

Village of Lansing
Planning Board Meeting
Minutes of
October 9, 2017

The meeting of the Village of Lansing Planning Board was called to order at 7:02PM by Chairperson Mario Tomei.

Present at the meeting were Planning Board Members: Mike Baker, Deborah Dawson, Carolyn Greenwald, and Lisa Schleelein; Alternate Member, Jim McCauley; Code Enforcement Officer, Adam Robbs; Village Trustee Liaison, Ronny Hardaway; Village Attorney, David Dubow; additional attendees: Gerry Monaghan and Eric Goetzmann with Triax Management Group.

Absent: Mike Baker

Tomei appointed Jim McCauley as an acting member for the meeting due to the absence of Planning Board member Mike Baker.

Public Comment Period

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

Triax Management Group

Informal Proposal for possible development of tax parcel # 47.1-1-17.15 and parcel # 47.1-1-17.13. This consists of redevelopment of a vacant lot and old restaurant in to new 30,000 feet of retail building.

The is located along N Triphammer Road bounded by Graham Rd West on the south, Butler Rd on the west, and Hickory Hollow Lane on the north.

Goetzmann presented documentation for the proposed Watersprite Revitalization Project. Goetzmann explained that the area needs to be cleared as it was used as a staging area when Triphammer was reworked. Soil and concrete need to be removed and the old restaurant on the corner of Triphammer and Graham Road West will be demolished. The proposal is to build a small retail building, perhaps a small market, and a parking lot.

Tomei: Is the 30,000sf the total of both buildings?

Goetzmann: Yes

Tomei: The size is allowed in the CMT District and allows for small commercial traffic.

Dawson: Will the parking lot be lower than the parking lot at Ciao?

Goetzmann: Yes.

Schleelein: What happens to the trees on the lot?

Goetzmann: We will try to work around as many as possible.

Schleelein: Parking on Triphammer is encouraged to be behind the building to make Triphammer more appealing.

Tomei: Noted that if parking is moved to the back, the view would be looking at the back of the buildings.

52
53 Schleelein: Asked if there will be a connection to the Lansing Meadows PDA (LMPDA) infrastructure?
54 Robbs: Replied no as this parcel is not a contiguous property.
55
56 Schleelein: Asked about the hours of operation?
57 Goetzmann: Similar to the rest of the area, 9 AM – 5 PM.
58
59 Schleelein: There needs to be a sidewalk along Triphammer.
60 Goetzmann: Due to the slope and the extreme cut to level the property it would be extremely hard to
61 comply with a sidewalk request.
62 Schleelein: Expressed dissatisfaction with the flow of both foot traffic and vehicles through the parking
63 area. Sidewalk is required for safety and walkability.
64
65 Greenwald: Indicated she wants to see bicycle parking.
66 Goetzmann: Agreed, parking for bicycles will be included.
67
68 Greenwald: In keeping with the walkable Village concept, will there be any outdoor seating or possible
69 restaurant?
70 Goetzmann: Yes both could be possible.
71
72 Dawson: What is the time frame for the project?
73 Goetzmann: Summertime 2018
74 Dawson: What about status of Lansing Meadows?
75 Goetzmann: Still working on new concept.
76
77 Monaghan: Where will the stormwater from this site go?
78 Goetzmann: Towards the wetlands area.
79
80 Tomei: The Board would like to see more buffering and a sidewalk along Triphammer. Perhaps low
81 growth plantings are needed. Some buffering suggestions made were low plantings, a berm, low brick
82 wall.
83 Goetzmann: I will have the engineer look into a sidewalk but it is very challenging.
84 Tomei: Emphasized that the Board is very in favor of sidewalks and would likely be willing to give up
85 some buffering to accommodate a sidewalk.
86
87 Greenwald: On your EAF form, question # 8a, you indicated that there will not be a substantial increase
88 to present traffic level; can Mario please clarify “substantial”?
89 Tomei: We will need to look at the definition of substantial but I do not think this is an adverse change.
90 Schleelein: Concerned that if the mall revitalization works there could be traffic backup.
91
92 Dawson: Concerned with the location of the curb cut on Graham.
93 Monaghan: Agreed and asked why change the curb cut from Butler?
94 Goetzmann: Curb cut changed due to slope and grade of site.
95
96 Tomei: Will there be any propane use or need?
97 Goetzmann: Possibly. If needed, tanks will be buried.
98
99 Schleelein: What is the height of the buildings and the size of the buildings?

100 Goetzmann: The buildings will be 22-24 feet high, with a parapet to hide mechanicals; the size 11,000sf
101 and 18,000sf consisting of possibly 6 or more stores. Much will depend on the needs of the tenants.

102
103 McCauley: Any thoughts on restaurants?

104 Goetzmann: A restaurant is a possibility but it would be small.

105
106 Tomei: Will there be handicapped parking available?

107 Goetzmann: Yes, just not indicated on the drawing yet.

108
109 End of presentation.

110
111 Tomei, we need a motion to have a joint meeting with the Board of Trustees to discuss the topic of the
112 Mall PDA proposal.

113
114 Schleelein moved to schedule a joint meeting with the Board of Trustees to discuss a possible Mall PDA.
115 Seconded by Dawson; Ayes by Tomei, Dawson, Greenwald, McCauley, and Schleelein. Nays none.

116
117 Dawson moved to continue the public hearing for the Park Grove Realty SEQRA review after the joint
118 meeting with Board of Trustees. Seconded by Schleelein; Ayes by Tomei, Dawson, Greenwald,
119 McCauley, and Schleelein. Nays none.

120 **Approval of Minutes:**

121 None

122
123 **Trustee Report:**

124 Tomei reported on the Trustee meeting,
125 For a complete report of the meeting please see the Trustee minutes.

126
127 **Other Business**

128
129 **Adjournment**

130 Dawson moved to adjourn at 9:45 PM. Seconded by McCauley; Ayes by Tomei, Dawson, Greenwald,
131 McCauley, and Schleelein.

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