

Village of Lansing
Planning Board Meeting
October 30, 2018

The meeting of the Village of Lansing Planning Board was called to order at 7:02PM by Chair, Lisa Schleelein.

Present at the meeting: Planning Board Members; Lisa Schleelein, Mike Baker, Carolyn Greenwald, Jim McCauley, Monica Moll, and Alternate Member, Anthony Ingraffea; Code Enforcement Officer, Mike Scott; Zoning Officer Adviser, Marty Moseley; Village Attorney, William Troy; and approximately 15-20 additional people including Steve Beer, David Beer, Beverly Beer, Attorney for the Beers, Randy Marcus; Megan Pomeroy, Robert Pass and Mark Kirschbaum of NYSEG; Kieran Siao and Pierre-Marie Quincy of Tesla, Ralph Varn of Starland Builders, Crystal Fan, Yadong Wang, Mario Tomei, Bob Miller, Dan Veanor with the Lansing Star and Ed Lavigne, Town of Lansing Supervisor.

Absent: Village Engineer, Brent Cross

Public Comment Period

Schleelein opened the public comment period.

With no one wishing to speak, Moll moved to close the public comment period. Seconded by Greenwald.

AYES: Schleelein, Baker, Greenwald, McCauley, and Moll.

Special Permit #4211 proposed by NYSEG/Tesla

The applicants are proposing to install an accessory battery energy storage system (BESS) on 720 Warren Road (Tax Parcel #46.1-1-4.2) The BESS project will be mounted on a concrete slab and enclosed within a chain link fence.

Schleelein asked if anyone had any comments before she read the below resolutions. Scott mentioned that the review of the 239 had been received from Tompkins County with no negative impacts. Schleelein read each section and the General Conditions. It was determined to be a negative declaration and the following resolution was presented:

EAF (Environmental Assessment Form) and SEQR Resolution

Schleelein stated that the EAF for Special Permit #4211 has been submitted. All the previously discussed changes have been incorporated. The Planning Board completed Part II. Schleelein read each section and the General Conditions. It was determined to be a negative declaration and the following resolution was presented:

40 **VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR**
41 **REVIEW OF SPECIAL PERMIT NO. 4211 ADOPTED ON OCTOBER 30, 2018**

42 *Motion made by: Baker*

43 *Motion seconded by: Greenwald*

44 **WHEREAS:**

45 *A. This matter involves consideration of the following proposed action: Special Permit No. 4211*
46 *for application by NYSEG/Tesla proposed installation of accessory battery energy storage system (BESS)*
47 *on 720 Warren Road (Tax Parcel # 46.1-1-4.2). The BESS project will be mounted on a concrete slab and*
48 *enclosed within a chain link; and*

49 *B. On October 30, 2018 the Village of Lansing Planning Board, in performing the lead agency*
50 *function for its independent and uncoordinated environmental review in accordance with Article 8 of the*
51 *New York State Environmental Conservation Law--the State Environmental Quality Review Act*
52 *("SEQR"), (i) determined that the proposed action provided for herein is an Unlisted Action in*
53 *accordance with SEQR; (ii) thoroughly reviewed the Full Environmental Assessment Form (the "Short*
54 *EAF"), Part I, and any and all other documents prepared and submitted with respect to this proposed*
55 *action and its environmental review [including any Visual Environmental Assessment Form deemed*
56 *required, and comments and recommendations, if any, provided by the Tompkins County Department of*
57 *Planning in accordance with General Municipal Law Sections 239-1 and —m]; (iii) completed its*
58 *thorough analysis of the potential relevant areas of environmental concern to determine if the proposed*
59 *action may have a significant adverse impact on the environment, including the criteria identified in 6*
60 *NYCRR Section 617.7(c); and (iv) completed the Short EAF, Part II).*

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

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

69 *2. The Responsible Officer of the Village of Lansing Planning Board is hereby authorized and*
70 *directed to complete and sign as required the Short EAF, Part III, confirming the foregoing*
71 *NEGATIVE DECLARATION, which fully completed and signed Short EAF shall be attached*
72 *to and made a part of this Resolution.*

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76 *The vote on the foregoing motion was as follows:*

77 *AYES: Schleelein, Baker, Greenwald, McCauley, and Moll.*

78 *NAYS: None*

79 *The motion was declared to be carried.*

80

81 Schleelein signed the SEQR.

82 Schleelein asked for a motion to close the public hearing as it had stayed open for special
83 permit #4211.

84

85 Baker motioned to close the Public Hearing. Seconded by Greenwald.

86 *AYES: Schleelein, Baker, Greenwald, McCauley and Moll.*

87 *NAYS: none*

88

89 Schleelein read the Village of Lansing Zoning General Conditions 145-59 E listed below:

90

91 *(1) It will not be detrimental to or endanger the public health, safety or general welfare.*

92 *(2) It will not be injurious to the use and enjoyment of other property in the vicinity or
93 neighborhood.*

94 *(3) It will not impede the orderly development of the vicinity or neighborhood and is appropriate in
95 appearance and in harmony with the existing or intended character of the vicinity or
96 neighborhood.*

97 *(4) The street system and off-street parking facilities can handle the expected traffic in a safe and
98 efficient manner.*

99 *(5) Natural surface water drainageways are not adversely affected.*

100 *(6) Water and sewerage or waste disposal facilities are adequate.*

101 *(7) The general environmental quality of the proposal, in terms of site planning, architectural
102 design and landscaping, is compatible with the character of the neighborhood.*

103 *(8) Lot area, access, parking and loading facilities are sufficient for the proposed use.*

104 *(9) The requested use or facility conforms in all other respects to the applicable regulations of the
105 district in which it is located.*

106 *(10) The applicant has shown that steps will be taken where necessary to meet all performance
107 standards and all other applicable general regulations.*

108

109 Greenwald moved to have the Planning Board find that all General Conditions in accordance with
110 Section 145-59 E for Special Permit #4211 had been met. Seconded by McCauley.

111 *AYES: Schleelein, Baker, Greenwald, McCauley, and Moll.*

112

113 Schleelein presented to the Board the following resolution stating the 239 had been approved.

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**VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL
PERMIT NO. 4211 ADOPTED ON OCTOBER 30, 2018**

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Motion made by: Mike Baker
Motion seconded by: Monica Moll

WHEREAS:

- A. *Special Permit No. 4211 for the application by NYSEG/Tesla for proposed installation of accessory battery energy storage system (BESS) on 720 Warren Road Tax Parcel # 46.1-1-4.2. The BESS project will be mounted on a concrete slab and enclosed within a chain link; and*
- B. *The Village of Lansing Planning Board, in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), and 6 NYCRR Section 617.5, has determined that the approval of the proposed special permit is a Type II action as previously determined by a prior resolution thereon by the Planning Board, and thereby the Planning Board may be processed without further regard to SEQR; and*
- C. *The Village Code Enforcement/Zoning Officer has determined that the proposed action is not large-scale and therefore is not subject to a full and extensive environmental review under the Village of Lansing Zoning Law; and*
- D. *On October 30, 2018, the Village of Lansing Planning Board held a public hearing regarding this proposed action, and thereafter thoroughly reviewed and analyzed (i) the materials and information presented by and on behalf of the applicant(s) in support of this proposed action, including information and materials related to the environmental issues, if any, which the Board deemed necessary or appropriate for its review, (ii) all other information and materials rightfully before the Board (including, if applicable, comments and recommendations, if any, provided by the Tompkins County Department of Planning in accordance with General Municipal Law Sections 239-1—m and nn), and (iii) all issues raised during the public hearing and/or otherwise raised in the course of the Board's deliberations; and*
- E. *On October 30, 2018, in accordance with Section 725-b of the Village Law of the State of New York and Sections 145-59, 145-60, 145-60.1 and 145-61 of the Village of Lansing Code, the Village of Lansing Planning Board, in the course of its further deliberations, reviewed and took into consideration (i) the general conditions required for all special permits (Village of Lansing Code Section 145-59E), (ii) any applicable conditions required for certain special permit uses (Village of Lansing Code Section 145-60), (iii) any applicable conditions required for uses within a Combining District (Village of Lansing Code Section 145-61), and (iv) any environmental issues deemed necessary and/or appropriate.*

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

153 **OPTION 1:**

- 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 Section*
163 *145-60), and (iii) any applicable conditions required for uses within a Combining District*
164 *(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 *4211 is GRANTED AND APPROVED, subject to the following conditions and requirements as*
167 *determined and/or needed:*
- 168 a. *Soil and Erosion control measures shall be implemented and coordinated as required,*
169 *and approved by either the Village of Lansing Code Enforcement Officer and/or the*
170 *Village of Lansing Engineer.*
- 171 b. *Prior to a building permit being issued, a final lighting plan shall be submitted to and*
172 *approved by Village of Lansing Lighting Commission prior to installation.*
- 173 c. *Landscaping plan shall be submitted to and approved by the Planning Board prior to*
174 *installation.*
- 175 d. *Prior to a building permit being issued, approval by the Village of Lansing Engineer and*
176 *Village of Lansing Storm Water Officer of, but not limited to, site work, storm water*
177 *management and infrastructure plans, and implementation thereof. Drainage*
178 *easements for potential impact from the stormwater management facilities on*
179 *neighboring parcels shall be obtained, provided to the Village for approval by the Village*
180 *Engineer, Stormwater Officer and Attorney, and thereafter recorded at the Tompkins*
181 *County Clerk's Office.*
- 182 e. *Prior to a building permit being issued, approval by the Superintendent of Public Works*
183 *for any required curb-cut and/or sidewalk connection(s) as determined.*
- 184 f. *Required permits, approvals, consents and other authorizations from all applicable*
185 *Federal, State, County and local governmental and regulatory agencies shall be*
186 *obtained, maintained and complied with for all permitted improvements, operations and*
187 *activities as authorized by this special permit approval, and such improvements,*

- 188 *operations and activities shall at all times comply with all applicable Federal, State,*
189 *County and local laws, codes, rules and regulations.*
- 190 *g. Prior to a building permit being issued, a maintenance agreement shall be submitted to*
191 *and approved by the Village Attorney, Village Engineer, and Village Stormwater*
192 *Management Officer pertaining to the stormwater facilities.*
- 193 *h. Prior to a building permit being issued, water consumption proposed for the occupancy*
194 *of the new building shall be provided to the Village of Cayuga Heights and the Village of*
195 *Lansing for the issuance of the required sewer permits prior to the issuance of the*
196 *building permit.*
- 197 *i. A clean set of final plans shall be submitted to an approved by the Planning Board and*
198 *Code Enforcement Officer.*
- 199 *j. Training will be offered by NYSEG/Tesla to the Lansing Fire Department and Village of*
200 *Cayuga Heights Fire Department first responders.*
- 201 *k. A Safety Training Document will be sent to the Lansing Fire Department, Village of*
202 *Cayuga Heights Fire Department, police agencies and a copy to the Village of Lansing*
203 *Code Officer.*
- 204 *l. NYSEG/Tesla will report to the Village of Lansing in one year to inform how the project is*
205 *progressing.*
- 206 *m. Upon permanent decommission, NYSEG/Tesla will remove the installation and the site*
207 *will be returned to its original condition within six months.*

208 Schleelein asked about the chain link fence being changed in the conditions to a “concrete board” design.
209 Mark Kirschbaum answered yes it has and added regarding the annual update, NYSEG would report what
210 customer data they could as some would be confidential.

211

212 The vote on the foregoing motion was as follows:

213 Baker motioned for Option 1 with the same conditions as stated in the resolution for Special Permit No.
214 4212 as items j, k, l and m.

215

216 AYES: Schleelein, Baker, Greenwald, McCauley, and Moll.

217 NAYS: None

218

219 The motion was declared to be carried.

220

221 Schleelein introduced the following and asked the party for a description of their proposal.

222

223

224

225 **Informal Subdivision Proposal**

226 Starland Builders, LLC is applying for a 3 lot division of an existing parcel located at 1510 East Shore
227 Drive (Tax Parcel #42.1-1-46.11). The applicant will be providing information on the project as well as a
228 preliminary sketch.

229

230 Ralph Varn, representative for Crystal Fan and Yadong Wang, owners of the proposed parcel, explained
231 the lot where they want to divide it into three lots, with the main house in the back and using the existing
232 blacktop driveway to access all three lots, which they would maintain. He continued to advise that the
233 watermain was in front of the property and how they plan to run one inch copper line to tap off from the
234 existing line to connect all the lots. Schleelein asked if these lots would have access to Village water.
235 Varn answered yes and stated the easement runs through the lot and explained the water and sewer
236 situation. Schleelein talked about what is considered as a major subdivision and stated this would be
237 classified as a major subdivision in accordance to Village Code. She inquired on the wetlands and slopes.
238 Scott suggested Varn should speak to Bolton Point about the size of the water pipes. Scott stated the lots
239 were proper size to Code.

240

241 Varn asked if the shared driveway would be a concern. Schleelein and Scott answered they did not see a
242 problem with the driveway being shared. Troy asked what attorney was representing Crystal Fan and
243 Yadong Wang. Varn answered Chuck Guttman and indicated more information would be submitted. Varn
244 will be placed on the December 10, 2018 agenda.

245

246 **Continuation of the Developer's Conference for the proposal by Hunt Engineering and Beer**
247 **Properties LLC.**

248 This proposal consists of a possible consideration for a cluster style development of property Parcel #
249 45.2-1-47.2, which consists of approximately 40 acres of vacant land. The proposed PDA was referred to
250 the Planning Board by the Board of Trustees to conduct an in-depth review and consideration for the
251 purpose of providing the Board of Trustees with its input and possible recommendation. The Planning
252 Board has determined, according to Appendix A-2 of the Village Code, that the applicant has met the
253 criteria to justify a Developers Conference.

254

255 Schleelein asked the Beers if they had any additional information they would like to add. Steve Beer
256 advised they brought a power-point presentation that highlighted many of the points that had been
257 previously submitted in their proposal that they believed would benefit the Village if this development
258 was to move forward. He proceeded with the presentation stating his son, David, wife Beverly, and he
259 have operated as an LLC for almost 20 years and explained how they became interested in developing
260 this parcel earlier in the year and have since reviewed the Village Codes. Steve Beer read from a handout
261 capturing a portion of Chapter 145, Appendix A-2 and advised the purpose and intent of the proposed
262 PDA.

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*Appendix A-2
Planned Development Area (PDA)
[Added 3-1-2010 by L.L. No. 3-2010]*

268 **Section 1. Purpose and Intent.**

269 *A. The purpose and intent of a Planned Development Area (PDA), also known as a Planned Unit Development*
270 *(PUD), as authorized by Section 7-703-a of the New York State Village Law, is to (i) provide for residential,*
271 *commercial, industrial or other land uses, or a mix thereof, in which economies of scale, creative architectural or*
272 *planning concepts and open space preservation may be achieved by a developer in furtherance of the Village*
273 *Comprehensive Plan and this Chapter 145, and (ii) introduce a degree of flexibility in conventional land use and*
274 *design regulations which will encourage development in an imaginative and innovative way while through the*
275 *process of review, discussion and law change, ensuring efficient investment in public improvements, a more*
276 *suitable environment and protection of community interest. This Appendix A-2 is primarily related to achieving*
277 *innovations in residential development and mixed development so that the demand for housing at all economic*
278 *levels can be met by greater variety in type, design and siting of dwelling units and nonresidential facilities and so*
279 *that the conservation and more effective use of limited land can be achieved.*

280 Steve Beer stated this handout was in hopes to convince the Board of the PDA and explained the
281 conformity of their proposal with the Village Comprehensive Plan written in 2015 to go to 2025 and
282 began to ask questions of the Board. Troy stated this was not the time to question the Board, however he
283 could continue on with his presentation. Randy Marcus reacted and stated this was an open session.
284 Schleelein expressed concern regarding going outside the basic Code, mentioned previous PDA's, and
285 asked why they thought their proposal was so special that it required a PDA. She explained that the
286 reason for a PDA should be very clear and referenced the BJ's/Lansing Meadows as an example. Marcus
287 stated that a lot of the Beer's proposal is to provide housing to the Village that is not currently available in
288 this area, open space, and density that is not allowed in an MDR. He also spoke of the unique features
289 that the proposal would offer to the Village. Steve Beer stated the proposal fits the PDA aspects as being
290 imaginative and innovative.

291

292 Schleelein explained the specific focus mentioned in Appendix A-2 of housing at all levels,
293 environmental concerns, and the constraints that might not have been considered, specifically sewer,
294 however she stated she agreed to many of their points.

295

296 Steve Beer proceeded to read from the presentation referencing Chapter 145, Appendix A-2, section 6;B
297 and stressed their proposed plan was consistent with the Village Comprehensive Plan.

298

299 David Beer referenced a map that showed the parcel for the planned development. Steve Beer stressed
300 there would be a lot of green-space dedicated to the Village for whoever would want to enjoy it, including
301 the residents of the development.

302

303 Steve Beer continued to read from the presentation and summarized the conclusion where he stated they
304 have studied the purpose and requirements of a PDA and have crafted a plan that meets the Village
305 requirements.

306

307 Schleelein stated how the points from the presentation were covered in previous meetings and that while
308 the number of units as proposed by the Beers may be allowed under a PDA, a 25% density increase is not
309 a given and may not be desired by the Village. She asked if the Beers were to decrease the scope of the
310 project, what would be the lowest number of units they would consider. David Beer answered and
311 discussed the density along with the number of structures and felt their units being small structures would
312 have fewer people. He continued to speak of the right to build under the MDR District that could allow
313 250 plus people versus what they are proposing is 105 units over the 41 acres.

314

315 Greenwald stated what they are asking for is a zoning change to which there is an opposition by many
316 Village residents. Marcus asked why. Schleelein explained the opposition could be the footprint, type of
317 housing, and density, and asked if they would consider building some buildings more similar to others in
318 that area such as Lansing Trails 1. There was a conversation of different types of building structures and
319 the Horizon duplexes and how a mix of housing could be more complementary to the area. David Beer
320 stated if segments of their proposal is taken away it takes away the benefit. Baker agreed that a mix of
321 housing would still be of benefit. Marcus spoke of the 150 residents versus 250 for the right to build and
322 the impact on traffic demand and stated the basic benefit to this proposal is being overlooked.

323

324 Schleelein inquired about reducing the number of cottages and if they were to do a cluster subdivision is
325 105 units still the number. Steve Beer stated he has heard from a realtor about demands for the cottage
326 style housing and suggested their proposal is a unique development that has worked in other areas and
327 Lansing has the opportunity to take on this type of development. He continued to explain if this did not
328 work out they would come back to the Board to consider changes but to keep in mind this is over 41
329 acres. Schleelein stated the Horizons duplex development is significantly smaller in scope and asked if
330 they would consider making more cottages for sale versus rentals and explained the reasoning.

331 Greenwald stated she liked the idea of rentals but thought this area would work and function better with
332 homeowner ownership. David Beer answered if they were targeting families he would agree, but they are
333 looking to accommodate people that want a more carefree living lifestyle that do not want to deal with
334 interior or exterior maintenance. Steve Beer expressed his concerns on mixed ownership. Schleelein
335 commented homeowners would provide more stability for the Village and stated once this is a PDA it will
336 always be a PDA and Beer Properties might not always be the people that own and maintain this property;
337 homeowners association where if you have ownership, it could be better. David Beer expressed his
338 thoughts on ownership and stated some owners do not maintain their lawns or property and stated there
339 would be more leverage when you have a management company.

340

341 Greenwald suggested the Beers ask for a variance for Phase 1, they could see how successful it is, then
342 they could come back as a PDA for the remaining phases.

343

344 Schleelein expressed concern of what the outside visuals would look like, especially from the street.
345 Marcus commented the amount of money that has already been spent and where the developer will
346 develop nice properties. Conversation continued regarding the money already spent on this project and
347 how it will look upon completion. Ingraffea suggested they could consider a homeowners association and
348 stressed he did not have a mental or visual for what this will look like.

349

350 Steve Beer asked what they could build as of now under MDR. Schleelein said she believed they could
351 build 84 single housing units or 42 duplex units and spoke of the visual density of so many cottages, and
352 as a result, buffering being a big concern. Baker spoke of Lansing Trails 1 and how that is aesthetically
353 pleasing. David Beer said they have come up with a minimum of four different cottage sizes for Phase 1,
354 and discussed how they need to be designed from the inside out. Troy asked if the design is for 1, 2 or 3
355 bedroom housing. David Beer said that their engineer designed 3 bedroom, even though he did not
356 approve that, as this project is designed for senior housing for 1 to 2 bedrooms, but he drew the plans
357 based on the module plans.

358

359 Moll mentioned the Lansing Meadows PDA as very visually descriptive with sketches of the units and
360 asked how the Beers project would fit in their neighborhood. Marcus stated this development is very
361 desirable and was covered in their power-point. Troy said that is not what is being said as there has not
362 been enough visual information and sketches provided and directed Marcus to page 145026 of the Code
363 and suggested what the Beers needed to provide. Marcus said the point of this process is to get what is
364 required for the recommendation by the Planning Board to the Board of Trustees.

365

366 Steve Beer mentioned how the senior citizen population is increasing and so they are proposing
367 appropriate housing for them. Schleelein said she believed 84 units are allowed under zoning if MDR,
368 and additionally spoke of possible cluster housing under the current subdivision code. Troy asked if 105
369 units is the number they need. Steve Beer answered possibly 100. Schleelein inquired on the conditions
370 of the designs. Steve and David Beer commented that these units are designed for 1 to 2 people therefore
371 they would be 1 to 2 bedrooms and spoke of the footprints of each cottage being one story, possibly with
372 a loft, but if designed for two story it would not be accessible.

373

374 Schleelein expressed concern of what the character of the development would be as their proposal is
375 different and unusual and until we can see some cottage designs they are intangible, therefore felt the
376 character issue is not unimportant. She continued to stress the visual density and spoke of the usually
377 smaller scale of pocket neighborhoods. David Beer stated the first phase has been pretty much drawn but
378 the other phases could be different. He continued to speak of other properties they own and how they are
379 developed where they have been respectful preserving the architecture and stated that is their standard
380 operating procedure and they take pride in that. Beverly Beer stated two of their properties being
381 historical landmarks. Schleelein said it is not their reputation being questioned as they are well respected
382 in the area. The concern is more about the sheer number of cottages.

383

384 Moll expressed concern how this proposed project would fit in to the Village. McCauley would like to see
385 some visual aesthetics and drawings of the proposed cottages. Baker mentioned the location and how the
386 cottages present visually and will be seen by the abutting neighborhoods. David Beer stated the aesthetics
387 could be incorporated in a PDA. Steve Beer asked if this could be a condition of the approval process and
388 how could it be worded. Moseley said it could and stated it probably would have to be architectural
389 detail and explained different scenarios.

390

391 Schleelein asked about the connection to Millcroft and Leifs Way and asked why it had changed from
392 Janivar. David Beer said they changed the design because of the Village roadway regulations as they
393 intend to ultimately dedicate the roadways to the Village. David Beer was unclear why it had to change,
394 however thought it might be due to the curve radius.

395

396 Steve Beer expressed concern why there was still confusion on what they have provided. Moseley
397 mentioned the concern of the duplexes from the previous meeting. David Beer said some units could be
398 combined into duplexes instead of two smaller cottages as it would give more flexibility due to the
399 driveway and space. Steve Beer said they trust the developer that they are doing the best with the views
400 and designs, that is why we rely on professional architects to come up with feasible designs.

401

402 Schleelein said the number of units continues to be a concern. Steve Beer asked what number between 84
403 to 105 could be the number as it sounded like they could do 84 without a PDA. There was conversation
404 of where cluster units could be approved but would have to go through the Village Trustees. Marcus
405 spoke of the reasoning of the PDA. Steve Beer suggested they would like to move ahead if they could
406 come to some compromise that is pleasing to the Board and themselves. He referenced the map and
407 asked if it would be considered if they could possibly eliminate one neighborhood of eight to make it 97
408 and replace that with some type of sporting activity or maintenance facility. David Beer stated if that area
409 was less developed it could be considered for more buffering.

410

411 Troy asked if there were photos of the backs of the previous cottage pictures shown and if so, they could
412 provide them. David Beer said he could show all kinds of photos but they would not be the same as what
413 they are proposing.

414

415 Schleelein said anything else they would like to submit to the Planning Board to help with the
416 deliberation to please submit them by the following week so the Planning Board can go forward at the
417 next meeting held on November 12th.

418

419 Continued conversation on pocket neighborhoods and whether they would be desirable in this area and
420 the phasing of the proposed development. Schleelein brought up her past experiences, since she has been
421 on the Board, regarding stalled projects, unfulfilled developer commitments, and sewer moratoriums. She

422 also expressed her concerns of the impact of a PDA on the future zoning of the Village. Steve Beer
423 stated it would be their problem if they could not find tenants as they would own the property.

424

425 Moll asked if the PDA is approved would we be locked into it. Moseley said it would have to be rezoned
426 and the undeveloped area would have to be removed from the PDA. Moll asked what hoops would need
427 to be jumped through to rezone. Marcus explained this would have to come from the property owner or
428 have to be an amendment.

429

430 Troy and Marcus continued to discuss PDA objectives. Marcus stated one governing factor would be the
431 market and if it did not work out they would not continue to build the other phases and that would be
432 when an amendment would be introduced and revert back to MDR regulations.

433

434 Schleelein asked Troy about the District Regulations for the PDA. Troy said they would need to be
435 drafted at some point.

436

437 Moll again expressed her concerns about character as the cottages are such a different type of housing for
438 this neighborhood. David Beer said if they were targeting to families he could see her point, however he
439 stated he could not imagine how 55 plus residents would be a negative impact to this area.

440

441 Moll continued on the setbacks and the views from the street. David Beer said it would be more like the
442 Lansing Trails 1. Schleelein stated that some uniqueness is good but not quite to this extent and this is
443 pretty unfamiliar. David Beer referenced Bruno Schickel's Boiceville Development to be very similar to
444 their proposal and argued where that development is located in the middle of a cornfield.

445

446 Schleelein stated this project is surrounded by homeowners, not rental property. Steve Beer expressed
447 where some Board members like the idea of the pocket neighborhood. Ingraffea stated what he thought
448 the Board liked the accessible housing offered for seniors, however why must they all be the same. David
449 Beer said there would be a variety of designs.

450

451 Schleelein stated these topics have been exhausted and the Planning Board would like to adjourn to speak
452 with our attorney. Marcus asked what would be expected at the next meeting. Steve and David Beer
453 expressed they still want to pursue the project in the Village, however they need to know what is
454 acceptable to the Board. Troy suggested they submit ideas by Thursday of next week. Steve Beer
455 continued to discuss their proposal and asked if the members could be strawpolled. Schleelein said no.
456 She noted all Planning Board members have spoken or asked questions. McCauley commented, if any
457 Board member disagreed with what was said, they would have stated that.

458

459 Troy asked everyone to leave so the Planning Board could have a meeting with their attorney and when
460 the Planning Board came out of that meeting, would be approving the minutes of October 8th.

461

462 Baker motioned to have a private client/attorney discussion at 9:42 PM. Seconded by Greenwald.

463 AYES: Schleelein, Baker, Greenwald, McCauley, and Moll.

464

465 Greenwald motioned to end the private client/attorney discussion at 10:07 PM. Seconded by Baker.

466 AYES: Schleelein, Baker, Greenwald, McCauley, and Moll.

467

468 **Minutes for Approval**

469 **October 8, 2018**

470 Greenwald moved to accept the minutes, as written, of October 8, 2018. Seconded by; Moll

471 AYES: Schleelein, Baker, Greenwald, and Moll.

472 Abstention by McCauley

473

474 **September 25, 2018**

475 Draft minutes of September 25, 2018 meeting were handed out for review and to be approved at

476 November 12, 2018 meeting.

477

478 **Adjournment**

479 Baker moved to adjourn at 10:10 PM. Seconded by Moll.

480 AYES: Schleelein, Baker, Greenwald, McCauley, and Moll.

481

482 Minutes taken by: Tammy Milliman, PT Clerk

483