

Village of Lansing  
Planning Board Meeting  
Minutes of Tuesday  
November 11, 2019

The meeting of the Village of Lansing Planning Board was called to order at 7:03 PM by Lisa Schleelein

Present at the meeting: Planning Board Members; Lisa Schleelein, Mike Baker, Carolyn Greenwald; Monica Moll; James McCauley; Alternate; Tony Ingraffea; Code Enforcement Officer, Mike Scott; Dan Veaner of the Lansing Star; Village Attorney, William Troy; Village Trustee Liaison, Patricia O'Rourke, David Beer, Steven Beer, Beverly Beer; Beer's Attorney, Randy Marcus, and approximately 2 other people.

Absent: None

**Public Comment Period:**

Schleelein opened the public comment period at 7:04pm

With no one wishing to speak McCauley motioned to close the public comment period. Seconded by Baker.

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

**Approval of Minutes**

May 13, 2019 - Baker moved to approve the minutes of May 13, 2019. Seconded by Moll

Ayes: Baker, Greenwald, Moll and Schleelein

July 8, 2019 - Moll moved to approve the minutes of July 8, 2019. Seconded by Greenwald

Ayes: Baker, Greenwald, McCauley, Moll and Schleelein

September 24, 2019 - Baker moved to approve the minutes of September 24, 2019. Seconded by Greenwald

Ayes: Baker, Greenwald, McCauley, Moll and Schleelein

October 14, 2019 - Moll moved to approve the minutes of October 14, 2019. Seconded by Greenwald.

Ayes: Baker, Greenwald, Moll and Schleelein

Abstention: McCauley

October 29, 2019 - Greenwald moved to approve the minutes of October 29, 2019. Seconded by Moll.

Ayes: Baker, Greenwald, McCauley, Moll and Schleelein

47 **Public Hearing for a Cluster Subdivision Proposal by Beer Properties, LLC.**

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

52

53 Schleelein read from the proposal and asked if the Beers had any changes or modifications from  
54 the last meeting. Schleelein stated there were several people concerned with the traffic and  
55 covenants but, the Village has nothing to do with covenants. Troy agreed. Schleelein said she  
56 wanted to see the breakdown of the percentages on the plat and Scott said he did not see it on the  
57 new plat. Baker stated it was on the bottom of L2.

58

59 Schleelein told the Beers if everything on the plat was within Code they could develop but, the  
60 Army Corps of Engineers needs to complete their paperwork on the wetlands. Schleelein said the  
61 sidewalks being created and completed on Millcroft was an issue. Moll said the Trustees want to  
62 put sidewalks in and it was discussed at the most recent Board of Trustees meeting.

63

64 Schleelein asked if anyone had question or concerns. Baker said he will not support closing off the  
65 end of Millcroft Way and has spoken with some people who live there and they are in support of  
66 the proposed road connection.

67

68 Schleelein asked the Beers to clarify the trails on the plat. Steven Beer showed on the map the  
69 detailed areas where the trails would be. Schleelein asked about the eastern part of the plat and if  
70 it was part the Green Way. Beer said that will be a footpath only and for liability purposes there  
71 will be postings on the trail ways. Schleelein suggested the Beers indicate that on the final plat and  
72 clearly mark where the trails are. Schleelein stated she felt the lot sizes were adequate and Scott  
73 said he needs the final plat to have an approximate acreage and setbacks indicated for each one.

74

75 Schleelein asked for a motion to close the public hearing. Moll moved to close the public hearing.  
76 Seconded by Greenwald.

77

78 Ayes: Baker, Greenwald, McCauley, Moll, and Schleelein

79

80 McCauley asked if there are issues or modifications that need to be done; why does the Planning  
81 Board approve the plat. Troy stated this is just an acceptance of the preliminary plat so the Beers  
82 can move forward. Marcus said before the final plat is completed, they will have several  
83 discussions and meetings with everyone to ensure all the codes are being met. David Beer said the  
84 wetland area of disturbance is less than half an acre.

85

86 Baker moved to approve the preliminary plat. Seconded by Moll.

87

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

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90

91 **Trustee Report:**

92 McCauley stated the Board of Trustees discussed the Planning Board recommendation regarding  
93 the Moseley proposal to add Low Traffic Food and Beverage as an allowed use in the Commercial  
94 Low Traffic District. Hardaway was not in favor. John O'Neill said he would consider a study on  
95 the traffic. O'Neill proposed the Climate Smart Community resolution and it was passed. Ingraffea  
96 noted even though the Board of Trustees accepted this, it is without a basis. For a full report see  
97 the minutes.

98

99 **Other Business to report:**

100 Greenwald asked if the Planning Board has any protocol for the applications on the Climate Smart  
101 Community pledge. Greenwald wanted to look it over and see if it's something that should be part  
102 of the Planning Board packet when people apply for an application. Moll read over the ten items  
103 on the list. Ingraffea said when municipalities accept the pledge then they receive points that can  
104 be applied to Grants and NYSERDA.

105

106 Scott said the criteria felt like you have to do all ten before you can get points for any grants in  
107 order to receive any money. Troy said he feels they are just suggestions to complete the ten but,  
108 not mandatory. Schleelein said all ten are not required. Municipalities can do whichever ones they  
109 feel they want to complete. Moll said this opens up awareness and Ingraffea said it's making the  
110 communities start thinking about it because eventually it will be mandated by New York State for  
111 all municipalities not just suggestions.

112

113 Schleelein said Scott wanted to have further discussion on Airbnb and short-term rentals. Scott  
114 had handouts on Tourist Home Property for everyone to look at. Schleelein stated she would like  
115 to have a draft done by the end of the year. Greenwald said the year-end cut-off didn't seem  
116 possible since public comments should be heard and taken into consideration. Troy said a letter  
117 could go out to the Village residents for a meeting. Schleelein stated she appreciates that  
118 Greenwald has firsthand knowledge regarding information and issues surrounding short-term  
119 rentals.

120

121 Schleelein wanted to know if there were any Village laws concerning license versus non-license  
122 short-term rentals. Greenwald stated in the past meeting, she didn't want to see restrictions on the  
123 number of days allowed to be an issue. Moll said she has long-term rentals and must follow laws  
124 and feels short-term rentals should as well. Moll feels that all short-term rental property owners  
125 should have to apply for a license.

126

127 Greenwald mentioned the hosted versus non-hosted short-term rental issue. Greenwald said if the  
128 short-term rental is hosted, the regulations and compliances should be completely different.

129

130 Scott said the Planning Board needs to start with a template and then modify it or make changes  
131 as the Planning Board discusses the subject. Schleelein went over the list of items on the handout  
132 provided for Short-Term Rental. Scott said he realizes there are differences between hosted versus  
133 non-hosted but, there is no way for him to monitor that and he would like to see every short-term  
134 rental follow the same requirements and guidelines.

135

136 Schleelein said she would like everyone to look over the list and integrate all of the requirements  
137 they feel are important. Scott would like everyone to email him what they want to see in the  
138 requirements for short-term rentals. Greenwald said she would like to hear feedback from the  
139 public regarding short-term rentals. Baker asked how to get feedback and asked if it should be  
140 through a public meeting or a survey through the internet. Troy said put a notice out and the ones  
141 that are interested will show. Troy said he wants to look over the proposed short-term rental law  
142 first for any possible legal issues. Scott said his first priority is to make sure the safety aspects are  
143 being met when he inspects any short-term rental. Schleelein said she wants to have a list put  
144 together for Troy to look over before any draft is put together.

145

146 Scott said at the next meeting there may be a special permit for Nick Bellisario but, if he doesn't  
147 get all of the information on time, Scott suggests the meeting be canceled. Schleelein told Scott to  
148 let everyone know about the status of the meeting.

149

150 Moll asked about the Solar Village project. Scott said he hasn't heard anything from them yet.

151

152 Schleelein stated that at the December 9<sup>th</sup> meeting she would like everyone to be prepared to  
153 discuss the possible CLT to CMT change on the eastern side of N Tripphammer Road south of  
154 Graham Road to the Cayuga Mall.

155

156 **Adjournment:**

157 Greenwald moved to adjourn at 8:24 PM. Seconded by Baker

158 Ayes by: Baker, Greenwald, McCauley, Moll and Schleelein.

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160 Minutes taken by: Tina Freelove, Pt Clerk