

1 Village of Lansing
2 Planning Board Meeting
3 Minutes of Tuesday, October 26, 2021
4
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6 The meeting of the Village of Lansing Planning Board meeting via Zoom was called to order at 7:03
7 PM.
8

9 **Present at the meeting:**

10 **Planning Board Members:** Mike Baker, Anthony Ingraffea, Jim McCauley, Monica Moll, and Lisa
11 Schleelein

12 **Alternate Member:** None

13 **Village Legal Counsel:** Bill Troy

14 **Village Engineer:** Brent Cross

15 **Village Trustee Liaison:** Simon Moll

16 **Village CEO:** Michael Scott
17

18 Public included: Eric Goetzmann and Attorney, John Langey representing Lansing Meadows; David
19 Beer and Steven Beer, Christopher Wood, and Attorney Raymond Schlather, representing Beer
20 Properties; Marissa Vivenzio from East Pointe Apartments; Susan Ainslie, Craig Frey, John
21 Courtney, Lynn Leopold, Roy Hogben, Simon Moll, and Mayor Ronny Hardaway.
22

23 **Approval of the Minutes**

24 No minutes are available
25

26 **Public Comment Period:**

27 With no one wishing to speak, Baker moved to close the public hearing. Seconded by Ingraffea.

28 Ayes: Baker, Ingraffea, McCauley, Moll, and Schleelein.

29 Nays: None
30

31 **Informal review of Roadway Exit/Entry at East Point Apartments**

32 Schleelein introduced Marissa Vivenzio, the Community Manager of East Pointe Apartments.
33 Vivenzio said that the East Pointe Apartments are full with around 300 tenants and has recognized
34 traffic issues within the complex because of the ability to use only the one exit/entry. Speed bumps
35 were added to try and slow traffic down within the development. Vivenzio is asking to allow the
36 use of the designated emergency exit as a full time exit for the facility in the attempt to alleviate
37 some of the interior traffic and safety issues. Vivenzio said the emergency exit is too narrow for
38 2-way traffic so, it would be an exit only for all traffic. Vivenzio said that they would add any
39 traffic devices needed for this to happen along with a few more speed bumps.

40 Courtney said that emergency exit was not constructed to handle continuous traffic like the main
41 entry was. Courtney was concerned about the right-of-way area getting damaged, crosswalk
42 striping, signage, and stop bars. Courtney does not see how they can stop vehicles from entering

43 and would also recommend that East Pointe's engineer take a look at that whole exit area and let
44 the Village know how they propose to lay it out.

45 Frey was concerned about the possible added traffic headed to the Janivar/Craft Rd area. Baker
46 added that at the time of the East Pointe Special Permit, that was a concern the Planning Board
47 had and decided to add a condition to the resolution to require construction traffic to use Warren
48 Road. Vivenzio feels that the townhouses being built on Nor Way would have more of an effect
49 on Janivar than East Pointe having a second exit. It is still the same number of tenants. Schleelein
50 stated that most traffic seems to head toward Warren Road and the East Pointe resolution condition
51 only dealt with construction traffic. Baker added that the issue at hand is the safety within East
52 Pointe and he does not feel that the added exit would increase traffic in the Janivar Road area. Moll
53 agrees that the traffic will still take the easier route toward Warren Road.

54 Vivenzio will work on getting the information the Planning Board has requested.

55 Schleelein read the following agenda item:

56

57 **Public Hearing for Special Permit #2021-4516**

58 *Arrowhead Ventures, LLC/Triax Management Group, to develop Area B of the Lansing Meadows*
59 *Planned Development Area (PDA), which includes 12 single family senior housing units, Tax*
60 *Parcel No. 47.1-1-17.21** and 47.1-1-17.29**. This project is directly adjacent to the stand-alone*
61 *retail center (BJ's Wholesale Club), Area A and the proposed Commercial Section A-1 of the PDA,*
62 *that is adjacent to the Shops at Ithaca Mall, and is also adjacent to the enhanced wetlands, Area*
63 *C of the PDA, adapted to provide a bird habitat and buffer between Areas A and B of the PDA.*

64 ***This is a correction from the September 13, 2021 Planning Board agenda*

65 Schleelein informed the Planning Board that the Goetzmann appeal of the Stop Work Order was
66 tabled by the BZA and the appeal will continue at a November BZA meeting date.

67 Scott showed photos of the site plan and Goetzmann described the latest work done. Goetzmann
68 and his engineers are still working with Courtney and the Village engineers on the sidewalk and
69 drainage plan.

70 Goetzmann reviewed the landscaping plan and minor changes. Trees will be added to the end of
71 the southern row of trees to help block the view of the YMCA. Also, lilacs will be added to the
72 roadside of Building 2.

73 Courtney asked that the utilities be designated on all of the plans because at this point, the trees
74 proposed at the west side of the property would be planted on the sewer line. Courtney wanted to
75 know who would be responsible for the plantings if the Village were required to work in that area.

76 It was discussed that cedar trees might be appropriate there because of their shallow roots and
77 coverage.

78 Schleelein ask Goetzmann what the holdup is with the domestic water. Goetzmann said that parts
79 are hard to come by.

80 Courtney will be reviewing the sidewalk plans that he received that day from Goetzmann's
81 engineer.

82 The A-1 commercial section was discussed. Schleelein suggested that section be subdivided from
83 the residential section. Scott said that the Planning Board would determine if the subdivision was
84 a major or minor change to the PDA. If minor, the Planning Board would review the subdivision.
85 If Major, then the Board of Trustees would need to review it first.

86 Cross reviewed the sewer, water, and stormwater status of the site. Cross observed work being
87 done to the stormwater facility and reminded Goetzmann that the site needs to be stabilized for
88 winter. The sewer laterals, in question, seem to be satisfied. Cross then explained how the SWPPP
89 works for that property as far as the Notice of Termination.

90 Schleelein would like the Planning Board to receive written approval from Cross and Courtney on
91 infrastructure aspects of the project.

92 Schleelein discussed a list of possible conditions that she and Scott started on. Schleelein also
93 reviewed what the actual building numbers were as far as the County was notified.

94 The conditions will be discussed at the next meeting. Meanwhile, a copy of the preliminary
95 conditions will be sent to Langey.

96 The public hearing will remain open.

97

98 Schleelein read the following agenda item:

99

100 **Continue Informal Review of an Approved Cluster Subdivision Preliminary Plat Proposal by**
101 **Beer Properties, LLC.**

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

106

107 Schlather introduced himself as the counsel for the Beers and reviewed the history of the proposed
108 cluster subdivision. Schlather said that after the engineering review meetings, his client has made
109 several requested changes to the preliminary plat. The one requested change that has to do with
110 the intersection realignment has not been done. Schlather said that the preliminary plat was
111 approved in 2019 with the intersection as is and that a change to the intersection was not requested

112 until May or June of 2021. Schlather feels that the road alignment was not an issue then so why
113 would it be an issue now and stated, by law, the Beers could be required to “tweak” the preliminary
114 plat but not require to do a “wholesale” redesign. Schlather is asking the Planning Board to act on
115 the final plat by vote that evening.

116

117 Schleelein stated that between the time that the preliminary plat was approved and the time the
118 final plat was first reviewed, there was no interaction from the Beers with the Planning Board.
119 Schleelein also remembers that there were concerns about the road system at the time of the
120 preliminary plat review. The Beers were also asked to make the Planning Board aware of any
121 changes they made to the preliminary plat. Schleelein continued by saying that the proposed final
122 plat has significantly changed from the approved preliminary plat approved in 2019. The wetlands
123 have changed, the number of saleable lots have changed, and the lots in the southeast corner are
124 reconfigured.

125

126 Scott stated that a vote on the final plat would not be possible because this hearing is still an
127 informal hearing of the approved preliminary plat. The final plat hearing would need, among other
128 things, a public hearing and an escrow account for the plan review.

129

130 Schlather emphasized that the road had not changed. He also disagreed about the timeline as far
131 as the Governor’s executive orders for extensions. Schlather continued by saying that the Beers
132 have acted in good faith and are prepared to table their request so that a public hearing could be
133 set up.

134

135 There was more conversation about the road discussion during the preliminary plat approval
136 process.

137

138 Troy suggests reviewing past minutes.

139

140 Scott suggests setting a date for the final plat public hearing and discuss the escrow amount which
141 is required for compensation to the Village for all legal and engineering costs during the review of
142 the subdivision.

143

144 Cross reminded everyone of the second escrow that is stipulated by Code to be established before
145 the final plat approval that would cover the estimated infrastructure costs.

146

147 A public hearing for the final plat will be set for 11/30/21.

148

149 **Other Business**

150 No other business

151

152 **Trustee Report**

153 Baker gave a report. Details can be found on the Village website in the 10/18/21 Board of
154 Trustee/Planning Board joint minutes.

155

156 **Adjournment**

157 Baker moved to adjourn at 8:39. Seconded by Moll.

158 Ayes: Baker, Ingraffea, McCauley, Moll and Schleelein.

159 Nays: None

160

161 Minutes taken by: Michael Scott, CEO