

1 Planning Board Meeting
2 Minutes of Tuesday
3 June 30, 2020
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6 The meeting of the Village of Lansing Planning Board via Zoom was called to order at 7:01 PM
7 by Chair, Lisa Schleelein.
8

9 **Present at the meeting:**

10 **Planning Board Members:** Mike Baker, Carolyn Greenwald, James McCauley, Monica Moll,
11 Lisa Schleelein

12 **Alternate Member:** Anthony Ingraffea - Absent

13 **Village Legal Counsel:** William Troy

14 **Village Engineer:** Brent Cross

15 **Village Trustee Liaison:** Ronny Hardaway - Absent

16 **Village CEO:** Michael Scott
17

18 Michael May and Robert Miller representing the Miller subdivision; James Case from Brand Y
19 Distillery; Dan Veaner from The Lansing Star; Olga Petrova.
20

21 Schleelein introduced Olga Petrova to the Planning Board members as a possible future Planning
22 Board candidate

23 **Approval of the Minutes June 8, 2020**

24 Moll moved to accept the minutes as amended. Seconded by Baker.

25 Ayes: Baker, McCauley, Greenwald, Moll, and Schleelein
26

27 **Public Comment Period:**

28 Schleelein opened the public comment period.

29 With no one wishing to speak, McCauley moved to close the public hearing. Seconded by
30 Greenwald.
31

32 Ayes: Baker, Greenwald, Moll, McCauley and Schleelein.
33

34 Schleelein read the following agenda item:
35

36 **Subdivision # 2020-4395 Public Hearing**

37 *Robert Miller, represented by Michael May of Levene Gouldin & Thompson, LLP, is seeking*
38 *approval from the Planning Board for a subdivision of Tax Parcel 45.2-1-47.2. The applicant is*
39 *proposing to subdivide the 32.2 acres parcel into two separate parcels. Parcel A, containing 29.53*
40 *acres, would be located south of Bush Lane and parcel B, containing 2.67 acres, would be located*
41 *north of Bush Lane.*

42

43 Schleelein asked Michael May to describe the proposed subdivision.

44

45 May explained how the existing parcel within the Village would be separated by Bush Lane.

46 Schleelein then asked what the main purpose was for this subdivision. May continued by informing
47 the Planning Board that basically this request is to separate a future building lot away from land
48 that is intended for the Beer's cluster subdivision. Schleelein questioned whether this proposed
49 subdivision was separate from the possible Beer subdivision and how the 32.2 acres described in
50 this proposal is related to the 40+ acres proposed in the Beer's subdivision. May explained that the
51 proposed Beer subdivision is a combination of the remaining 29+ acres and the smaller
52 undeveloped lots to the west.

53

54 McCauley asked what the future plans were for the smaller parcel north of Bush Lane. Cross also
55 asked if the smaller 2.67 acre parcel was included in any of the calculations for the proposed Beer
56 subdivision. May answered by saying he did not know of any special plans for that small parcel
57 but does not believe it is part of the Beers project.

58

59 Bill Troy advised the Planning Board to confirm that this small parcel north of Bush Lane was not
60 being included in the Beer's proposal. While Scott was researching the Beer file, Cross asked if
61 the small strip of land south of parcel A had been filed with the County yet. May confirmed that it
62 had. Scott then confirmed that small parcel B was not included on any of the maps received from
63 the Beer's cluster subdivision proposal.

64

65 Schleelein asked if there were any other questions. Being none, Schleelein thanked Michael May
66 and said the Planning Board would see him at the July 13 meeting.

67

68 Schleelein read the following agenda item:

69

70 **Public Hearing for Special Permit # 2020-4394**

71 *James Case, from Brand Y Distillery, is seeking approval from the Planning Board for a special*
72 *permit to install a distillery in space A06 at The Shops at Ithaca Mall. Mr. Case would be involved*
73 *in the making and selling of alcohol which would classify his establishment as "High Traffic Food*
74 *and Beverage", therefore, requiring a special permit in the Commercial High Traffic District*
75 *(CHT).*

76

77 Schleelein introduced James Case. Case opened by saying that at the beginning of March, the
78 Alcohol and Tobacco Tax and Trade Bureau (TTB) opened up the federal license to allow
79 distilleries to make hand sanitizer and sell retail and/or sell to hospitals. Case can be doing this
80 while waiting for his paperwork to be approved by the NYS liquor authority. Greenwald asked if

81 there is a law limiting the number of places that can serve alcohol in one area. Scott did not know
82 of any but suspects that it is a State issue. The storage and stock material information are being
83 looked at by Scott to determine if an increase in fire protection is necessary. This would be taken
84 care of through the Building Permit process. McCauley asked where space A06 is found in the
85 Mall. Case explained. The subject of total allowed liquor licenses allowed in the area was brought
86 up again. Baker and Case both agreed it is a State issue.

87 Case believes with Planning Board approval, he could be up and producing hand sanitizer in 3
88 weeks while waiting 3 to 4 months for his NYS Liquor license. Cross was asked if he had concerns
89 about any chemical waste being introduced into the water treatment through the distillery process.
90 Cross highly doubts there will be a problem but will look into it before the next meeting.

91 Case continued to describe his process of making mash from all types of fruits and vegetable.
92 McCauley was concerned that the process would generate wide spread odor. Case said the odor
93 would smell like a crockpot of apples or carrots or whatever fruit he was using. The A06 space
94 Case would be moving into used to be a hair salon and has a strong mechanical ventilation system.
95 There will be no odor to the outside of the building. Cross questioned the possible increase in
96 parking if this were to be something more than retail. Under the license applied for, Case is allowed
97 to offer tastings, serve drinks, and sell bottles. Cross would like to see some numbers of expected
98 traffic to determine if the increase of parking is a potential problem although he doubts it will be.
99 Case understood and added that the space he is looking at is small and hopes to outgrow it in the
100 near future. There have been discussions with the mall about moving to a larger area if this
101 happens. The business plan is to sell 100 bottles a week directly from the store but Case is allowed
102 to sell directly to restaurants, liquor stores and bars.

103 Schleelein confirmed with Scott that a short EAF is not required

104

105 **Trustee Report**

106 Trustee meeting minutes for June 15, 2020 are on the Village website

107

108 **Other Business to Report**

109 Scott reported that the Solar Village will continue with the Planning Board process but have no
110 intention of building until the 2021 season.

111

112 The Mall subdivision will be on the agenda in the near future. Schleelein asked Scott to look into
113 the parking at the Mall and how other malls are handling the offset of green space with unused
114 parking. There is a belief that required parking will/should be minimized because of changes in
115 retail sales. Scott will look into the Village mall parking situation.

116

117 John Snyder, representing Nissan, will be coming back to the Planning Board to discuss the fence
118 that borders Gas Light Village. Bill Troy suggested Scott find out if Nissan is ready for a formal
119 change to a special permit or just an informal discussion. Scott then explained about an issue the
120 sign company for Nissan is having. The Planning Board approved size, shape and lighting for all
121 of the signs for the new Nissan building but the sign company has their own ideas. Scott will resend
122 them the documents signed by Phil Maguire showing what is required.

123

124 Schleelein described an informal meeting with a company that is interested in developing the small
125 parcel behind M & T bank into multi-family homes.

126 Schleelein hopes to discuss policies like sidewalks in the near future.

127

128 Baker asked why the emergency exit driveway at the East Pointe Apartments is left open. The
129 agreement with the Planning Board at the time of approval was the gate needs to be used for
130 emergency only. Scott said he would look into it.

131

132 Scott gave a quick update on Lansing Meadows. The Planning Board discussed the Governor's
133 Bill about extending BZA and Planning Board approvals for up to 120 days. The Planning Board
134 will recommend a 90-day extension to the Trustees.

135

136 **Adjournment:**

137 Schleelein asked for a motion to adjourn at 8:08 PM. Moved by Baker. Seconded by McCauley

138 Ayes: Baker, Greenwald, McCauley, Moll, and Schleelein.

139

140 Minutes taken by: Michael Scott, CEO