

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
April 27, 2021

The meeting of the Village of Lansing Planning Board via Zoom was called to order at 7:03 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: Absent

Village Trustee Liaison: Patricia O'Rourke

Village CEO: Michael Scott

Olga Petrova was present.

Approval of the Minutes

Moll moved to approve the minutes of March 30, 2021. Baker seconded.

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

Nays: None

Public Comment Period:

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

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

Nays: None

Schleelein opened the public hearing and read the following from the agenda:

Public Hearing for Special Permit #2021-4472

Northeast Family Dental, represented by Spencer Paving, is proposing to increase the size of the parking lot located at 2329 North Triphammer Road (Tax parcel #47.1-3-6). The parcel is located within the Commercial Medium Traffic District and, as per Village Code 145-42.2D(1)(k), the proposed increase in parking requires a Special Permit and review.

Schleelein asked if everyone knew where the property was that was up for discussion. While Scott worked to bring the property up on the screen, Troy disclosed that he knows the paving company (Spencer Paving) from Troy's legal representation of the Town of Spencer. Troy believes there is no conflict of interest. Scott showed the aerial view of the property and described where the proposed new parking would be. The applicant has enough existing parking spaces as per Village Code. Scott and Schleelein received an email from Village engineer Brent Cross recommending that the Planning Board ask the applicant for a more detailed and scaled site plan with accurate

44 setbacks. Also, Cross recommends the applicate produce some type of basic SWPPP because of
45 the increased impervious surface. Scott has already contacted Bret Smith, the owner of Spencer
46 Paving, and gave him a heads up on the information that the Planning Board could be requesting.

47 Ingraffea asked if there would be trees removed because of the added pavement. Scott said Smith
48 told him no.

49 Schleelein said that the parking area to the right (east) has a steep slope to it and in general, the
50 parking lot itself is very tight. There was discussion about driving completely around the building.

51 Scott showed photos of the lawn area that would be paved.

52 Troy asked Scott if he new why the applicant wanted to expand parking. Scott said that the Dentist
53 Office recently renovated a room and installed another work station which could add to the
54 possible parking needs. Schleelein would like Scott to look into this more.

55 Schleelein recommended that the applicant provide the necessary information requested by Cross.
56 Scott will make arrangements. Proof of Mailings have been received for the special permit.

57 Public hearing was left open.

58 **Other Business**

59 The Planning Board reviewed the progress report on Lansing Meadows provided by Eric
60 Goetzmann who could not make the meeting because of a plane trip. Scott said he spoke with
61 Goetzmann earlier in the day and asked where the domestic water situation was. Goetzmann is
62 working with his engineers to get approval for a master meter/rpz design. Scott explained that the
63 latest plan was to have a hydrant at the end of the new system being installed for a couple of
64 reasons. First, to be able to flush the new system and second, to provide fire protection that an
65 existing hydrant nearby is inadequate for. There was more discussion about the hydrant.

66 Schleelein asked about the stormwater maintenance agreement, stormwater system, and the
67 address assignments. Scott said there isn't a stormwater agreement yet but the stormwater system
68 is mostly in. Also, the road has been named Blue Heron Way and building addresses have been
69 assigned. Scott reviewed progress of the buildings as per inspections done.

70 Scott reported that there was a minor change to the driveway entry for the new house at 20
71 Blackchin Drive. The change was reviewed by Brent Cross and Scott. John Courtney sized the
72 culvert. Even though the change is minor, Troy suggested a simple resolution be voted on to show
73 the change to the original special permit. This will help keep the paper trail clear for the future.

74 The Planning Board reviewed the proposed sidewalk law. Minor changes were made and Troy will
75 review the proposed law before it goes to the Board of Trustees.

76 There was discussion about how the sidewalk law affects trails.

77 Schleelein thanked Greenwald for her service. There is a good possibility that Greenwald will be
78 elected to the Board of Trustees.

79 Schleelein asked Scott about 106 Burdick Hill Rd. Scott said the progress is slow and steady. Most
80 of the work is done by the owner. Scott has extended the building permit.

81 Scott also added that progress was made at a meeting during that day with the Mall representatives.
82 Some easements and documents for land transferal still needed to be completed but, the process
83 was moving forward. The land containing the walkway to Shannon Park may now be transferred
84 to the Village instead of an easement agreement. If this were to be the case, it would be possible
85 to then straighten the trail out. The solar lights proposed for that area were frowned on by Courtney
86 who will be contacting the Lighting Commission.

87 Ingraffea asked about the latest on the Hemlock trees donated by Nissan. Scott reached out to Kate
88 Maguire and she is supposed to send the original receipt/agreement between Nissan and
89 landscaping company to him.

90 Scott told the Planning Board that he, Cross, and Courtney are compiling a list of
91 changes/improvements for the Beer final plat to send to their engineer.

92 Schleelein asked about solar arrays as they relate to the Village Code. Scott said there is no specific
93 section about solar arrays and that they are classified under accessory buildings. Schleelein would
94 like to look further into this item. Greenwald will share the Town of Ithaca's code regarding solar
95 arrays.

96 **Trustee Report**

97 Schleelein went over the highlights of the meeting and referred everyone to the minutes of the April
98 19, 2021 Board of Trustee meeting.

99

100 **Adjournment:**

101 Schleelein asked for a motion to adjourn at 8:08 PM. Moved by Greenwald. Seconded by McCauley.
102 Ayes: Baker, Greenwald, McCauley, Moll, and Schleelein.

103 Nays: None

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105 Minutes taken by: Michael Scott, CEO