

Village of Lansing
Planning Board Meeting
August 30, 2016

The meeting of the Village of Lansing Planning Board was called to order at 7:00PM by Chairman Mario Tomei.

Present at the meeting were Planning Board Members: Deborah Dawson, John Gillott, and Lisa Schleelein; Alternate Member, Carolyn Greenwald; Code Enforcement Officer, Marty Moseley; Village Attorney, David Dubow; Village Trustee Liaison, Ronny Hardaway Citizen Observer, Audrey Kahin.

Absent: Mike Baker

Tomei appointed Carolyn Greenwald as an acting member for the meeting due to the absence of Mike Baker.

Public Comment Period

Tomei opened the public comment period.

Dawson read a statement regarding the proposed re-zoning of the parcel on Bomax drive:

At a July 18 joint meeting of our Board of Trustees and Planning Board, Park Grove Realty presented a proposal that the Village rezone a 19.5 acre parcel of land on the south side of Bomax Drive, between TransAct on the east and Lansing Trails on the west, from BTD to HDR. In connection with that proposal, Park Grove and Passero Associates presented both Boards with a detailed and well-thought-out plan – including a traffic study – for a 140-unit apartment community that it wishes to build on the parcel to be rezoned. The Trustees resolved that the proposal should go to the Planning Board for further review and recommendations.

This Planning Board considered the rezoning proposal at its July 26th meeting. This Board considered the relative impact of light industrial development vs. high density residential development on the parcel in question – which is the proper inquiry raised by the proposal. We considered that the proposal would result in “downzoning” the area. We considered that the rezoned acreage would provide a HDR buffer zone between the BTD area along Warren Road and the MDR area of Lansing Trails – which is consistent with our Village’s Comprehensive Plan and our current zoning laws. We considered that the proposed development, which would include open areas, trails, a swimming pool and clubhouse, a pond, and a community garden, would be far more aesthetically pleasing than an industrial building surrounded by parking lots. We considered the traffic study submitted by Passero Associates, which indicates that the additional traffic created by a 140-unit apartment development would be considerably less than the traffic created by a business of the size that could be built on the parcel subject to the rezoning proposal. We considered that the parcel in question had been vacant for years, generating minimal tax revenue to the Village, Town, and County; that a business developer would be apt to ask for a tax abatement to build there; and that Park Grove was requesting nothing, other than the rezoning. We whole-heartedly recommended that the Board of Trustees adopt the proposed rezoning.

On August 15, the Planning Board’s recommendation was considered by the Board of Trustees, which chose to take no action whatsoever on the proposal. The reasons given were various. It was suggested that the Village might want to have its own traffic study done, to make sure that Passero’s traffic study was correct. No reasons were given for questioning Passero’s study results. Concerns were expressed about how the proposed development would impact adjoining properties. Apparently, the only adjoining

52 *property owner who had expressed concern was Janet Jonson, the Lansing Trails developer, who spoke*
53 *directly to Mayor Hartill. The Trustees emphasized the need for public input on the proposal, but did not*
54 *schedule a public hearing. There will be no Trustees' meeting until September 19, so a public hearing*
55 *can be held no earlier than October 3. This delay appears to be consistent with a stated objective to*
56 *proceed slowly on the rezoning proposal.*

57
58 *As a resident and taxpayer in the Village, and as a member of this Planning Board, I am deeply*
59 *disappointed that our Trustees are delaying consideration of Park Grove's rezoning proposal – and*
60 *concerned about their reasons. What specific concerns justify the time and expense of another traffic*
61 *study? Why are Passero's traffic study results in question? Passero generated results using methodology*
62 *and equations from the Institute of Traffic Engineers "Trip Generation Manual." Since the Institute is*
63 *the organization designated by the US Department of Transportation to develop industry standards, one*
64 *would assume that its methodology and equations meet those standards. Moreover, Passero's study*
65 *made the proper comparison for evaluating the rezoning proposal: between the traffic generated by a*
66 *light industrial/manufacturing development and that generated by the proposed apartment development.*
67 *Finally, Passero's traffic study was submitted to the Village in mid-May, so, if there were problems with*
68 *it, we've already had three months to identify and resolve them.*

69
70 *Another puzzling aspect of the Trustees' decision is their expressed desire for public input, coupled with*
71 *their delay in scheduling a public hearing. A public hearing is the appropriately transparent legal*
72 *avenue for soliciting and accepting input from adjoining property owners and all residents of the Village.*
73 *Perhaps our Trustees and Ms. Jonson are thinking of the Park Grove project as an alternative to the 20*
74 *acres of undeveloped land that sits on Bomax Drive right now, rather than as an alternative to a business*
75 *development on that site – which is the proper and relevant comparison to be made in evaluating the*
76 *rezoning proposal. All of us in Village government must remember that the Village will inevitably*
77 *change, and our collective job is to make sure that it changes in a healthy and desirable direction. The*
78 *proposed rezoning is consistent with our Comprehensive Plan and our general approach to land use in*
79 *the Village. The project that Park Grove wants to build is tailor-made to meet many of the concerns and*
80 *goals stated in our Comprehensive Plan. It would provide smaller units for singles, couples, and small*
81 *families, at a walkable distance to jobs in the Business and Technology Park and retailers and*
82 *restaurants along the North Triphammer Corridor. Although the rents would not be inexpensive, it would*
83 *provide downsizing seniors with an option to live in a multi-generational apartment community with more*
84 *affordable rents than those in Kendall, Horizon, or the Cayuga View development we approved earlier*
85 *this year. It would be aesthetically superior to a business development.*

86
87 *For all of these reasons, I'm asking that the members of this Planning Board attend the September 19*
88 *meeting of the Board of Trustees with me, to show our support for the rezoning proposal that we have*
89 *already recommended, and to urge our Trustees to move forward with a public hearing.*
90 *Thank you.*

91
92 *Deborah Dawson*
93 *August 30, 2016*

94
95 *Schleelein reiterated support for a down zoning of the parcel. Gillott, who attended the Trustees' July*
96 *18th meeting as Planning Board Liaison said he got the feeling that the Trustees don't want to open the*
97 *door for future zoning requests. He noted that Lansing Trails II is a very different type of product from*
98 *the type of complex that was proposed as a possibility if the parcel were to be down zoned. Hardaway*
99 *said that the Mayor felt the decision was being rushed although Hardaway felt it was not rushing it as it*
100 *had gone through the Planning Board for consideration and a recommendation.*

102 Dubow explained that after a recommendation is made by the Planning Board, he has to prepare the local
103 law. The local law draft was presented at the August 15, 2016 Trustee meeting but a Trustee has to move
104 to propose the local law and no one did so at that time. The local law presented is a zoning change not a
105 development proposal. The Trustees are the applicant and are charged with determining that the change
106 will benefit the Village as a whole.

107
108 More discussion regarding the proposed local law noted that the zoning change recommendation is
109 consistent with the Comprehensive Plan, that there is no other HDR land in the Village available on
110 which to build badly needed housing, that there is virtually no expected expansion in the BTM, and that if
111 the parcel is rezoned the board is aware of and comfortable with the other categories of use for an HDR
112 designation.

113
114 The board members agreed that it is very important to attend the September 19th Board of Trustees
115 meeting.

116
117 There being no further comments, Schleelein moved to close the public comment period; Seconded by ---
118 Gillott; Ayes by Tomei, Baker, Dawson, Gillott, Greenwald, and Schleelein.

119

120 **Discussion on amending the Village Zoning Law to Include the Following:** □

- 121 • *proposed language to add to the Zoning Law for large scale solar arrays and small scale solar*
122 *arrays.*

123
124 Moseley presented proposed language to be added to the Zoning Law for solar arrays, both large scale
125 and small scale. The language is expanded from previous language presented to the board.

- 126 • Add to 145-3:
 - 127 1. *Large scale solar facility- Rooftop mounted or building mounted, freestanding or ground-*
128 *mounted solar energy systems which exceed 2,000 square feet. The primary functions of*
129 *these systems are to (i) serve the building to which they are located near or attached to,*
130 *or (ii) is to produce energy for the sole purpose of selling some or all of their energy back*
131 *to the New York State Electric and Gas grid for offsite sale or consumption.*
 - 132 a. *Each freestanding array shall be treated as a principal building in accordance*
133 *with the definition, applicable lot coverage, height restrictions, and yard*
134 *setbacks of the underlying zoning district.*
 - 135 2. *Small scale solar array- Integrated building components (i.e. solar shingles), Rooftop*
136 *mounted or building mounted, or freestanding or ground-mounted solar energy systems*
137 *which are limited to not exceed 2,000 square feet. The primary function of these systems*
138 *are to serve the building in which they are associated with on the same lot, but also may*
139 *have the ability to sell small quantities of energy back to the New York State Electric and*
140 *Gas system.*
 - 141 a. *Each freestanding array shall be treated as an accessory building in accordance*
142 *with the definition, applicable lot coverage, height restrictions, and yard*
143 *setbacks of the underlying zoning district;*
 - 144 b. *or as a principal building in accordance with the definition, applicable lot*
145 *coverage, height restrictions, and yard setbacks of the underlying zoning district;*
 - 146 c. *and all Small scale solar array systems installed in residential districts shall only*
147 *be installed in the side yards, rear yards, or as roof mounted systems.*

149

- 150 • 145-81 Chart of uses:
 - 151 1. The Large scale solar facility use would need to be added to the matrix in CLT, CHT,
 - 152 B&T, HHS, RSH, CMT districts.
 - 153 2. The Small scale solar array use would need to be added to the matrix in all districts.
 - 154
- 155 • Small scale solar array would need to be added to each district as a use under the permitted uses
- 156 section of each district (LDR, MDR, HDR, PDA's, CLT, CHT, B&T, HHS, RSH, CMT
- 157 districts).
- 158
- 159 • Large scale solar facility would need to be added to each district, which would be applicable, as a
- 160 use in permitted with special permit under the general and additional conditions section (CLT,
- 161 CHT, B&T, HHS, RSH, CMT districts).
- 162 1. Example:

163 *Permitted with Special Permit. Uses permitted with a Special Permit shall be as follows:*

- 164 (1) *General conditions.*
 - 165 (a) *Utility transmission/storage/plants.*
 - 166 (b) *Indoor recreation/club.*
 - 167 (c) *Office/studio/service.*
 - 168 (d) *Government building.*
 - 169 (e) *Museums/public buildings.*
 - 170 (f) *Hospital/clinic.*
 - 171 (g) *Motel/hotel.*
 - 172 (h) *Sales/repair/maintenance.*
 - 173 (i) *Theater/nightclub/discotheque.*
 - 174 (j) *Construction sales/storage.*
 - 175 (k) *Large equipment.*
 - 176 (l) *Automotive sales/service/lots.*
 - 177 (m) *Commercial assembly soft goods.*
 - 178 (n) *Transportation services.¹*
 - 179 (o) *Alteration to Building or improved Site or Change in Use that Results in Change*
 - 180 *in Applicable Parking Space Requirements*
 - 181 (p) *Low Traffic Food and Beverage*
 - 182 (q) *High Traffic Food and Beverage*
 - 183 (r) *Religious facility*
 - 184 (2) *General and additional conditions.*
 - 185 (a) *Warehousing/storage/distribution.*
 - 186 (b) *Adult entertainment business (see Section 145-60 (L) below)*
 - 187 (c) *Mixed Use (See Section 145-60 F below)*
 - 188 (d) *Large scale solar facility*
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- 145-60. Additional conditions for certain Special Permit uses.
 1. A section will need to be added to special permit with additional conditions (see the attached document).
- 145-60 Q:Q. Large scale solar facility. Special Permit Required.*
- (1) *No Large scale solar facility shall be erected, moved, reconstructed, altered or used in any district unless and until the person or entity seeking to do so shall have obtained a Special Permit from the Planning Board in accordance with this section and the other provisions of this law governing the issuance of Special Permits.*
 - (2) *General Criteria. No Special Permit or renewal thereof or amendment of a current Special Permit relating to a Large scale solar facility shall be granted by the Planning Board unless it finds that such Large scale solar facility:*
 - a. *Conforms with all federal and state laws and all applicable rules or regulations promulgated by the Federal Aviation Administration (the "FAA") or any other federal agencies having jurisdiction;*
 - b. *The Large scale solar facility shall be designed and constructed in a manner which minimizes visual impact to the extent practical;*
 - c. *Complies with all other requirements of this Zoning Law, unless expressly superseded herein;*
 - d. *Is the most appropriate site among those available within the technically feasible area for the location of a Large scale solar facility;*
 - e. *shall be situated on the lot on which it is to be developed in such a manner and location as to allow for development of any portion of the Village's Greenway that is also to be located on such lot in accordance with the Village's Greenway Plan or any modification thereof as determined by the Planning Board.*
 - f. *Any Large scale solar facility must be located on a single lot.*
 - g. *Any large scale solar facility, and the lot on which it is located, shall comply with the setback, frontage, minimum lot size, and yard standards of the underlying zoning district in which the Large scale solar facility is constructed. To the extent there is a conflict, the more restrictive provision shall govern.*
 1. *If the Planning Board finds it acceptable, a Large scale solar facility that is constructed over new or existing parking areas may be allowed to have setbacks in accordance with the parking setback standards of the underlying Zoning District.*
 - (3) *Lighting.*
 - a. *Any exterior lighting shall be installed and approved in accordance with the Village of Lighting Commission and applicable guidelines.*
 - (4) *Appearance and Buffering.*
 - a. *Large scale solar facilities and fencing may be required to be screened by any landscaping needed to avoid adverse aesthetic impacts for neighboring properties, recreation areas, public roads, waterways, landmarks, refuges, community facilities, or conservation or historic areas within view of the public.*
 - b. *The use of any portion of a Large scale solar facility for signs, or promotional or advertising purposes, including but not limited to company name, phone numbers, banners, streamers, and balloons is prohibited, provided, however, that signage including no text or graphics other than health or safety warnings, which signage complies with the requirements of the Village's Sign Law, and which signage has been*

- 237 reviewed and approved as part of the Special Permit, may be placed on the
238 telecommunications facility.
- 239 c. The Large scale solar facility shall have the least visual effect practical on the
240 environment, as determined by the Planning Board, be disguised or camouflaged to
241 blend in with the surroundings, to the extent that such alteration does not impair the
242 ability of the facility to perform its designed function. Any glare produced by the solar
243 array shall not impair or make unsafe the use of contiguous structures, any vehicles on
244 or off the road, any airplanes, etc. to be determined by the Planning Board.
- 245 d. Accessory structures shall maximize the use of building materials, colors, and textures
246 designed to blend in with the natural surroundings.
- 247 e. In fulfilling the requirements of the State Environmental Quality Review Act
248 (“SEQRA”), the Planning Board may require a Full Environmental Assessment Form
249 (“EAF”) for the proposed Large scale solar facility. A Visual Environmental
250 Assessment Form (Visual EAF) may be required as an addendum thereto. The Planning
251 Board may require submittal of a more detailed visual analysis based on the results of
252 the Visual EAF.
- 253 f. Without limiting the requirements of the section §145-60Q(4)a., existing on-site
254 vegetation shall be preserved to the maximum extent possible.
- 255 g. The Planning Board may require additional information, such as line-of-sight drawings,
256 detailed elevation maps, visual simulations, before and after renderings, and alternate
257 designs to more clearly identify adverse impacts for the purpose of their mitigation.
- 258 h. Equipment or vehicles not used in direct support, renovations, additions or repair of any
259 Large scale solar facility shall not be stored or parked on the facility site.
- 260 (5) Access and Parking.
- 261 a. Access ways shall make maximum use of existing public or private roads to the extent
262 practicable. New access ways constructed solely for a Large scale solar facility must be
263 at least twenty (20), but no more than thirty (30) feet wide, and closely follow natural
264 contours to assure minimal visual disturbance and reduce soil erosion potential.
- 265 b. The road surface (driveways) shall be centered within access ways and not more than
266 sixty percent (60%) of the width of the legal access way shall be covered with any form
267 of improved surface.
- 268 c. Parking areas shall be sufficient to accommodate the greatest number of service
269 vehicles required to service the facilities located on the premises at any one time.
- 270 d. Driveways or parking areas shall provide adequate on site turn-around, such that
271 service vehicles shall exit the lot moving forward and will not have to back out onto a
272 public road.
- 273 (6) Security.
- 274 a. Large scale solar facility, and accessory structures shall each be surrounded by fencing
275 of sufficient height, style and location as determined by the Planning Board, to
276 adequately secure the site, the top foot of which may, at the discretion of the Planning
277 Board in deference to the character of the neighborhood, be comprised of three-strands
278 of barbed wire to discourage unauthorized access to the site. The Planning Board may
279 waive or modify the requirements for fencing if, in its discretion, the Board determines
280 that other forms of security are adequate, or that, by reason of location, neighborhood
281 or character of the site, security will not be significantly compromised by the omission,
282 relocation or reduction in size, of the otherwise required fencing.
- 283 b. Motion-activated or staff-activated security lighting around the equipment area of a
284 Large scale solar facility or accessory structure entrance may be installed provided that
285 such lighting does not project off the site. Such lighting should only be activated when
286 the area within the fenced perimeters has been entered.

- 287 c. *A locked gate at the intersection of the access way and a public road may be required to*
288 *obstruct entry by unauthorized vehicles. Such gate must be located entirely upon the lot*
289 *and not on the public right-of-way.*
- 290 (7) *Engineering and Maintenance.*
- 291 a. *Site plans for a Large Scale solar facility must bear the seal of a design professional*
292 *licensed to practice in the State of New York. Every facility shall be built, operated and*
293 *maintained to acceptable industry standards, including but not limited to the most*
294 *recent, applicable standards of the Institute of Electric and Electronic Engineers*
295 *(“IEEE”) and the American National Standards Institute (“ANSI”).*
- 296 b. *The Village, at the expense of the applicant, may employ its own consultant(s) to*
297 *examine the application and related documentation and make recommendations as to*
298 *whether the criteria for granting the Special Permit have been met, including whether*
299 *the applicant’s conclusions regarding safety analysis, visual analysis, structural*
300 *inspection, and stormwater management aspects are valid and supported by generally*
301 *accepted and reliable engineering and technical data and standards.*
- 302 (8) *Removal.*
- 303 a. *Decommissioning Plan. At the time of submittal of the application for a Special Permit*
304 *for a Large scale solar facility, the applicant shall submit an agreement to remove all*
305 *solar equipment, driveways, structures, buildings, equipment sheds, lighting, utilities,*
306 *fencing, gates, accessory equipment or structures. If such facility becomes*
307 *technologically obsolete or ceases to perform its originally intended function for more*
308 *than twelve (12) consecutive months. Upon removal of said facility, the land shall be*
309 *restored to its previous condition, including but not limited to the seeding and sodding,*
310 *as appropriate depending upon the season of the work, of exposed soils.*
- 311 b. *At the time of obtaining a building permit, the applicant must provide a financial*
312 *security bond for removal of the Large scale solar facility and property restoration, with*
313 *the municipality as the assignee, in an amount approved by the Planning Board upon*
314 *the recommendation of the Village Engineer, but not less than fifty thousand (\$50,000)*
315 *dollars.*
- 316 c. *Upon any amendment of the Special Permit, the Planning Board may adjust the*
317 *required amount to the financial security bond to adequately cover increases in the cost*
318 *of removal of the Large scale solar facility and property restoration.*
- 319 (9) *Application.*
- 320 *The application for a Special Permit, for the construction of a Large scale solar facility shall*
321 *include, without altering any other application requirements as set forth in this Zoning Law:*
- 322 a. *A completed project application form in such detail and containing such information as*
323 *the Planning Board may require.*
- 324 b. *In fulfilling the requirements of the State Environmental Quality Review Act*
325 *(“SEQRA”), the Planning Board may require a Full Environmental Assessment Form*
326 *(“EAF”) for the proposed telecommunications facilities. A Visual Environmental*
327 *Assessment Form (Visual EAF) may be required as an addendum thereto. The Planning*
328 *Board may require submittal of a more detailed visual analysis based on the results of*
329 *the Visual EAF.*
- 330 c. *Site plan in accordance with the requirements of this section including, without*
331 *limitation:*
- 332 i. *The exact location including geographic coordinates of the proposed Large*
333 *scale solar facility including any solar arrays, equipment and anchors, if*
334 *applicable;*
- 335 ii. *The maximum height of the proposed facility, including all appurtenances;*

- 336 iii. *A detail of solar panel array type, if any, including but not limited to*
- 337 *equipment specification sheets shall be documented and submitted for all*
- 338 *photovoltaic panels, significant components, mounting systems, and*
- 339 *inverters that are to be installed;*
- 340 iv. *The location, type and intensity of any lighting on the site;*
- 341 v. *Property boundaries and names of all adjacent landowners;*
- 342 vi. *Proof of the landowner's consent to the erection of the facility and*
- 343 *agreement to abide by the provisions of this section Q if the applicant is*
- 344 *not the landowner;*
- 345 vii. *The location of all other structures on the property;*
- 346 viii. *If designing over new or existing parking spaces, the array shall be*
- 347 *designed to accommodate for emergency vehicle access. The design may*
- 348 *include, but not limit, items such as the height of the large scale solar*
- 349 *facility, access ways for vehicles, firefighting capabilities, etc...*
- 350 ix. *Blueprints and a site plan showing the layout of the Large scale solar*
- 351 *facility must bear the seal of a design professional licensed to practice in*
- 352 *New York State;*
- 353 x. *Property Operation and Maintenance Plan. Such plan shall describe*
- 354 *continuing photovoltaic maintenance and property upkeep, such as*
- 355 *mowing and trimming;*
- 356 xi. *The location, nature and extent of any proposed fencing, landscaping and*
- 357 *screening;*
- 358 xii. *The location and nature of any proposed utility easements and access roads*
- 359 *or drives;*
- 360 xiii. *Documentary evidence that the proposal satisfies the requirements of*
- 361 *subsection §145-60 (Q) (2) (a) above;*
- 362 xiv. *The location of any portion of the Village's Greenway that is to be*
- 363 *developed in accordance with the Village's Greenway Plan or any*
- 364 *modification thereof as determined by the Planning Board on the lot on*
- 365 *which the Large scale solar facility is proposed to be located; and*
- 366 xv. *A glare assessment survey and any mitigation efforts that may be utilized to*
- 367 *minimize glare on contiguous parcels of land.*

368 (10) *Fees and Deposits.*

- 369 a. *The fees for a Special Permit application for a Large scale solar facility shall be*
- 370 *calculated in accordance with Section §145-57 (D) (2), and solar arrays shall be*
- 371 *considered to be a principal building and all other structures to be accessory buildings.*
- 372 b. *Any applicable application or other fees, including any deposits required by the Village*
- 373 *to pay the costs of any consultants retained by the Village as provided herein.*
- 374 c. *In addition to the delivery of the fees described at §145-60(Q)(10)(a) above, the*
- 375 *applicant shall deliver with its application an amount equal to one percent (1%) of the*
- 376 *estimated cost of the project. This sum shall be held by the Village in a non-interest*
- 377 *bearing account, and these funds shall be available to the Village to pay consultants*
- 378 *engaged by the Village to assist in review of the application. Following grant or denial*
- 379 *of the application, the Village shall return to the applicant any excess remaining in*
- 380 *escrow. If the escrow account has been depleted prior to grant or denial of the*
- 381 *application, the applicant shall deposit such funds as are then necessary for the Village*
- 382 *to pay any outstanding fees to said consultants.*

383 (11) *Miscellaneous.*

- 384 a. *Any Special Permit granted hereunder shall be valid only for the dimensions and*
- 385 *number of structures for the Large scale solar facility contained in the original*

386 application as so approved. Any subsequent amendments or additions shall require a
387 new application for same following the procedures set forth in section §145-59 (F).

- 388 b. In considering the application, the Planning Board may, if the application is granted,
389 impose such reasonable conditions as it may deem necessary to minimize any adverse
390 impacts of the facility or its construction, or to assure continued compliance with the
391 terms of this section.
- 392 c. A condition of any Special Permit granted hereunder shall require that the applicant
393 convey a permanent right-of-way to the Village for the area of any portion of the Village
394 Greenway that is to be located on the subject lot in accordance with the Village's
395 Greenway Plan or any modification thereof as determined by the Planning Board,
396 which right-of-way shall provide the Village the right to improve and maintain such
397 area, and which shall be in form and substance satisfactory to the Village's attorney,
398 unless otherwise determined by the Planning Board to not be necessary.
- 399 d. In the event that a court of competent jurisdiction renders a decision invalidating any
400 portion of this local law, the balance of this local law shall be unaffected thereby and
401 shall remain in full force and effect as if the invalidated portion had never been a part of
402 this local law.

403 (12)Notice of Public Hearing. Notice of public hearings shall governed in accordance with section
404 §145-59.

405
406 Dawson moved to adopt the proposed solar array language with the additions and changes discussed;
407 Seconded by Greenwald; Ayes by Tomei, Dawson, Gillott, Greenwald, and Schleelein. Nays: None.
408 Abstention(s): None.

409
410 **Approval of Minutes:**

411 8/8/16 - Gillott moved to accept the minutes of August 8, 2016 as amended; Seconded by Dawson; Ayes
412 by Tomei, Dawson, and Gillott. Nays: None. Abstention(s): Greenwald and Schleelein.

413
414 **Trustee Report:**

415 Gillott reported on the Trustee meeting of July 18, 2016. For a complete report of the meeting please see
416 the Trustee minutes.

417
418 **Other Business**

419 The topic of possible issues with Airbnb rentals in the Village was brought up by Hardaway. Moseley
420 said that after this topic had been brought up informally by both Tomei and Schleelein on separate
421 occasions that he briefly researched how other municipalities are dealing with Airbnbs. He feels that the
422 home occupation language of the Village code is applicable to an Airbnb. After a brief discussion the
423 board determined that the home occupation language is sufficient at this time.

424
425 Gillott handed out the minutes from the July 18, 2016 Board of Trustees meeting.

426
427 The topic of food trucks in the Village vis a vis Temporary Commercial Activities was brought up and
428 there was discussion as to whether the current regulations need to be reviewed and possibly changed.
429 Current regulations allow 42 days per year on each parcel; the intent to protect the bricks and mortar
430 restaurants in the Village. Dawson mentioned that food trucks are increasing in popularity and there is a
431 need for food services in the Village. Greenwald advocated for the Village being food-truck friendly and
432 suggested it might be an opportunity for the Village to draw visitors. Hardaway asked whether there
433 would be a tax benefit. Dawson stated that yes any taxes are divided up amongst the village, town, and
434 county. It was agreed that the board should consider increasing the number of allowable days in a future
435 meeting and consider a food truck festival.

436

437 **Adjournment**

438 Greenwald moved to adjourn at 8:04 PM. Seconded by Schleelein. Ayes by Tomei, Dawson, Gillott,
439 Greenwald, and Schleelein.