

Village of Lansing

MINUTES of a special meeting of the Board of Trustees of the Village of Lansing held on Friday, March 28, 2003, in the Village Office.

PRESENT: Deputy Mayor Larry Fresinski; Trustees Janet Beebe, Lynn Leopold, and Frank Moore; Jodi Dake, Clerk/Treasurer.

Deputy Mayor Fresinski called the meeting to order at 8:40Pam. He opened the public comment period. There was no public present.

Motion-To Close the Public Comment Period

Trustee Leopold moved to close the public comment period. Trustee Beebe seconded the motion. A vote was taken:

Deputy Mayor Larry Fresinski-Aye  
Trustee Janet Beebe-Aye

Trustee Frank Moore- Aye  
Trustee Lynn Leopold- Aye

The reason for this special meeting is to consider approving a temporary Certificate of Occupancy for the Lama Building. Ben Curtis, the Village Code & Zoning Officer, has submitted a letter to the Trustees explaining the following:

The expansion and renovation of the Lama Building (the old McDonald's) is substantially complete. The Lama's would like to allow Dr. Kaplan to occupy his space, which is the addition, as soon as possible. The remainder of the building was previously occupied and is currently occupied. Life safety components for use of the building have been or will be complete and operational prior to issuance of a TCO. Some work, primarily of a cosmetic nature, remains to be done on the exterior of the building. Paving can not be done until the asphalt plant opens which could be some time in April or possibly May and landscaping and related site work will be best done when it is certain Spring has arrived. Storm water runoff protection sufficient to prevent adverse impact to adjoining properties, however, will be in place.

Based on the above, Ben recommend that the Trustees authorize a Temporary Certificate of Occupancy for the Lama Building at 2343 North Triphammer Road, which would expire August 1, 2003.

Ben's letter went on to state that work on this project has proceeded smoothly and the owners have demonstrated a commitment to improving the appearance of this property. In the interests of consistency, Ben recommended that a nominal security of \$5,000 be required to be placed on deposit with the Village pending completion of the work and issuance of a Final CO.

Ben's letter insured the Trustees that as always, issuance of the Temporary Certificate will be contingent upon satisfaction of all other code and life safety issues.

Larry stated that this request is pretty straightforward. It is the usual weather limitations that prohibit this project from being completed at the present time. Frank asked if this issue came before the Planning Board. Lynn stated that this was a last minute request and Ben did not bring it to the Planning Board. It was pointed out that TCO's don't come before the Planning Board. Ben may discuss them with the Planning Board but Ben is the one that recommends a TCO to the Board of Trustees. Frank questioned if \$5,000 was a large enough escrow deposit since the paving would probably be well over that amount. Frank was advised that the Lama's have been very cooperative. Lynn asked if historically we have had to use the escrow deposits to finish a project. The Trustees were informed that in the last five years, since Jodi has been here, we have not. Larry stated that the one time we would have liked to, we didn't have an escrow deposit. This was many years ago.

Resolution #3938- To Authorize a Temporary Certificates of Occupancy

For the Lama Building at 2343 North Triphammer Road, With a \$5,000 Escrow Deposit and Expiration Date of August 1, 2003.

Trustee Leopold moved this resolution. Trustee Beebe seconded the motion.

Deputy Mayor Larry Fresinski-Aye  
Trustee Janet Beebe-Aye

Trustee Frank Moore- Aye  
Trustee Lynn Leopold- Aye

Lynn stated that they have taken a very ugly building and made it more attractive.

Frank asked that since Tops is still under a Temporary CO, is there anything we can do about the messy area behind the building. Lynn stated that holding money is our way of getting them to cooperate. Lynn added that the Planning Board is looking into requirements for commercial buildings regarding visual guidelines. Frank asked if we had any recourse to make people improve the appearance of their buildings. It was pointed out that the only way we could close a business is if the safety issues are not met.

Motion- To Adjourn

Trustee Fresinski moved adjournment. Trustee Beebe seconded the motion.

Deputy Mayor Larry Fresinski-Aye  
Trustee Janet Beebe-Aye

Trustee Frank Moore- Aye  
Trustee Lynn Leopold- Aye

The meeting adjourned at 8:55am.

Jodi Dake  
Village Clerk