

Village of Lansing
Planning Board Meeting
January 30, 2018

The meeting of the Village of Lansing Planning Board was called to order at 7:05 PM by Chairman Mario Tomei.

Present at the meeting were Planning Board Members: Mike Baker, Jim McCauley and Lisa Schleelein; Code Enforcement Officer, Adam Robbs; Village Trustee Liaison, John O'Neill; Village Attorneys, David Dubow and William Troy; Village Engineer, Brent Cross; Dan Veaner with The Lansing Star. Justin Marchuska, Alton Ainslie, David Huckle, Crystal Mullenix, Fran Mullenix, Monica Moll, Steve Wilson with Bohler Engineering, Larry Bieri and Eric Goetzmann

Absent: Carolyn Greenwald

Public Comment Period

Tomei opened the public comment period. There were no comments.
Schleelein moved to close the public comment period; seconded by Baker.
AYES: Tomei, Baker, McCauley, and Schleelein.
NAYES: None

Public Hearing to Consider:

Tomei opened the public hearing for:

Special Permit #4108 for Marchuska Brothers Construction, LLC for possible development of tax parcel # 45.2-1-46.5 which consists of development of vacant building addressed as 1020 Craft Road and approximately 1.8 acres transforming them into professional office space.

Tomei read the following report answers supplied by the developer. (See next page)

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: 1020 Craft Road Medical Office Building				
Project Location (describe, and attach a location map): 1020 Craft Road, Lansing, NY Village of Lansing Tax Parcel 45.2-1-46.5				
Brief Description of Proposed Action: Renovation of existing single story steel frame building for medical office with parking and site improvements				
Name of Applicant or Sponsor: 555 Marchuska, LLC, Contact person: Justin Marchuska		Telephone: 607-786-3762 E-Mail: justin.marchuska@marchuskabrothers.com		
Address: 436 Airport Rd				
City/PO: Endicott	State: New York	Zip Code: 13760-4406		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.82 acres		
b. Total acreage to be physically disturbed?		1.5 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.82 acres		
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

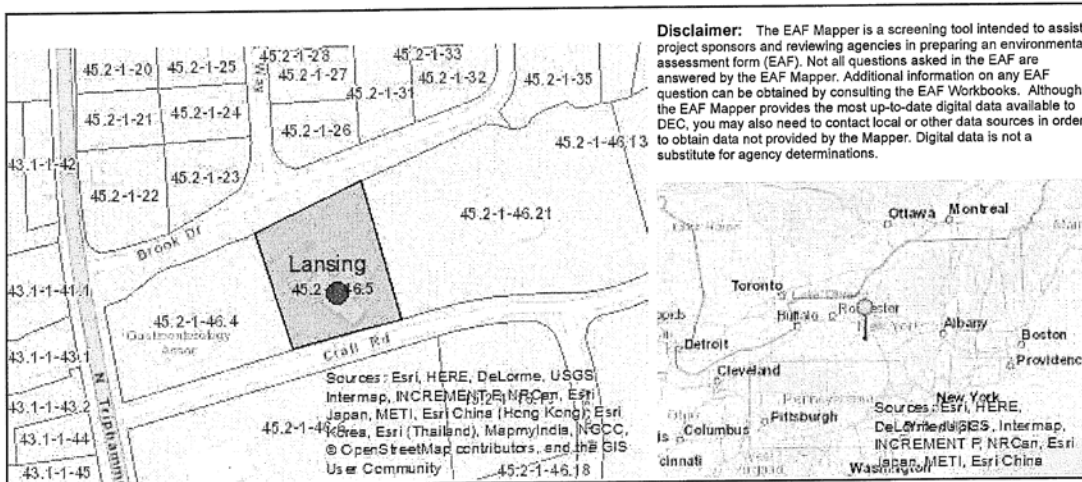
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Front portion of site will discharge to existing road drainage ditch and rear portion will discharge to natural stream channel	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ Small storm water detention/treatment	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Justin Marchuska	Date: 1/24/18	
Signature: _____		

PRINT FORM

EAF Mapper Summary Report

Thursday, January 11, 2018 3:01 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

35 Tomei stated that he agreed with all answers given except #8-c where the developer answered no but
36 there is a pedestrian walkway and bike path on Craft Road.

37

38 **EAF (Environmental Assessment Form) and SEQR Resolution**

39 The Planning Board worked through the **Short/Full** Environmental Assessment Form (EAF). After
40 discussion, the Board filled in the appropriate areas prior to determining that the proposed action will
41 not result in any significant adverse environmental impacts.

42

43 Tomei indicated that the Village has received the required review of the proposal from the Tompkins
44 County Planning Department, as required by General Municipal Law 239 -l, -m, and -n. The Department
45 has reviewed the proposal as submitted and has determined that it has no negative inter-community or
46 county-wide impacts.

47

48 Tomei read the following Resolution for SEQR Review of Special Permit #4108:

49

50 **VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR**
51 **REVIEW FOR SPECIAL PERMIT NO. 4108 ADOPTED ON JANUARY 30, 2018**

52

53 **WHEREAS:**

54

55 A. This matter involves consideration of the following proposed action: Special permit # 4108
56 for Marchuska Brothers Construction LLC for possible development of tax parcel # 45.2-1-
57 46.5 which consists of development of vacant building addressed as 1020 Craft Road and
58 Approx.1.8 Acres transforming them into professional office space; and

59 B. On January 30, 2018 the Village of Lansing Planning Board, in performing the lead agency
60 function for its independent and uncoordinated environmental review in accordance with
61 Article 8 of the New York State Environmental Conservation Law - the State Environmental
62 Quality Review Act ("SEQR"), (i) determined that the proposed action provided for herein is
63 an Unlisted Action in accordance with SEQR; (ii) thoroughly reviewed the Full
64 Environmental Assessment Form (the "Short EAF"), Part I, and any and all other documents
65 prepared and submitted with respect to this proposed action and its environmental review
66 [including any Visual Environmental Assessment Form deemed required, and comments and
67 recommendations, if any, provided by the Tompkins County Department of Planning in
68 accordance with General Municipal Law Sections 239-l and -m]; (iii) completed its thorough
69 analysis of the potential relevant areas of environmental concern to determine if the
70 proposed action may have a significant adverse impact on the environment, including the
71 criteria identified in 6 NYCRR Section 617.7(c); and (iv) completed the Short EAF, Part II); and

72

73 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

74 1. The Village of Lansing Planning Board, based upon (i) its thorough review of the Short
75 EAF, Part I, and any and all other documents prepared and submitted with respect to
76 this proposed action and its environmental review [including any Visual Environmental
77 Assessment Form deemed required, and comments and recommendations, if any,
78 provided by the Tompkins County Department of Planning in accordance with General
79 Municipal Law Sections 239-l and -m], (ii) its thorough review of the potential relevant
80 areas of environmental concern to determine if the proposed action may have a

81 significant adverse impact on the environment, including the criteria identified in 6
82 NYCRR Section 617.7(c), and (iii) its completion of the Short EAF, Part II, including the
83 findings noted thereon (which findings are incorporated herein as if set forth at length),
84 hereby makes a negative determination of environmental significance (“**NEGATIVE**
85 **DECLARATION**”) in accordance with SEQR for the above referenced proposed action,
86 and determines that an Environmental Impact Statement will not be required; and
87 2. The Responsible Officer of the Village of Lansing Planning Board is hereby authorized
88 and directed to complete and sign as required the Short EAF, Part III, confirming the
89 foregoing **NEGATIVE DECLARATION**, which fully completed and signed Short EAF shall
90 be attached to and made a part of this Resolution.
91

92 The vote on the foregoing motion was as follows:

93 Motion by Schleelein; seconded by Baker.

94 AYES: Baker, McCauley, Schleelein and Tomei

95 NAYS: none

96 The motion was declared to be carried.
97

98 There being no further input from the public.

99 Schleelein moved to close the public hearing; seconded by Baker.

100 AYES: Tomei, Baker, McCauley and Schleelein.

101 NAYS: None
102

103 Robbs indicated that he has received proof of mailings from the applicant as required by the Village
104 Code.
105

106 **General Conditions 145-59E**

107 Tomei read the general conditions for special permits, section 145-59E. The Board evaluated the special
108 permit application against the required general conditions. The Board determined that the general
109 conditions have been met.
110

111 Schleelein moved that all general conditions, in accordance with section 145-59E, have been met;
112 seconded by Baker.

113 AYES: Tomei, Baker, McCauley, and Schleelein.

114 NAYS: None.
115

116 Tomei read/summarized the Resolution for Special Permit #4108.
117

118 **VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL**
119 **PERMIT APPROVAL ADOPTED ON JANUARY 30, 2018**
120

121 **WHEREAS:**

- 122 A. Special permit # 4108 for Marchuska Brothers Construction, LLC for possible development of
123 tax parcel # 45.2-1-46.5. which consists of development of vacant building addressed as
124 1020 Craft Road and approx.1.8 acres transforming them into professional office space; and
125 B. The Village of Lansing Planning Board, in accordance with Article 8 of the New York State
126 Environmental Conservation Law - the State Environmental Quality Review Act (“SEQR”),

- 127 and 6 NYCRR Section 617.5, has determined that the approval of the proposed special
128 permit is a Type II action as previously determined by a prior resolution thereon by the
129 Planning Board, and thereby the Planning Board may be processed without further regard to
130 SEQR; and
- 131 C. The Village Code Enforcement/Zoning Officer has determined that the proposed action is
132 not large-scale and therefore is not subject to a full and extensive environmental review
133 under the Village of Lansing Zoning Law; and
- 134 D. On January 30, 2018, the Village of Lansing Planning Board held a public hearing regarding
135 this proposed action, and thereafter thoroughly reviewed and analyzed (i) the materials and
136 information presented by and on behalf of the applicant(s) in support of this proposed
137 action, including information and materials related to the environmental issues, if any,
138 which the Board deemed necessary or appropriate for its review, (ii) all other information
139 and materials rightfully before the Board (including, if applicable, comments and
140 recommendations, if any, provided by the Tompkins County Department of Planning in
141 accordance with General Municipal Law Sections 239-l, -m and nn), and (iii) all issues raised
142 during the public hearing and/or otherwise raised in the course of the Board's deliberations;
143 and
- 144 E. On January 30, 2018 in accordance with Section 725-b of the Village Law of the State of New
145 York and Sections 145-59, 145-60, 145-60.1 and 145-61 of the Village of Lansing Code, the
146 Village of Lansing Planning Board, in the course of its further deliberations, reviewed and
147 took into consideration (i) the general conditions required for all special permits (Village of
148 Lansing Code Section 145-59E), (ii) any applicable conditions required for certain special
149 permit uses (Village of Lansing Code Section 145-60), (iii) any applicable conditions required
150 for uses within a Combining District (Village of Lansing Code Section 145-61), and (iv) any
151 environmental issues deemed necessary and/or appropriate;

152
153 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

- 154 1. The Village of Lansing Planning Board hereby (i) determines that the environmental
155 information and materials submitted by the applicant and the details thereof are reasonably
156 related to the scope of the proposed project; (ii) waives the necessity for any additional
157 environmental information otherwise required; and (iii) finds that the proposed project will
158 not have a significant adverse impact on the environment; and
- 159 2. The Village of Lansing Planning Board hereby finds (subject to the conditions and
160 requirements, if any, set forth below) that the proposed action meets (i) all general
161 conditions required for all special permits (Village of Lansing Code Section 145-59E), (ii) any
162 applicable conditions required for certain special permit uses (Village of Lansing Code
163 Section 145-60), and (iii) any applicable conditions required for uses within a Combining
164 District (Village of Lansing Code Section 145-61); and
- 165 3. It is hereby determined by the Village of Lansing Planning Board that Special Permit No.
166 4108 is **GRANTED AND APPROVED**, subject to the following conditions and requirements:
- 167 A. Soil and Erosion control measures shall be implemented and coordinated as
168 required, and approved by either the Village of Lansing Code Enforcement Officer
169 and/or the Village of Lansing Engineer.
- 170 B. Prior to a building permit being issued, a final lighting plan shall be submitted to and
171 approved by Village of Lansing Lighting Commission prior to installation.

- 172 C. Landscaping plan shall be submitted to and approved by the Planning Board prior to
173 installation.
- 174 D. Prior to a building permit being issued, approval by the Village of Lansing Engineer
175 and Village of Lansing Storm Water Officer of, but not limited to, site work, storm
176 water management and infrastructure plans, and implementation thereof. Drainage
177 easements for potential impact from the stormwater management facilities on
178 neighboring parcels shall be obtained, provided to the Village for approval by the
179 Village Engineer, Stormwater Officer and Attorney, and thereafter recorded at the
180 Tompkins County Clerk's Office.
- 181 E. Prior to a building permit being issued, approval by the Superintendent of Public
182 Works for any required curb-cut and/or sidewalk connection(s) as determined.
- 183 F. Required permits, approvals, consents and other authorizations from all applicable
184 Federal, State, County and local governmental and regulatory agencies shall be
185 obtained, maintained and complied with for all permitted improvements,
186 operations and activities as authorized by this special permit approval, and such
187 improvements, operations and activities shall at all times comply with all applicable
188 Federal, State, County and local laws, codes, rules and regulations.
- 189 G. Prior to a building permit being issued, a maintenance agreement shall be
190 submitted to and approved by the Village Attorney, Village Engineer, and Village
191 Stormwater Management Officer pertaining to the stormwater facilities.
- 192 H. Prior to a building permit being issued, water consumption proposed for the
193 occupancy of the new building shall be provided to the Village of Cayuga Heights
194 and the Village of Lansing for the issuance of the required sewer permits prior to the
195 issuance of the building permit.
- 196 I. A Clean set of final plans shall be submitted to an approved by the Planning Board
197 and Code Enforcement Officer.
- 198

199 The vote on the foregoing motion was as follows:

200 Motion by Schleelein; seconded by McCauley

201 AYES: Mike Baker, Jim McCauley, Mario Tomei and Lisa Schleelein

202 NAYS: None

203 The motion was declared to be carried.

204

205 **Informal presentation from McDonalds to consider:**

206 Possible alteration to exterior of building interior renovation and sign presentation. This is for parcel
207 #47.1-1-17.83, addressed as 2350 North Triphammer Road. This will not require any expansion of the
208 current footprint of the building.

209

210 Steve Wilson, Bohler Engineering, presented for McDonalds Corporation. He described possible interior
211 renovations to the ordering counter, the bathrooms and the dining area with no change in footprint. He
212 also stated that the exterior elevation changes to façade and roof line would include new colors of grey
213 and brown, getting rid of the red roof, and would include a new signage package. The new sign package
214 would include more wall signs and changing the free-standing sign to an electronic reader board sign.

215

216 Tomei indicated that this may require a public hearing. Tomei described the new appearance of the
217 McDonalds on Elmira Road in Ithaca as very nice in comparison to the old dated buildings.

218
219 Schleelein stated that they could not have any moving parts or flashing letters words or pictures on the
220 signs. What the developer is requesting is more than double the allowed signage. Schleelein asked why
221 they feel they need all the new signage. People know its McDonalds and it is always busy. Schleelein also
222 expressed concern of the headlights from cars in the ordering que shining onto Triphammer Road which,
223 at certain times, causes a bad glare to oncoming traffic. She asked if more shrubs could be added.
224 Wilson stated that this could be a possibility.

225
226 Tomei stated that only the back of the current building has the wall art lettering sign now. He
227 questioned why the developer sees a need for the Arch's and the word art on both ends of the building
228 also. He would like them to possibly compromise on just the Triphammer side and the arches on both
229 ends of the building. Schleelein stated that everyone knows the golden arches and asked why there is a
230 need for the word art at all. Wilson the competition for the drive thru markets is stiff and we need more
231 exposure that's why a more aggressive sign package. McCauley stated that McDonald's has no
232 competition in this area that has a drive-thru. Tomei stated if the developer removes the wall art, except
233 for the west side and the arches on both ends of the building, it would be more acceptable. Robbs
234 stated you are allowed 50 square feet of signage total for a building in this district. In addition to this
235 you can have one free standing sign of 18 square feet total. Robbs suggested moving the free-standing
236 sign to the South end of the property and adding the logo to the entry exit signs. Wilson would like to
237 increase the size of the free-standing sign and height but would be open to compromise.

238
239 Cross stated that he would like to see the site plan reflect a study of the cars in que for the drive thru.
240 Traffic backs up out onto Triphammer Road during the lunch rush. Wilson stated that the new mobile to
241 go app should help to relieve the backups. Cross stated the parking lines are horrible and need to be
242 addressed during this renovation. Wilson agreed that this will be looked into during renovation.

243
244 Baker asked what type of interior renovations would be done. Wilson stated that it would be more like
245 restaurant interior, the addition of Mobile To Go and a self-service kiosk. Schleelein stated the Planning
246 Board can be flexible and approve these changes but it is pretty set on the zoning.

247
248 Wilson asked if this would require a public hearing. Tomei stated yes and it could start at the next
249 meeting on February 27th if all changes are approved. This was the end of the presentation.

250
251 **Informal Presentation From Eric Goetzmann**
252 Goetzmann is seeking Boards approval for a NEW concept of residential development on the Lansing
253 Meadows Planned Development Area residential component, tax parcel # 47.1-1-17.21

254
255 Goetzmann stated it's been a long road getting to this point. He has been listening to the Planning
256 Boards comments and has come to this meeting with a new plan. The new concept includes two
257 buildings, six units in each building, all are two bedrooms, each on one level only either upstairs or
258 downstairs. These units being two bedrooms are more spacious than the competition. Goetzmann
259 submitted visual renderings.

260
261 McCauley asked if. Goetzmann stated that all units have one car garage plus one car parking in front of
262 the garage in the driveway. Also, it will include a walkway from the rear of the buildings up to the
263 sidewalk near the YMCA. This design fits this area plus it is buffered from the commercial area.

264
265 Tomei stated that if he were buying a unit there he would prefer that it be closer to the east end of the
266 property. It seems less appealing to be next to BJ's. Goetzmann stated the placement of the units as well
267 as the orientation help to buffer them from the commercial areas.
268

269 Goetzmann provided The EAF to help decide whether this is a minor or major change. In Goetzmann
270 opinion it is a minor change as this is smaller development on the property. Cross stated this may be a
271 smaller footprint but the pervious pavement is the same as the single-family units presented to the
272 Board previously.
273

274 Schleelein stated that the amount of curb cuts is not appealing but she likes the appearance of the
275 buildings. She would also like to know the whole plan. She asked what is happening with the rest of the
276 property. Goetzmann stated he has no plans for the rest of the property he only wants to build the
277 twelve units then he is done with residential.
278

279 Cross asked if Goetzmann has contemplated one driveway eliminating the circle drive around the
280 buildings and front loading only garages. Goetzmann answered yes, but the area is too tight and front-
281 loading garages don't work with the design of upper or lower units.
282

283 Cross asked what is planned for the stormwater. Goetzmann stated it would connect to the BJ's
284 property.
285

286 Schleelein asked again what the plan is for the rest of the site. Goetzmann stated he has no intentions at
287 this time for more. He would like to finish this then focus on the commercial spaces that he is more
288 accustomed with.
289

290 Schleelein stated she likes the design it is more attractive than past designs. Goetzmann thinks that with
291 this design being smaller, the impact would make this a minor change and would like the Board to
292 amend the special permit so he could get started.
293

294 Schleelein asked if there would be an onsite manager and who would be maintaining the roads.
295 Goetzmann thought that he would be turned the road over to the village. The Board agreed that it was a
296 driveway, not a road so there would be no reason it would be turned over to the Village. Cross stated
297 that there would be no reason the Village would be interested in the road. He asked again where the
298 pathway starts and ends and questioned whether we needed sidewalks on Oakcrest. Cross indicated
299 that if a walkway is to be taken over by a Village it must join Village roadways. Otherwise it is considered
300 a private pathway. Goetzmann stated it would or could run from Oakcrest on the south west to the
301 YMCA sidewalk area.
302

303 Baker stated he likes the look but that it leaves a lot of room for future development.
304

305 Cross stated that the questions are, is it minor or major, is the rest of the lot developable or not. Cross
306 thinks this is segmentation by design which cannot be done. Goetzmann stated he only wants and
307 intends to build the twelve units that he promised the Village years ago. Cross stated that that may be
308 the intention but it does not limit the fact that this could be future development. Schleelein feels we
309 don't have enough information to make this decision unless we know the big picture. Cross stated that it

310 could be dedicated to forever wild and declared unbuildable then it takes the rest of the property off
311 the table.

312
313 Robbs advises the Board that we don't have enough information and he would like to research
314 segmentation before responding. Goetzmann stated he doesn't understand what the Board wants and
315 again stated this is only twelve units. This is minor. Cross stated that it is major if we don't consider the
316 whole property. The previous design did not allow for future development therefore it was not
317 developable beyond the initial design. This design leaves a lot of space and the possibility for triple the
318 density. Goetzmann again states he has no plan for that.

319
320 Tomei stated the only option at this point is to invite Goetzmann back for the next meeting and research
321 between now and then to see if this is acceptable. Goetzmann answered ok.

322

323 **Approval of Minutes:**

324 Baker moved to accept the minutes of January 8, 2018 as amended; seconded by Schleelein.

325 AYES: Tomei, Baker, McCauley and Schleelein.

326 NAYS: None

327

328 **Trustee Report:**

329 For a complete report of the meeting please see the Board of Trustee minutes.

330

331 **Other Business**

332 The Board discussed whether the Shops at Ithaca Mall is going to be at the upcoming meeting agenda.

333 Robbs stated that the developer may not be ready yet. Robbs also discussed requirements for the
334 Lighting Commission.

335

336 Baker moved to go into private session at 9:47PM; seconded by Schleelein

337 AYES: Tomei, Baker, McCauley and Schleelein.

338 NAYS: None

339

340 Baker moved to come out of private session at 10:15 PM; seconded by Schleelein.

341 AYES: Tomei, Baker, McCauley and Schleelein.

342 NAYES: None

343

344 **Adjournment**

345 Baker moved to adjourn at 10:15 PM; seconded by Schleelein.

346 AYES: Tomei, Baker, McCauley and Schleelein.

347 NAYES: None