

Village of Lansing
Planning Board Meeting
Minutes of Tuesday
October 29, 2019

The meeting of the Village of Lansing Planning Board was called to order at 7:01 PM by Lisa Schleelein

Present at the meeting: Planning Board Members; Lisa Schleelein, Mike Baker, Carolyn Greenwald; Monica Moll; James McCauley; Alternate Member, Tony Ingraffea; Code Enforcement Officer, Mike Scott; Village Engineer, Brent Cross; Dan Veaner of the Lansing Star; Village Attorneys, Natalie French and William Troy; Village Trustee Liaison, Ronny Hardaway; David Beer, Steve Beer, and Beverly Beer; Attorney, Randy Marcus; Jonathan Lisa and Tim Steve from Hunt Engineers; and approximately 18 additional people.

Absent: None

Public Comment Period:

Schleelein opened the public comment period at 7:02pm

With no one wishing to speak, Baker moved to close the public comment period.

Seconded by Moll.

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

Informal Presentation by Solar Home Factory.

This is a proposed development of 24.4 acres (Tax Parcel # 46.-1-1-21.2), zoned Medium Density Residential, into 43 single-family attached homes. The homes range in size from 850sq.ft. to 1550 sq. ft. and are projected to be priced from \$275,000 to \$395,000. The homes are connected to municipal utilities but have integrated solar power and are designed for no annual heating or electric costs. The proposed development is clustered to preserve existing forest and wetlands.

Schleelein read from the proposal. Schleelein informed the public audience this is an informal presentation and not a public hearing and if anyone had questions, they should be sent to Mike Scott to be addressed at the Public Hearing.

Angela Thomas and Brian Wallace from Solar Home Energy introduced themselves. Wallace stated they started the company 2 years ago and prior to that, he was an Energy Developer. They started building net zero solar energy homes in Geneva in 2012. The proposal is for modern agricultural style homes on a 24.4 acre Medium Density Residential parcel between Dart Drive and Northwood Road. The homes are single-family semi-attached homes (43 in total) with three open sides. Some will have singles garages and some will have two car garages. They will range from 850sq. ft. to 1550 sq. ft. and the prices range from \$275,000 to \$395,000. Wallace stated

42 they are efficiently built with no trim to maintain, no painting, and no natural gas on the
43 property. The homes are all equipped with high end finishes and all run on solar energy and will
44 be connected to municipal utilities.

45 Wallace stated they are very passionate about preserving wetlands and keeping all the building
46 labor local. Greenwald asked Wallace to provide the energy savings from the Geneva project and
47 Wallace said each home cost roughly \$48 for the winter. Wallace stated they learned a lot from
48 the homes built in the Geneva project and how to be more cost effective. They increased the size
49 of the heat pump unit thereby needing only one for each home instead of one for each room. The
50 number of solar panels were also increased.

51 Greenwald asked if the savings is refunded back to the homeowner. Wallace said no, the credit is
52 rolled over with NYSEG. Greenwald asked if there were backup electric heaters and Wallace
53 said yes. Scott asked what demographics generally occupy the homes in Geneva. Wallace stated
54 mostly retirees and some single individuals because of the size of the homes. All homes are sold
55 and not rentals

56 Cross stated there is no current limitation on sewer units for that property, but it could change in
57 the future. Cross said he will need to know more about the proposed disturbance of three
58 wetland areas and there are specific permits needed from The Army Corps of Engineers. Wallace
59 told Cross he would provide whatever is needed.

60 Wallace stated they will keep as much of the property undisturbed as possible. Schleelein said
61 she was concerned about the wetlands. Wallace said they will be only minor disturbance.

62 Cross asked if the lots will be sold. Wallace said yes. Cross asked who would maintain the roads.
63 Wallace said there would be an Home Owners Association which would handle the maintenance.
64 It is not the intention to dedicate roads to the Village.

65 Cross told Wallace if roads were to be dedicated to the Village, there are two design features to
66 carefully look at, the curve in the corner and the hammerhead dead-end. Cross asked if this
67 would be a cluster development. Scott stated the layout and configuration looks like a typical
68 cluster development. Greenwald asked if the Village prefers a dedicated road. Scott said the
69 Village would generally rather have it to make sure it is maintained properly. Wallace said they
70 are open to feedback from the Planning Board.

71 Scott asked if the units are built as they are bought, if Solar Homes would be prepared to install
72 the complete infrastructure. Wallace said that was the intention; and that they need to sell and
73 build roughly 40 homes in order for them to defray costs. Wallace stated there would be common
74 areas which will be owned by the Management Company and the trails would not be restricted to
75 just the residents.

76 Ingraffea stated this is an emissions free development and thinks the future is heading this way.
77 He is in favor of this development. Greenwald said she wants as much of the wetlands left intact
78 as possible. Moll asked Wallace to explain how he would proceed if this proposal was accepted.
79 Wallace wants to start with at least 25 homes in the first step. Moll asked if the four different
80 sizes of homes are designated to certain lots. Wallace said yes, and they are eager to move
81 forward.

82 Schleelein asked Wallace if he was aware there are some covenants that go with the property that
83 need to be addressed. Wallace said they have attorneys that are researching all the restrictions
84 before they move forward. Schleelein told Wallace the covenants have nothing to do with the
85 Village Planning Board but they should resolve the covenant matter before getting too far into
86 the project as a previous project was stopped because of the covenants. Wallace stated he does
87 not want to send it to the engineers unless he knows everything is ok to move forward.
88 Schleelein said for the Planning Board, as long as the proposal meets zoning regulations then
89 Solar Homes can develop on the property. Wallace said he was hoping to start by May 2020.

90 Scott and Cross told Wallace they could meet with the developer's engineers to help them move
91 forward with the plans and develop a preliminary plat for a future meeting. Schleelein reminded
92 the audience if they have any questions to send them to Mike Scott.

93

94 **Public Hearing for a Cluster Subdivision Proposal by Beer Properties, LLC.**

95 Beer Properties, LLC and Hunt Engineers are providing a Preliminary Plat of a cluster
96 subdivision for property Parcel # 45.2-1-47.2 which consists of approximately 40 acres of vacant
97 land located between Craft Road and Bush Lane. The Plat, along with details of the proposed
98 duplex lots will be reviewed by the Planning Board.

99

100 Schleelein read from the proposal. Scott stated he had proof of the mailings. Steven Beer stated
101 they made a few changes to the plans that were previously proposed. Steven Beer said the plans
102 were changed due to wetlands that were delineated on the property. The roads were then
103 reconfigured around the wetlands. The main road will have a connection to Craft Road/ Janivar
104 Drive intersection and another on the southern end of Millcroft Way. The Beers also stated that
105 some of the lots were reduced from 16,000 sq. ft. down to 14,000 sq. ft.

106

107 Johnathan Lisa from Hunt Engineers stated they modified the plans because of the federal
108 wetland delineation of the property. The disturbances of the wetlands are less than half an acre
109 and that is a threshold allowable by NYSDEC and the Army Corp of Engineers in order to
110 proceed with the permit. Jonathan mentioned they had to move some things around on the plans
111 like having more active open areas, different roadway configuration, and some smaller lot sizes.

112

113 The Beers asked the Planning Board how they would like them to proceed. Scott said the
114 Planning Board needs to determine if they have enough information on the changes from the

115 sketch plan to approve the Preliminary Plat. David Beer said some of the wetlands will be
116 untouched. Schleelein stated she prefers the new plan.

117

118 Jonathan Lisa stated that stormwater features have been added but they have not obtained plans
119 or submitted stormwater filtration as per the management guidelines by NYSDEC. Cross said he
120 did not see anything problematic, mostly wetland concerns and how they were going to handle
121 that. Lisa said they will incorporate revisions and comments into the plans and accommodate the
122 Village. 4.56 acres will be preserved for open space. Cross said the intersection at the
123 southeastern part of the property is intended to connect to the future Lansing Trails III
124 subdivision. This would hopefully eliminate a previously proposed road connecting Janivar to
125 Lansing Trails III. Steve Beer stated he thought at a previous meeting it was stated this was not
126 going to happen. Marcus said because the land the previously proposed road is located on is
127 declared as park land, the Village would need approval from the State to make changes.

128

129 Ingraffea said because of the wetlands, you are asking the Planning Board to accept smaller lot
130 sizes. By what percent have they decreased. The Beers said roughly 10%. Gustoff Flores, a
131 member of the audience, asked because this is Medium Density Residential (MDR) area, isn't
132 there a Code required lot size. Schleelein said because this is a cluster sub-division, the lot size
133 can be different but the developer cannot exceed the number of units allowed by MDR code.
134 Scott stated the lot size and setbacks are determined by the Planning Board. Ingraffea said they
135 are requesting smaller lot sizes. Schleelein said the number of housing units did not change and
136 the new plan offers more open space which she likes.

137

138 David Beer said more open space was added for residential park areas and it would be
139 maintained by an HOA. Greenwald asked if they are still planning to sell some of the lots. David
140 Beer said the original eight that were planned to be sold would go down to four due to the actual
141 infrastructure costs. There are more residential walkable areas and residential trails will be open
142 to everyone not just the residents.

143

144 Baker took exception to the fact that the Beers did not make it clear that the number of intended
145 lots for sale was reduced from 8 to 4 until they were asked. Baker said he likes the new plan
146 except the buffering is a concern on the side near Janivar Drive. Moll asked about the 100 ft.
147 stream buffer and the forested area on the other side and how much of that will be preserved.
148 Baker said the buffering on the Craft Road side does not exist. David Beer said they have
149 always tried to be considerate of the buffering and landscaping. Schleelein said that duplexes are
150 more in keeping with all the other homes in the area. Addressing Baker's concern, Schleelein
151 advised the Beers to make the Planning Board aware of all changes made to the plan in the
152 future.

153

154 Schleelein opened up the session for comments from the public. Charles Childs asked why they
155 were intersecting to Millcroft Way. Cross said it was due to Code regulations requiring two exits
156 for a subdivision with 20 or more units. Millcroft resident Flores said they felt they were misled
157 and cheated. Childs said they bought their Millcroft property with the understanding of their
158 covenant with large single-family homes; now the Beers are developing that property and will
159 they have a similar covenant for theirs. Schleelein said the Planning Board cannot dictate the

160 aesthetics of the development. If a developer owns the property, they have a right to build as
161 long as they meet Village Code. The covenants are outside the purview of the Village

162

163 Flores asked if they can propose only emergency vehicles be allowed to use the intersecting road
164 to Millcroft Way. Childs said his major concern is the increased volume of traffic this is going to
165 cause on Millcroft Way and there is no sidewalk on the road. Another audience member Susan
166 Avior who lives on Janivar said she is very concerned with the increased traffic on Janivar and
167 Craft Road. Traffic has already increased substantially because of the apartments on Bomax and
168 the project is only 20% complete. Justin Johnson and Shilo McGiff asked about the open area on
169 the northeast section of map. Schleelein said a developer must provide 20% open area space
170 when they propose a cluster subdivision plan. David Beer said that area is forever wild but, it is
171 going to have trails. McGiff asked if they are going to clear this area. David Beer said no.
172 Steven Beer said most of the units will be occupied by retirees and some by single individuals.
173 Schleelein said there is no way to determine how much increased traffic will come from this.
174 Jody Sibert asked if this plan is approved, will all of the construction come down Millcroft Way.
175 David Beer said it will probably come down Craft Road.

176

177 Flores asked the Planning Board to be honest with the public. McGriff said she feels the public
178 did not have enough time to look over this proposal. McGriff also asked about the lot size and if
179 there are occupancy limits on the duplexes. Scott said occupancy is determined by the size of the
180 bedrooms. McGriff asked the Beers what the square footage of the units would be. David Beers
181 said the units are going to be 1,000-1,500 sq. ft. and will be ADA compliant.

182

183 David Erickson asked about the lots for sale abutting Millcroft Way. Can anyone buy these lots?
184 Schleelein said yes. The reason the developer proposed these lots for sale was the close
185 proximity of rental property to the people living on Millcroft Way.

186

187 Flores asked if the roads can possibly be re-routed off Millcroft. Cross said no, there is no
188 possible way. Scott said what Millcroft residents are asking is not fair to the people living on
189 Janivar Drive and Craft Road and is simply trying to push the traffic off on someone else. Flores
190 said that they feel they have been misled and feel they may have to take legal action to try and
191 stop this from happening. David Beer said they understand the issue of increased traffic and have
192 spent several days figuring out roadways but they are not going to be able to make everyone
193 happy. They have to look at the whole picture.

194

195 Muhammad Wattoo asked about the 10% reduction. Scott said it's a 10% reduction of some of
196 the lot sizes compared to the sketch plan. McCauley asked if there is a Code on how much
197 distance is required between the homes. Scott said not with a cluster sub-division.

198

199 Steve Beer asked the Planning Board to tell them how to proceed as far as the roadways. Troy
200 said you need two points of egress. It is code and if you do not have it, you cannot develop.

201

202 Several audience members raised concerns about the increase of traffic, possible walkways to
203 ensure pedestrian safety, and being better informed. Greenwald said she would like to keep the
204 public hearing open.

205

206 Marcus asked where the Beers go from here since they have no answers. Troy said the Planning
207 Board has sixty-two days to make a decision. We will keep the public hearing open for any
208 public comments or concerns.

209

210 Scott stated this is a preliminary plat and that Mr. Miller will have to consolidate part of the
211 Millcroft subdivision to complete the final plat approval. Marcus said that could be a condition
212 attached to the new cluster subdivision. Scott told the Beers they may need Trustee approval for
213 the consolidation. Marcus disagreed. Scott said he will contact Marcus to discuss. Steve Beer
214 asked if there is any additional information they need to provide and are aware of the questions
215 from Cross.

216

217 **Trustee Report:**

218 Moll commented they discussed the Smart Community Energy resolution. For a full report of the
219 Trustees meeting see the minutes.

220 **Approval of Minutes:**

221 May 13, 2019 – Tabled to next meeting

222

223 September 24, 2019 – Tabled to next meeting.

224

225 Schleelein wanted to discuss a process on how the minutes need to be done and approved. Scott
226 said he will email everyone how he would like to see them done and asks for everyone's
227 cooperation so they can get done on a timely manner. Troy suggested changing the meeting
228 agenda and addressing the minutes at the beginning of the meeting after public comment period.
229 This is the procedure followed by the Board of Trustees.

230

231 **Other Business to report:**

232 None

233

234 **Adjournment:**

235 Greenwald moved to adjourn at 10:17PM. Seconded by Baker

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

237

238 Minutes taken by: Tina Freelove, Pt Clerk