

Village of Lansing  
Planning Board Meeting  
Minutes of Tuesday  
February 10, 2020

The meeting of the Village of Lansing Planning Board was called to order at 7:00 PM by Lisa Schleelein.

Present at the meeting: Planning Board Members; Mike Baker; Carolyn Greenwald, Monica Moll; James McCauley; Lisa Schleelein; Alternate member Tony Ingraffea; Code Enforcement Officer, Mike Scott; Village Attorney, William Troy, Village Trustee Liaison, Ronny Hardaway and John O'Neill; Dan Veaner of the Lansing Star; Lansing Fire Inspector, Brian Quadrozzi; Brian Wallace, Robert Switala, and Mark Rodriguez of Solar Homes; John Snyder from John Snyder Architects; Crystal and Fran Mullenix, Deborah Dawson, Ron Demer and 6 additional people.

**Approval of Minutes:**

Baker moved to approve the minutes of January 28, 2020 as written. Seconded by Moll  
Ayes by: Baker, Ingraffea, McCauley, Moll, and Schleelein.  
Abstentions: Greenwald

**Public Comment Period:**

Schleelein opened the public comment period at 7:02pm

With no one wishing to speak Schleelein asked for a motion to close the public comment period.  
Greenwald moved to close the public hearing. Seconded by McCauley.

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

**Public Hearing for Cluster Subdivision Preliminary Plat Presentation by Solar Homes Factory.**

This is a proposed development of 24.4 acres (Tax parcel #46.-1-1-21.2), zoned Medium Density Residential, into 43 single-family detached homes. The homes are 850sqft to 1550sqft and are projected to be priced from \$275,000 to \$395,000. The homes are connected to municipal utilities but have integrated solar power and are designed for no annual heating or electric costs. The proposed development is clustered to preserve existing forest and wetlands.

Scott stated as per Village requirements, he had proof of mailings for the Public Hearing.

Schleelein read from the proposal. Scott asked the Solar Homes representatives if they had contacted Village Engineer, Brent Cross with more information on the SWPPP. Switala said yes. Switala told everyone they are finalizing the stormwater information up and will be submitting all the reports by Thursday. Scott said he had contacted Village DPW Supervisor, John Courtney to look over the site plan and will keep him up to date with any changes. Scott said recent documents have come to light about the proposed egress onto Northwoods Drive and whether it would be

44 allowed because of certain conditions in the Northwoods Road dedication. These documents were  
45 sent to Bill Troy to look over to make sure Solar homes could connect to Northwoods Road. Troy  
46 stated the Village wants Solar Homes to be aware of the stipulation in the dedication agreement.  
47 Switala said Solar Homes will review the dedication document to make sure it doesn't impact  
48 them.

49 Schleelein asked if there was anything else the Planning Board needed to be mindful of. Scott said  
50 the public hearing will be held over until the next meeting and at that time the Planning Board can  
51 do the Short EAF. Schleelein asked if anyone had questions or comments. Deborah Dawson stated  
52 she is very pleased with size of the units and likes the net zero quality of the homes. Dawson said  
53 she would like to see more solar homes projects come to the area.

54 Greenwald asked if the EAF could be completed at this meeting. Troy said he feels it should be  
55 done after the public hearing is closed. Wallace asked if that means a delay until the next meeting.  
56 Schleelein said yes, and the public hearing would remain open until the next meeting on February  
57 25, 2020.

58 **Public Input on Short Term Rentals:**

59 Schleelein stated the Planning Board is working on legislation for the Village regarding short-  
60 term rentals (STRs). Schleelein said the Planning Board wanted to invite the public to speak  
61 in order to hear from individuals within the community that either run STRs as hosts or live  
62 near neighbors that are homeowners with STR properties. Schleelein stated that  
63 municipalities are trying to find the balance between allowing residents to enhance their  
64 income, being mindful that STRs bring revenue into the Village, and still protect the erosion  
65 of our neighborhoods from having too many STRs. Schleelein asked if anyone would like to  
66 speak.

67 Crystal Mullenix, from 33 Walden Lane of Groton, NY, said she has a business in the Village  
68 and asked if the proposed regulations came about because of one certain incident or because  
69 of trending problems. Mullenix feels STRs are a good way to create income for her business  
70 as well as others. Mullenix asked if the possible regulations would be for housing complexes.  
71 Schleelein stated it would apply to complexes, but individual single-family homes are the  
72 greatest concern. Mullenix said her neighbors do short term rentals and have no problems and  
73 she feels there is nothing to worry about and sees no concerns. Schleelein stated there are  
74 several concerns and issues to consider such as noise, safety, and traffic amongst others.  
75 Schleelein said the two colleges in the area meant that short-term rentals are especially busy  
76 during college graduation and weekends. Schleelein asked if anyone else wished to speak.

77 Ron Demer, from 48 Wedgwood Drive, stated he ran a Bed and Breakfast for several years  
78 starting in 2001. Demer said he hosted parents of athletics and ran it for 7-10 years  
79 successfully. Demer said his experience running his B&B was pleasant. Schleelein asked

80 Demer if his B&B was hosted and he said yes. Schleelein stated that's one of the concerns the  
81 Village is facing, regarding short-term rentals - hosted versus non-hosted.

82

83 Schleelein introduced Brian Quadrozzi, the Lansing Fire Inspector, and said one of the  
84 concerning aspects of short-term rental is consideration of the safety of the people renting.  
85 Schleelein said Scott's perspective on a short-term rental is that it is a home occupation and  
86 therefore, requires certain inspections from fire inspection to zoning regulations.

87 Demer asked if Airbnb is legal in the Village. Greenwald stated the Village has taken the  
88 position that it's a home occupation but, it seems to be a gray area. Schleelein said people  
89 have the right to use their property any way they want as long as it complies with the Village  
90 Code. The biggest issue the Village had was a homeowner in a residential district who used  
91 their home as a convention center for local businesses, which is a commercial use and not  
92 allowed in a residential district. Schleelein said the Village is trying to find a balance on how  
93 to protect everyone from the host to the neighbors.

94 Greenwald stated at the Ithaca Town meeting, Town Code Officer Marty Moseley noted that  
95 the time required for inspections of short-term rentals was enormous; enough time that it may  
96 lead the Town of Ithaca to hire additional staff at an additional cost. Greenwald asked whether  
97 other rentals require inspections. Also, what's the distinction between graduation and alumni  
98 weekends versus full time rentals.

99 Schleelein said the Planning Board doesn't want to rush this topic because it is very  
100 complicated and the Village may need to look at other communities and their Village/Town  
101 ordinances. Scott said he would not inspect anything different with short-term rentals than  
102 what would be done with an apartment complex. Scott stated at the moment he doesn't have  
103 any idea how many short-term rentals exist in the Village.

104 Hardaway asked how often would the Village would require the inspections. Scott said at the  
105 original permit application and then on an annual renewal basis.

106 Greenwald said the time between inspections should depend on the permit conditions. She  
107 also suggested considering a new and specific permit process for STRs outside the Special  
108 Permit process.

109 Schleelein asked if anyone else wanted to speak and thanked everyone for their input and  
110 coming to the meeting.

111

112 **Trustee Report:**

113 Schleelein stated the Village Sewer rates were going up slightly and asked Hardaway if he had any  
114 further information to share. Hardaway stated the Trustees had passed a resolution for ongoing  
115 repair of aging water lines and some possible replacement projects. Hardaway stated there will be  
116 a minor tax increase in order to fund these projects. Schleelein stated the Village is currently debt  
117 free. For further information please refer to the Trustee minutes.

118 **Other Business to report:**

119 Schleelein asked Moll if she had spoken to the person possibly interested in the Alternate Member  
120 position on the Planning Board. Moll said she hasn't heard back yet. Schleelein indicated that  
121 actually a full member is needed as Ingraffea wishes to remain the Alternate due to other  
122 commitments. Schleelein told everyone to let people in the Village know the Planning Board is  
123 looking for new members and that they must be a Village resident.

124

125 Quadrozzi had a question for Troy regarding the short-term rentals. Quadrozzi asked if the Village  
126 Code establishes a duty for the Village to look after the homeowners for short-term rentals, would  
127 the Village then assume a duty to look after the safety of the homes. Troy stated as long as the  
128 inspection is done and the fire codes are met at the time, then there are no obligations after that.  
129 Greenwald asked if inspections are required for rental property. Scott said only on multi-unit  
130 properties. Quadrozzi clarified that only the common areas of the multi-units are required for  
131 inspection. Baker asked what are considered the common areas. Quadrozzi said foyers, stairwells,  
132 laundry areas, etc.

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134 Quadrozzi asked Troy is there a liability exposure to the Village. Troy said no, the Village is not  
135 responsible for the State Code. Moll asked can a different permit be issued for homeowners looking  
136 to do short-term rental only during graduation and alumni weekend. Greenwald said she would  
137 like the homeowners to show on the property map where the parking would be. Schleelein said  
138 she would like it stipulated that there will be no on street parking. Greenwald said she wants to  
139 have a different permit process for 14-day rentals or less, especially if inspections and special  
140 permits will be required.

141

142 Dawson said she feels there are big differences between renting out the whole house versus rooms  
143 and feels there are more complaints with non-hosted rentals. Schleelein said yes, it is very  
144 problematic and the intent is not to erode the neighborhood.

145

146 Troy asked how many days can you have tax free rental. Greenwald said 14 days. Over 30 is taxed.  
147 Troy said everyone needs to think about what they actually want to do with short-term rentals and  
148 what outcome they want. Schleelein said the Planning Board will need to have further discussions  
149 regarding short-term rental.

150

151 **Adjournment:**

152 Schleelein asked for a motion to adjourn at 8:05PM. Moved by Greenwald. Seconded by Baker  
153 Ayes by: Baker, Greenwald, McCauley, Moll and Schleelein.

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155 Minutes taken by: Tina Freelove, Pt Clerk