

Village of Lansing  
Planning Board Meeting  
Minutes of Tuesday,  
September 26, 2023

The meeting of the Village of Lansing Planning Board meeting was called to order at 7:01 PM. A Zoom option was also provided.

**Present at the meeting:**

**Planning Board Members:** Mike Baker, Lorraine Capogrossi, Pat Gillespie, Jim McCauley (Zoom) and Lisa Schleelein.

**Alternate Member:** Yamila Fournier (Zoom)

**Village Legal Counsel:** Natalie French

**Village Engineer:** Brent Cross (Zoom)

**Village Trustee Liaison:** Drew Riedl

**Village CEO:** Michael Scott

Public included: David Beer, Ray Schlather (Zoom), Tim Steed (Zoom), Brian Crandell, Susan Ainslie (Zoom), Aleksandr Mergold (Zoom), Eric Goetzmann, George and Peggy Gryko, Michele and Gene Marinstein, Matt Wall (Zoom) and Carla Marceau.

**Approval of the Minutes**

Minutes not available

**Public Comment Period:**

Carla Marceau representing the Community Party, Drew Riedl stated that he was the Board of Trustees liaison.

Schleelein moved to close the Public Comment period. Seconded by Gillespie.

Ayes: Baker, Capogrossi, Gillespie and Schleelein.

Nays: None

Baker stated that Jim McCauley, who is a member of the Planning Board, is in attendance on Zoom but is not a voting member that evening.

Baker read the following agenda item:

**Continue Public Hearing for the Final Plat of Cluster Subdivision Proposal #2021-4464 by Beer Properties, LLC.**

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

47

48 Scott explained that since the last Planning Board meeting, engineering representatives held a  
49 meeting to do a “final” review of the proposed final plat. Also, French and Schlather have been  
50 working together to create a draft resolution with conditions. Scott continued and said that Beer had  
51 dropped off the changes yesterday and sent them on to Courtney, Harner and Cross for approval and  
52 completion.

53

54 Baker asked the Planning Board to review the draft conditions and provide suggestions and/or  
55 questions.

56

57 French stated that reviewing past projects and the conditions within those resolutions helped develop  
58 the existing proposed conditions for the Beer Cluster Subdivision.

59

60 It was discussed that an “Offering Plan” (stated in condition 3) was the plan that an HOA would  
61 submit to NYS for approval.

62

63 A list of easements will be provided by Scott when they are identified.

64

65 Schlather complimented French on her efforts in putting the conditions together and asked the  
66 Planning Board to discuss how the future “stub road” will be finished. The “stub road” refers to the  
67 future southern exit/entrance leading to the Lansing Trails III project. Schlather would prefer to give  
68 the Village an easement, grade it and make the area green space until pavement is needed if ever.  
69 There would need to be an agreement made with the Village that, when needed, the HOA would pay  
70 for it.

71

72 Scott had a meeting last week with Courtney to figure out what was best for that area and give the  
73 Planning Board some direction. The conclusion was to pave the “stub road” when the Loop Road  
74 gets paved. Scott stated that by doing that, as opposed to waiting, would cost the developer less  
75 money because the paving equipment would already be there for the Loop Road, asphalt would be  
76 cheaper sooner than later and if left unpaved, maintenance upkeep for the Village would increase  
77 with mowing and weed eating.

78

79 Schleelein was concerned that if the paving is not done initially, people would get used to it being  
80 natural and become upset and surprised when it eventually does get paved.

81

82 Baker feels that the Planning Board depends on Courtney’s expertise in these situations and does  
83 not see any reason to do something contrary. The other Planning Board members agree.

84

85 French noted that a “dead end” road is not an atypical feature in that area. There are 2 similar “dead  
86 ends” in Lansing Trails I.

87

88 Beer prefers Schlather’s suggestion.

89

90 Schlather stated that he is fine with the Planning Board decision and would like to keep the process  
91 moving forward.

92 There were a few minor changes to the conditions that Cross had sent to French.

93

94 There was discussion about the stormwater easement to the south of the townhouses.

95

96 Cross was concerned that there are wetlands located on some of the individual parcels.

97

98 Steed will identify the wetlands on the final plat.

99

100 Schlather stated that the wetlands will be noted on the HOA documentation and in essence all of the  
101 tenants will be responsible for the wetlands through the HOA.

102

103 Baker read the following agenda item:

104

105 **Continue Public Hearing for Requested Amendment to Special Permit #2021-4516**

106 *Eric Goetzmann has requested an amendment to the conditions of the approved resolution for*  
107 *Special Permit #2021-4516. The Planning Board has determined the request to be a major change,*  
108 *therefore, requiring a Public Hearing.*

109 Gillespie moved to open a public hearing for the requested amendment to Special Permit #2021-  
110 4516. Seconded by Capogrossi.

111 Ayes: Baker, Capogrossi, Gillespie and Schleelein.

112 Nays: None

113

114 Goetzmann stated that he would like the Planning Board to keep the special permit open and extend  
115 the Phases II deadlines while the litigation with the IDA was ongoing. As long as the project remains  
116 active, contractors will keep it on their schedule to do.

117

118 Peggy Gryko, a Blue Heron Way resident, spoke in favor of the Lansing Meadows community.  
119 Gryko stated that the buildings are well built, largely handicap accessible and well maintained.

120

121 Gene Marinstein, who lives at 32 Blue Heron Way, echoed Gryko's statement and added that they  
122 have a nice community.

123

124 Other members of the audience stated that by living there, they have an easy commute to stores and  
125 other facilities. Some expressed the need for more senior housing.

126

127 Goetzmann would like to keep this project open so he can focus on his other commercial properties  
128 within the Village and try to get tenants in the vacant ones.

129

130 The IDA lawsuit is still in the discovery stage.

131

132 Baker asked Scott to review the open items on the Lansing Meadows project.

133

134 Scott stated that the 4 existing buildings only have a Temporary Certificate of Compliance mainly  
135 because the site plan permit was still open. The site plan permit will remain open because Phase II  
136 is incomplete. Easements are still needed for the sewer and sidewalks. The landscaping for Phase I  
137 has a couple of trees missing and Courtney has a few open items that need to be completed.

138

139 Schleelein would like Goetzmann to look into a better parking situation so tenants can get by vehicles  
140 that are parked on the one-way street and consider trees along the sidewalk.

141

142 The Planning Board would like the open items completed.

143

144 The public hearing will remain open.

145

146 Baker read the following agenda item:

147

148 **Presentation of Proposed PDA**

149 *Aleksandr Mergold will be presenting a proposed PDA for the development of 20 Bomax Road*  
150 *(Tax Parcel # 45.1-1-51.13). The Planning Board will review the presentation and discuss any*  
151 *needed information for a Developer’s Conference and public hearing.*

152

153 Baker introduced Aleks Mergold.

154

155 Scott summarized the steps that are involved with the handling of a PDA. Scott also reviewed the  
156 requirements for the preliminary proposal which, when provided, would lead to a “Developer’s  
157 Conference”.

158

159 Mergold gave a video presentation of the proposed 20 Bomax Road PDA. (See meeting video  
160 provided on YouTube).

161

162 Mergold explained that the existing building envelope will be used with modifications to the height  
163 (possibly 4 story in some areas) and a modest increase in size. The developer is looking into public  
164 amenities such as a pool and sporting courts. Mergold also stated that the developer is looking to  
165 have 230-250 (1-4 bedroom) units targeting a diverse age group.

166

167 Schleelein asked if “workforce” housing is being considered. Mergold said that decision has not  
168 been made yet, but a mix of housing types is being considered.

169

170 Schleelein asked Mergold to keep in mind the existing trees and possibly a buffer for the East Pointe  
171 Apartments.

172

173 Mergold stated that the plan is to save the green area to the south of the existing building.

174

175 Scott asked about phasing and the timetable for development.

176

177 Mergold would like the project to be done all at once.

178

179 Cross explained the situation of available sewer units for this project. With the possible development  
180 of other large projects in the Village, the sewer unit availability would be first come, first served.  
181 Cross then explained why sewer units are limited at this point in time and how the demand could  
182 limit future projects.

183

184 Mergold added that this proposed project is somewhat unique for this area in that a commercial  
185 building will be revitalized and repurposed for residential use.

186

187 Scott let the Planning Board know that not just anyone can buy sewer unit. An approved site plan,  
188 including a sewer layout plan, is needed.

189

190 Baker asked about the number of exit/entrances needed for this development. Scott will research that  
191 question.

192

193 French noticed that there are items that still need to be provided before a Developer's Conference  
194 can take place. Scott will work with Mergold to provide the missing information.

195

196 Cross noted that a traffic study may be beneficial especially for the Warren/Bomax intersection.

197

198 Scott said he would produce a preliminary proposal checklist for the Planning Board to use as a  
199 guide for completed and provided information.

200

201 **Discussion of Solar Array Draft Law**

202 *The Planning Board will be reviewing and discussing a draft of the proposed Solar Array Law.*

203 Baker will take all of the suggested changes on the Village Solar Law that French provided and  
204 provide a new draft for next meeting.

205

206 **Trustee Report**

207 Trustee meeting cancelled.

208

209 **Other Business**

210 Baker reminded everyone to complete their continued education before the end of the year.

211

212 **Adjournment**

213 Schleelein moved to adjourn at 8:40PM. Seconded by Gillespie.

214 Ayes: Baker, Capogrossi, Gillespie and Schleelein.

215 Nays: None

216

217 Minutes taken by: Michael Scott, CEO