

Village Engineer, Brent Cross Village of Lansing
Planning Board Meeting
Minutes of Tuesday
March 9, 2020

The meeting of the Village of Lansing Planning Board was called to order at 7:02 PM by Lisa Schleelein.

Present at the meeting:

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

Village Legal Council: William Troy

Alternate Member: Anthony Ingraffea

Absent: Village Engineer, Brent Cross

Village Trustee Liaison: Ronny Hardaway

Nick Sedorus, Mike Ward, Jake Roberts, Gary Bush, and one additional person.

Public Comment Period:

Schleelein opened the public comment period at 7:03pm

Hardaway stated he attended the teleconference regarding COVID 19 and there are 47 cases being tested, 8 have been released and 39 still in a 14-day quarantine. Hardaway stated the risk is low and for more information visit the County website.

With no one else wishing to speak. Baker moved to close the public hearing. Seconded by Greenwald.

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

Approval of the Minutes

February 25, 2020 Greenwald moved to accept the minutes with her changes for February 25, 2020. Seconded by McCauley

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

Continue Public Hearing for Special Permit #4368 for Lot #8 (20 Blackchin Blvd)

Roberts-Sedorus Construction is proposing to build a 5,867 square foot two-story single-family residence with an attached 3-car garage on Lot 8 (Tax Parcel #42.1-1-37.208) of the Bolton Estates Subdivision. As per Village Code Section 145-48, the applicant is required to apply for a Special Permit because the lot is within 50 feet of a designated steep slope area.

Schleelein read from the proposal. Schleelein stated the public hearing was a continuance from the previous meeting. Schleelein said the Planning Board now has the plans, notice of ground disturbance, and short EAF. Scott said he meet with Cross, Sedorus and Ward to discuss the steep slope situation. A residential project is not required to do a full SWPPP. TG

45 Miller made contact with Scott and Cross to inform them they are going to design a basic
46 SWPPP which will show how they recommend protecting the intermittent stream and the
47 western side of the property which is the steep slope area. Scott said TG Miller is going to
48 come up with a tree planting evaluation which explains whether the expected site plan is
49 adequate enough to compensate for the disturbance. Scott said the note he received from Cross
50 stated he is waiting on the two reports from TG Miller and everything else he has received
51 from the applicant is acceptable.

52

53 Ward asked if the Planning Board was going to allow for the issuance of a Building Permit.
54 Scott said he could issue one only if the Board was going to continue to approve the Special
55 Permit with some type of condition. Schleelein asked about the SWPPP and Scott said because
56 it's residential a full SWPPP is not needed. Schleelein asked about the erosion control and
57 Scott said it should be included in the basic SWPPP provided by TG Miller.

58 Schleelein asked about the silt fence being installed wrong. Ward stated it was installed
59 backwards and it will be replaced.

60 Schleelein said she had a few questions from the EAF. Schleelein went through the EAF and
61 asked Ward about number 9 on the EAF and stated it's checked yes, but needs an explanation.

62 Troy told Ward to update the EAF and re-submit. Scott stated number 13 is not needed.

63 Scott said the subdivision originally had a Full SWPPP. Because the professionals that
64 designed the SWPPP had no idea what size houses would be built, they assumed a maximum
65 of 1.4 acres of disturbance per lot to calculate their stormwater design. The Planning Board
66 discussed the developments stormwater protection plan.

67 Schleelein said she would be more comfortable if they had all of the information before the
68 Special Permit is approved. Scott told Ward they should be able to complete everything at the
69 next meeting on March 31.

70

71 **Public Hearing for Special Permit #4370 for 12 Esty Drive**

72 Drew and Rachel Reidl, represented by Gary Bush of SPEC Consulting, are proposing to build
73 a new home at 12 Esty Drive (Tax Parcel 43.1-1-7). The Property is located within the Unique
74 Natural Area Combining District as well as the Steep Slope Conservation Combining District.
75 As per Village Zoning Section 145-48, all uses within these Districts require a Special Permit
76 and are subject to an environmental review.

77 Scott said as per Village code, he had proof of mailings.

78

79 Schleelein read from the proposal. Scott said he sent in the GML239 and hasn't heard back
80 from the County yet. During an informal meeting with Gary Bush, Scott contacted Scott Doyle
81 from County Planning to get his unofficial feedback of possible requirements from the County
82 Board. This gave Bush a chance to get the flora and fauna survey completed before the
83 Planning Board meeting. Schleelein asked Bush what other information he had to provide.

84 Bush said he hired Robert Wesley, a Botanist from Cornell, to take a first pass look the
85 property. Since it's still winter, he will have to come back in April to confirm the location of
86 any species on the survey. Bush said Wesley provided a letter from a similar property's first
87 look and a copy was provided to the Planning Board. Bush said Wesley believes Rock
88 Whitlow Grass is growing 125 ft away from where the proposed house will be built. Bush
89 said they are proposing to divert the runoff from the driveway to the two streams and avoid

90 disturbing the Rock Whitlow Grass vegetation and plants. The Planning Board went over the
91 proposed map and Bush said the willow grass is on the bottom of the site plan and the house
92 plan is at the top portion of the map. Bush explained the dry stream that is on the lot will have
93 water diverted to it

94 Schleelein said they want to wait for the report from Wesley to move forward. Bush said he
95 would like to break ground as soon as possible. Scott asked Bush if he was working on the
96 soil erosion plans and if so, it needs to be submitted to Cross. Scott said if the erosion plan is
97 installed properly it will prevent vegetation area from being an issue.

98 Bush said the other reason for the Special Permit is the steep slope. Bush said the zoning code
99 doesn't allow development on areas more than 25% and explained section C2 on the map are
100 calculations showing the percentages of the slopes and there are not more than 25%.

101 Scott said he discussed the driveway slope with Bush. The fire dept would need to review the
102 proposed plan because the driveway is over a 10% grade. The review is necessary for fire
103 truck access. Bush was able to cut back on the slope by making it a winding driveway. Scott
104 also asked Bush if he worked everything out with Tompkins County for the septic system.
105 Bush said he doesn't have a fully approved system yet but, the County doesn't see any
106 problems. Scott asked Bush how far away the house will be from Esty Drive and Bush said
107 about 130 ft. Scott said he will send all of the information to the Fire Department for approval.
108 Schleelein said she had a few questions regarding the EAF and everyone went over the EAF.
109 Schleelein asked if anyone else had any other questions for Bush. Scott reminded Bush to
110 submit the soil erosion plan to Cross before the next meeting so the Planning Board could go
111 over the short EAF at the next meeting.

112 Schleelein said the public hearing will remain open until the next meeting on March 31.

113

114 **Trustee Report**

115 Greenwald said Borg Warner asked for the penalty to be waived regarding their water bill and the
116 Trustees agreed.

117 Goetzmann attended the meeting and submitted a different set of plans for a possible subdivision.
118 Greenwald said Goetzmann received notice from the IDA stating the homes are rentals. He was
119 confused where they got that information from and the Mayor said from the language in the PDA.
120 Hardaway proposed moving forward with the Climate Smart Community and the Mayor wanted
121 to save it for the next meeting.

122 The final discussion was to budget for sidewalks on Dart Drive and money for playground gardens.
123 For the full report see the Trustee minutes of March 2, 2020.

124

125 **Other Business to report**

126 Schleelein said there are three weeks before the next meeting and wants everyone to continue with
127 submitting their ideas to Scott regarding short term rentals. Schleelein also wants to continue with
128 the chart of uses.

129

130 Baker said the Planning Board should look over the chart of uses and wait to bring these to the
131 next meeting. Troy suggested going through the chart and narrowing down the uses everyone
132 wants to change.

133

134 Schleelein asked about the use definitions and descriptions. It may be time to make changes to
135 them as well. Hardaway said there is a consulting company that will come in and go through the
136 Village Code and make suggestions or ideas on what needs to be changed. Schleelein asked
137 Hardaway to send everyone the information on the consulting company.

138

139 Scott said a contractor by the name of Mark Swinnerton contacted him and he is looking to
140 renovate the bottom commercial section of Cayuga View. Scott said Swinnerton used to be the
141 Mayor of the Village Watkins Glen and they had a discussion on short term rentals. Scott said the
142 Village of Watkins Glen has a one-time permit process with no renewals. Scott asked him if they
143 can ever be taken away and he said yes. Greenwald asked if there was a copy of their form and
144 Scott said it is on their website.

145

146 Schleelein stated her biggest concern is with people building homes with the intent to be used just
147 for short term rentals. Troy said you could limit the number of permits allowed in an area.
148 Greenwald said she feels with the current environment and pandemic issues the problems
149 regarding short term rentals will resolve themselves for now.

150

151 Baker asked Scott for an update on the inspections in the Village. Scott said the building permits
152 haven't been that active and he's spending a lot of time with planning, zoning, and education.

153 Baker stated he spoke with the Beers and they informed him they are getting held up with the
154 Army Corp of Engineers but, will eventually be back.

155

156 Schleelein asked Scott about the Cayuga View temporary signs; they are overdue to be removed.
157 Scott said he contacted Cayuga View to have them removed. Schleelein asked Scott if he had any
158 information on rental capacity of East Pointe Apartments and Scott said he heard they are 60%
159 full.

160

161 McCauley asked how the progress was going with the Village taking over Graham Road.
162 Hardaway said they are still working on it. The Village has been trying to contact them and are not
163 getting any responses.

164

165 Scott said there will be a Special Permit coming to the Planning Board soon for an individual
166 wanting to put a small distillery in the mall.

167

168 **Adjournment:**

169 Schleelein asked for a motion to adjourn at 8:33PM. Moved by Baker. Seconded by Moll

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

171

172 Minutes taken by: Tina Freelove, Pt Clerk