

**Village of Lansing  
Planning Board Meeting  
March 12, 2001**

The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by Acting Chairman Halevy. Present at the meeting were Planning Board Members Phil Dankert, Carol Klepack and Janet Waterman; Code Enforcement Officer Ben Curtis; Trustee Liaison Lynn Leopold; and Attorney Randy Marcus.

**Public Comment:**

There was no one present who wished to speak. Waterman moved to close the Public Comment, seconded by Klepack. All in favor.

**Local Law A (2001) – Amendment of Village of Lansing Land Subdivision Regulations to Add Definition of “Municipal Subdivision”**

Marcus introduced proposed Local Law A for municipal subdivisions for such acquisitions as the Edelman roadway property, as well as the 28 parcels of land along N. Triphammer Road. After explaining the local law, Marcus stated that since the actions covered under this definition would be originated by the Trustees, the Board of Trustees would have evaluated the impact. Curtis was concerned about confirming zoning compliance for such things as setbacks and Marcus incorporated his concerns into the draft. This draft would allow the Trustees to consider acquisitions on a case by case basis, making provisions as necessary where a municipal subdivision might create a nonconformity. Curtis recommended that the purpose and intent include the fact that in no event shall the Board of Trustees create a non-conforming lot without specifying exactly how they must accomplish that end. Marcus stated that, hypothetically, the Board might have to reconfigure a cul-de-sac in the future and it might need to acquire a large portion of one of the lots which would leave a non-buildable lot. Marcus stated that in that example, one possible result would be that the Village would purchase the entire lot and not leave a non-buildable lot. This land could then be left in a natural state or be divided between the adjoining properties.

Waterman questioned Section (b) on the second page referencing Local Law 2 of 1998. Marcus stated that that law was one passed specifically for the N. Triphammer Road Project where the Village is acquiring property and it might result in setback deficiencies for those properties and this law would amend the setback requirement such that no nonconformity resulted. The draft will be changed to reflect that the Village shall take whatever necessary actions are needed so a nonconforming lot does not remain. Noted will be examples such as the Board passing a local law similar to Local Law 2, acquiring the entire parcel, or dividing the parcel between adjoining property owners.

Curtis noted there has been a longstanding problem with the County Clerk recording subdivisions without the stamp of approval of the Village and municipalities have urged that counties be more diligent in requiring the stamp. If the Board of Trustees will be approving municipal subdivisions they should have a similar stamp. Marcus felt the stamp may need to be made for the Board of Trustees. Curtis stated a new and more readable stamp could be made to be utilized by both groups. Marcus will add a subparagraph c to reflect the requirement of the signature of the Mayor.

Waterman moved to recommend the approval, with the changes discussed, of proposed Local Law A (2001), Amendment of Village of Lansing Land Subdivision Regulations to Add Definition of “Municipal Subdivision”. Seconded by Dankert. All aye.

**CLT Guidelines Update** – Klepack

Halevy stated that the next step is for Wolf to revise the draft based on the input from the last Focus Group. It will then be given to the Planning Board. The Planning Board will then recommend the Board of Trustees accept it. Wolf will then present it to the Board of Trustees and changes may be discussed before adoption. Klepack stated the final product is being produced now. Curtis also noted an electronic version was also to be given to the Planning Board.

**Budget:**

Halevy stated all members have received a copy of the proposed budget for the Planning Board. He stated the

numbers were based on discussions he had with Hickey. If anyone wants to add something, it can still be done. Klepack questioned where the \$5000 figure for a consultant for a Triphammer Road Planned Sign Area came from and Halevy responded that Hickey provided that amount. Klepack will ask Wolf to see if the number is reasonable. Curtis asked about the equipment amount line for last year of \$12,500. Halevy thought it was for the sound system. Leopold did not know. Halevy will check with Clerk Dake to see where the amount has been placed.

- **Approval of Minutes** – February 12

Klepack moved to approve the February 12, 2001 minutes as revised. Seconded by Waterman. All aye.

- **Reports:**

Dankert noted that he was to attend the last Board of Trustees' meeting and he missed it. Marcus stated the meeting was largely devoted to budget. Marcus could not recall any Planning Board issues and noted there was no discussion on Sapsucker Woods Road. Marcus stated the Mayor is attempting to hold tax increases based on the new budget to the cost of living increase for last year. The acquisitions for the N. Triphammer Road and the engineering costs associated with it will be the big expenditures for the next year.

Halevy noted one of the conditions for the Sapsucker Woods Road approval was receipt of a letter from NYSDOT contingent on their approval for a right-hand turn lane. The Board has received a letter from Barry Stevens, NYSDOT, stating that such a turn lane would not be permitted, so no further action needs to be taken on this.

Halevy stated the Board has received a request from Dennis Reinhart regarding the Lighting Commission Guidelines being turned into an ordinance. This will be discussed after Hickey's return.

Halevy and Curtis have discussed David Fernandez and his presentation and the fact that he is unwilling to accept a fee. There was a general discussion of recognizing individuals who have made exceptional contributions to the Village. A suggestion was made that the Village should have a permanent award, such as a plaque, to recognize individuals for long service and exceptional contributions on behalf of the Village. The proposal will be discussed in further detail when Hickey returns.

**Adjourn:**

Klepack moved to adjourn the meeting at 8:31 P.M. Seconded by Dankert All aye.