

Village of Lansing
Planning Board Meeting
Minutes of Monday
September 29, 2020

The meeting of the Village of Lansing Planning Board via Zoom was called to order at 7:01 PM by Chair, Lisa Schleelein.

Present at the meeting:

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

Alternate Member: Anthony Ingraffea

Village Legal Counsel: William Troy

Village Engineer: Brent Cross

Village Trustee Liaison: Ronny Hardaway

Village CEO: Michael Scott

John Snyder and Kate Maguire representing Maguire Nissan; Olga Petrova, Ron Seacord, Ronny Hardaway

Approval of the Minutes August 14, 2020

Baker moved to accept the minutes of September 14. Seconded by Moll.

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

Nays: None

Public Comment Period:

Schleelein opened the public comment period.

Ronny Hardaway was recognized as the liaison for the Board of Trustees

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

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

Nays: None

Schleelein read the following from the agenda:

Subdivision #2020-4413 Final Plat Public Hearing

Ronald and Ereign Seacord are seeking approval from the Planning Board for a subdivision of a parcel located at 1437/1439 East Shore Drive (Tax Parcel 43.1-1-17.22). The existing lot would be subdivided into 2 parcels. Parcel A, which would include the existing homes, would contain 2.058 acres and Parcel B would be the remaining 2.213 acres.

Scott explained that nothing has changed from the preliminary plat submitted by Seacord during the September 14th meeting. Seacord has submitted a variance request for a side yard setback for Parcel A. Parcel B's new side yard setback does conform to Village code. Scott recommends that approval of the variance be a condition to the resolution. The next BZA Meeting would be October 20.

With no other questions, Schleelein read the following resolution:

47 **VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR FINAL PLAT**
48 **APPROVAL OF MINOR SUBDIVISION #2020-4413 ADOPTED ON**
49 **SEPTEMBER 29, 2020**

50 Motion made by: Monica Moll

51 Motion seconded by: Jim McCauley

52 **WHEREAS:**

- 53 A. *This matter involves consideration of the following proposed action: Final Plat approval*
54 *of a minor subdivision of a parcel located at 1437/1439 East Shore Drive (Tax Parcel*
55 *43.1-1-17.22) owned by Ronald and Ereign Seacord. The existing lot would be*
56 *subdivided into 2 parcels. Parcel A would be 1.5 acres and contain the 2 existing houses.*
57 *Parcel B would be the remaining 2.771 acres and contain the existing barn.; and*
58
- 59 B. *On August 25, 2020, the Village of Lansing Planning Board, in accordance with subsection*
60 *D of Section 125-5 of the Village of Lansing Code, (i) reviewed the sketch plan submitted*
61 *with respect to this proposed action; and (ii) classified the proposed subdivision as a minor*
62 *subdivision; and*
63
- 64 C. *As per Village Code Section 123.2, the Planning Board finds this to be a Type II action for*
65 *SEQR purposes; and*
66
- 67 D. *On August 25, 2020, September 14, 2020 and September 29, 2020, the Village of Lansing*
68 *Planning Board held a public hearing regarding this proposed action, and thereafter*
69 *thoroughly reviewed and analyzed (i) the proposed final subdivision plat and*
70 *accompanying materials and information presented by and on behalf of the applicant in*
71 *support of this proposed action, including information and materials related to*
72 *environmental issues, if any, which the Board deemed necessary or appropriate for its*
73 *review; (ii) all other information and materials rightfully before the Board; and (iii) all*
74 *issues raised during the public hearing and/or otherwise raised in the course of the Board's*
75 *deliberations.*
76

77 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

- 78 1. *Based upon all of its foregoing review and action, it is hereby determined by the Village*
79 *of Lansing Planning Board that approval of the proposed Seacord Minor Subdivision*
80 *#2020-4413 is **GRANTED**, subject to the conditions and requirements set forth below;*
81

82 Conditions and Requirements:

- 83 A. *Signing of the final plat can occur when the applicant is approved for a side*
84 *yard setback for Parcel A by the Lansing Board of Zoning Appeals.*

85

86 *B. The Chairperson of the Village of Lansing Planning Board is hereby*
87 *authorized and directed to sign the final plat for the approved minor subdivision*
88 *in accordance with subsection G of Section 125-6 and subsection A of Section*
89 *125-15 of the Village of Lansing Code.*
90

91 *The vote on the foregoing motion was as follows:*

92 *AYES: Baker, Greenwald, McCauley, Moll and Schleelein*

93 *NAYS: None*

94 *The motion was declared to be carried.*

95

96 **Other Business to report**

97

98 Discussion of the Nissan landscaping plan.

99 Schleelein believed the only real issue at this point is the placement of the trees that were proposed
100 as a buffer between Gas Light Village and Nissan.

101 Snyder brought the landscaping plan up on the screen and indicated that 2 of the 15 trees have been
102 used at the northeastern part of the parking lot near the Uptown Road bridge. Installing trees off the
103 Nissan property near the southeast corner is not recommended because of a NYSEG easement for
104 the power lines. There has been no response from Gas Light Village after numerous attempts by
105 Maguire Nissan. Scott suggested an escrow account be set up for the total cost of the remaining trees
106 for a period of time in case of future complaints from neighbors. Snyder said that the trees have
107 already been paid for as well as the labor to install. Moll asked what type of trees they are. Snyder
108 said Canadian Hemlock.

109 There was more discussion on what to do with the remaining trees.

110 It was decided that the Village would take over 12 trees.

111 Snyder recommends a meeting take place with a Maguire representative, the landscaping company
112 providing the labor and a Village representative to figure out how to transfer the trees to the Village.

113 Schleelein asked Scott to coordinate a meeting that involved Courtney, Ingraffea, Hardaway and
114 others to discuss the future of the 12 trees. Scott needs the Planning Board to officially approve the
115 landscaping plan minus the 13 (12 to the Village, 2 planted on site and 1 died at the nursery) trees.

116 Moll moved to accept the Nissan landscaping plan minus the 13 trees. Seconded by McCauley.

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

118 Nays: None

119

120 Snyder asked Scott if there was any other issue that needed attention before a Certificate of
121 Compliance could be issued. Scott said the afterhours lighting still needed addressing. Cross
122 reminded Snyder to finish the sewer paperwork.

123 Maguire said that Lansing now has the first “new branded” Nissan in North America
124

125 Schleelein spoke about possibly getting back to the Village sidewalk amendment at the upcoming
126 meetings but, there will be some time-consuming discussions like The Council and The Mall
127 subdivision coming up. Schleelein asked Greenwald to send everyone the draft work that she has
128 been working on dealing with the sidewalks. Cross has a resource to help with STR information
129

130 **Trustee Report**

131 Schleelein reported that the last Trustee meeting was the annual meeting but, there was some
132 discussion about Lansing Meadows. Eric Goetzmann and Jim Bold are asking the Trustees for a
133 minor change to the PDA to allow them to subdivide the property. Scott said he spoke to Goetzmann
134 about the special permit deadline that was extended by the Village to November 31st. Scott suggested
135 that Goetzmann not wait for the last minute to come back to the Planning Board for an extension if
136 he feels the project won't be completed on time. Schleelein reminded everyone that the Trustees still
137 have to agree on a figure for the sidewalks at Lansing Meadows to be put into escrow.

138

139 **Adjournment:**

140 Schleelein asked for a motion to adjourn at 8:14 PM. Moved by Baker. Seconded by McCauley

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

142 Nays: None

143 Minutes taken by: Michael Scott, CEO

144