David Dubow; Village Engineer, Brent Cross; Janet Johnson and Larry Fabroni of IJ Construction; Khandikile Sokoni, IJ Construction Attorney; Andy Bodewes and Tom LaVigne of Park Grove Realty; Jess Sudal and Matt Moore of Passero Associates; citizen observer, Lynn Leopold; Roy and Evelyn Hogben.

Absent: None

Public Comment Period

Tomei opened the public comment period. Mike Baker expressed his family's disappointment with the number of trees removed by the DPW crew at the new park on Northwoods. He had hoped that more trees would be saved to provide shade for park users. Baker questioned whether the extent of removal had been approved and hoped there would be more sparing of trees in the future.

Schleelein moved to close the public comment period. Seconded by Dawson; Ayes by Tomei, Baker, Dawson, Gillott, and Schleelein.

Formal Presentation Proposal by Park Grove Realty LLC.

Proposal to construct 14 10-unit townhome buildings for a total of 140 dwelling units with all associated road and utility infrastructure on tax parcel no. 45.1-1-51.12 which is approximately 19.46 acres and currently undeveloped

Tomei explained that the proposal by Park Grove is for discussion only and that no decisions will be made tonight one way or the other and that there is pending legal litigation by IJ Construction that needs to be resolved.

Sudol presented the site layout of (14) 10-unit two-story buildings with garages. Some key points: these will be high-end market rate apartments; the source for heating utilities has not been resolved but the current approach is to have electric heat pumps with propane back up; the south western sanitary sewer area will remain undisturbed; the south east area will have a dog park; there will be trails throughout the site and trails will connect to Village trails where possible.

It was hoped that TCAT would provide service for the complex, however, that is unlikely and so some modifications have been made to reduce the turnaround area, and thus the impervious area, by the club house.

Sudol indicated that the driveway entrance has been moved to the east end to encourage residents to drive to Warren Road rather than go through Lansing Trails. There is an emergency services exit with a lock box to the west. Tomei stressed the obligation to maintain the emergency access, especially in winter and asked for confirmation that the access will be maintained by Park Grove .

52
53 There will be trash and recycling bins for each unit so it is anticipated that no dumpsters will be required.

54
55 Dawson expressed concern about the eyesore factor and location of the prospective propane tanks. Sudol
56 said tanks would be buried.

57
58 There was discussion about the possibility of a sidewalk on Bomax and possibilities for encouraging
59 TCAT to extend service from Northwoods and come down Bomax. Dawson suggested possible
60 collaboration with Solaris and other apartment developers to work with TCAT.

61
62 Moseley asked for clarification of the calculation of the parking spaces as the proposed number exceeds
63 the Village code requirement. Sudol explained the number is based on 2 spaces per unit plus 6 for the
64 clubhouse and maintenance.

65
66 Greenwald and Tomei re-emphasized the desirability of the interconnectivity of the trails with Village and
67 the trails in Lansing Trails, and especially to the new Village Park. Dawson suggested the trails be eight
68 feet wide to parallel Village trail design. Moseley underscored that trails, sidewalks, and interconnectivity
69 are part of the Comprehensive Plan.

70
71 The need for substantially more buffering of the complex to the west was brought up as a concern by the
72 board. Moseley also indicated the need for more landscaping along Bomax. Dawson would like to see a
73 guarantee of survivability of the plants and trees. Baker asked about the maintenance building. Tomei
74 indicated that there would need to be a formal landscape plan submitted for final approval.

75
76 Moseley brought up several points about the road system—the need to build to Village code subdivision
77 regulations (24-ft width) and the need for approval by the Village engineer and superintendent of the
78 DPW. Sudol agreed that Park Grove will work closely with the Village on the roads.

79
80 Moseley also noted that the plan calls for plastic water lines throughout the development. Currently
81 Bolton Point does not allow plastic water lines and therefore the use would prohibit Park Grove from
82 being able to turn the water system over to the Village in the future if they wanted to do so. Moseley
83 suggested that a Bolton Point review of the installation of the water and sewer lines be made a condition.
84 Cross confirmed that many municipalities are turning to plastic water lines and hopefully they will be
85 allowed in the future, but in this case it would also be prudent to have Health Department approval of the
86 system made a condition.

87
88 Moseley brought up time and plan sequencing, road build, construction access, and how to mitigate
89 nearby residents from construction traffic. Gillott stressed the need for all construction traffic to exit to
90 the east; Sudol confirmed that that will be the case.

91
92 Tomei asked about the sequencing of build. Sudol said that the Club House will be built first, then the
93 current plan is to build buildings 1, 2, & 3, then buildings 13 & 14. It is anticipated that the total
94 construction period will be 18 months.

95
96 Dawson asked about the aesthetics of the Club House. The design will be in keeping with the housing
97 units.

98

99 Tomei asked if there would be a new traffic study; Sudol indicated that the original study will be used.
100 Tomei also restated the need for a complete lighting plan with photometrics to be submitted to the
101 Lighting Commission for approval.
102

103 There was discussion about the proposed Stormwater management system and how it relates to the
104 current Stormwater system on site. There are two filtration ponds indicated on the site plan. Cross asked
105 that a condition be made to evaluate the existing Stormwater system, Pond #2, and to document what it is
106 and create an easement if necessary to protect it for the future as it is a good system. Sudol indicated that
107 the current system has not been eliminated and they want to use it. He said they will stay away from that
108 area.
109

110 Moseley reiterated the need for review and approval by Cross of the Stormwater management protection
111 plan (SWPP) and suggested additional soil and erosion practices to the south be made a condition;
112 Combining District protection must meet board approval.
113

114 Many of the points brought up by Moseley throughout the meeting were outlined in a memo to Planning
115 Board members, and Sudol asked for a copy of the memo in order to address the questions and concerns .
116

117 Moseley brought up the need to include the Lansing Fire Chief in the discussion of the emergency access
118 road development plans and to file a maintenance agreement with the County to limit Village exposure.
119

120 Cross commented that it is important to heed the suggestion to adopt Bolton Point standards for the water
121 system if there is the possibility Park Grove would want to turn the system over to the Village in the
122 future. He also reiterated the importance and need to have Health Department approval for both the water
123 and sanitary sewer systems, and the Fire Department review of the emergency access plans and for a
124 maintenance agreement that is separate from the SWPP. Cross indicated he will look into protecting the
125 current SWPP. He also commented on the sustainability plan indicating that it is progressive but is
126 already part of the Village building code. Sudol indicated that Park Grove's goal is to utilize sustainable
127 materials as much as possible.
128

129 Tomei indicated sustainability is not a requirement of the application and again mentioned that there is an
130 existing unresolved legal issue regarding the property.
131

132 Fabroni spoke on multiple issues regarding the proposed development and said that he feels the board has
133 already made up its mind about the development. Some of the issues he brought up: the need for a
134 SEQRA to be done up front and concerns with the environmental impact, an assessment of the stream
135 relocation; need for a 150 ft buffer to the west; the need for a new traffic study given that Lansing Trails 1
136 & 2 will have 180 units when finished and now 140 more will be added; need for a SWPP review; the
137 availability of public sewer to the development, as he stated that a piece of the sewer system (Nor Way to
138 the property line) was never dedicated to the Village; and finally asked why the development is not
139 connecting to the Northwoods road rather than Bomax.
140

141 Sokoni then made comments indicating that it appears that the Planning Board is helping Park Grove,
142 feels there has been no consideration for the public, and that the public has been misled by the Mayor and
143 the Planning Board. She wanted to know what has been filed regarding the application and what is in the
144 hands of the Clerk as to date she has been unable to get that information. Robbs explained that he had
145 been out on medical leave and that as a result the information was not available and the Clerk had nothing
146 on file.

147
148 Tomei again stressed that no decision has been made nor can be made until the legal appeal has been
149 resolved. There being an apparent misunderstanding by Fabroni and Sokoni about the sequence of events
150 about the process for an application to build such a development, Dubow and board members provided
151 explanation about the process.

152
153 Gillott took exception to some of the comments leveled at the Planning Board by Fabroni and Sokoni and
154 stressed how seriously all board members take the task of reviewing and recommending applications for
155 everyone.

156
157 Dawson asked for clarification about what constitutes a complete application filing.

158
159 Moseley stated an application is not considered complete and filed until the application has been reviewed
160 and approved by the Code Officer and all appropriate fees have been paid. Only then can the request go
161 to a public hearing.

162
163 Dubow mentioned that it is common for a developer to start the proposal process with a presentation to
164 the Planning Board before the application is approved, but it is always entirely at the developer's risk.

165
166 Moseley responded to Fabroni's concern about traffic and suggested Fabroni's experience with the traffic
167 issue makes it reasonable to consider a third party analysis.

168
169 Sudol said he would defer to the board as to whether another traffic study is needed. He said that Park
170 Grove will review all the suggestions and comments brought up during the meeting and will advise the
171 Planning Board when they feel they are prepared to proceed to a public hearing.

172
173 Fabroni concluded the discussion by restating that he feels a short EAF is not appropriate to assess the
174 environmental impact of the proposal and that more was asked of Lansing Trails development.

175
176 **Lansing Meadows Planned Development Area Discussion**
177 This agenda item was postponed to the July 10, 2017 meeting.

178
179 **Approval of Minutes:**
180 None

181
182 **Trustee Report:**
183 Schleelein reported on the Trustee meetings of June 5 and 19. For a complete report of the meetings
184 please see the Trustee minutes.

185
186 **Other Business as Time Permits**
187 Tomei moved to enter into an attorney client privilege meeting at 9:12 PM. Seconded by Gillott;
188 Ayes by Tomei, Baker, Dawson, Gillott, and Schleelein. Nays: none.

189
190 Baker moved to adjourn the attorney client privilege meeting at 9:43 PM; Seconded by Schleelein; Ayes
191 by Tomei, Baker, Dawson, Gillott, and Schleelein. Nays: none.

192
193 **Adjournment**

194 Dawson moved to adjourn at 9:45 PM. Seconded by Baker; Ayes by Tomei, Baker, Dawson, Gillott, and
195 Schleelein.