

Village of Lansing
Planning Board Meeting
Minutes of Monday,
July 11, 2022

The Village of Lansing Planning Board meeting via Zoom was called to order at 7:01 PM

Present at the meeting:

Planning Board Members: Mike Baker, Pat Gillespie, Jim McCauley (zoom), and Lisa Schleelein(zoom)

Absent Members: None

Village Legal Counsel: Natalie French

Village Engineer: Brent Cross (zoom)

Village Trustee Liaison: Susan Ainslie (zoom)

Village CEO: Michael Scott

Public included: Bear Smith from John Snyder Architects; Rachel Ryan, Sean Ryan, Jamie Jensen, Jeff Dobbin, Carla Marceau, Kip Cerasaro and family

Approval of the Minutes

Gillespie move to approve the June 13, 2022 Planning Board minutes. Seconded by Schleelein.

Ayes: Baker, Gillespie, McCauley, and Schleelein.

Nays: None

Public Comment Period:

Cerasaro expresses his concerns about the condition and residents of the University Heights Apartments located at 134 Graham Road. Cerasaro cited examples. Scott responded that he is working with Mayor Hardaway on this subject.

Carla Marceau stated she was attending as the observer for the Community Party.

With no one else wishing to speak, Gillespie moved to close the public comment period. Seconded by Schleelein.

Ayes: Baker, Gillespie, McCauley and Schleelein.

Nays: None

Baker read the following agenda item:

Continue Public Hearing for Special Permit #2022-4575

Maguire Chevrolet/ Cadillac, located at 35 Cinema Drive (Tax Parcel #46.1-6-5.12), is seeking to update the existing building with improvements to the interior showroom areas, service area, and body shop. John Snyder, representing Maguire Chevrolet/Cadillac, will review the proposed

45 *changes which include a new entrance to the West façade and a second floor for the new Cadillac*
46 *showroom.*

47 Scott spoke with Snyder about the progress of the needed materials the Planning Board requested.
48 Smith was present to answer any questions.

49

50 Cross spoke to a representative from Saratoga about the stormwater management of the site.

51 Smith said that the goal is to improve the stormwater management on the site along with the vehicle
52 unloading. Smith showed a revised site plan which showed the trucks being able to exit between the
53 Nissan and Chevy buildings essentially keeping the process off of the Village streets. The curb cut
54 on Uptown Road will be reduced.

55

56 Cross noticed that part of the Uptown Road concrete display area is encroaching on the right-of-
57 way.

58

59 The public hearing will remain open.

60

61 Baker read the following agenda item:

62

63 **Public Hearing for Subdivision #2022-4592**

64 *Sean and Rachel Ryan, owners of 77 Graham Road (Tax Parcel # 46.1-1-6.24), are proposing to*
65 *subdivide their 9.334 acre lot. The proposed Parcel B would be 20,005 square feet (.459 acres)*
66 *and would have 101.5 feet of frontage along Dart Drive. The existing Parcel A would then contain*
67 *the remaining 8.875 acres.*

68

69 Scott said that the final plat was dropped off at his office and is ready for signing if approved.

70 There was some other discussion about the existing cemetery on the main parcel.

71

72 Schleelein moved to close the public hearing. Seconded by Gillespie.

73 Ayes: Baker, Gillespie, McCauley and Schleelein.

74 Nays: None

75

76 Baker read through the following Resolution:

77

78 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR FINAL PLAT*
79 *APPROVAL OF MINOR SUBDIVISION # 2022-4592 ADOPTED ON JULY 11,*
80 *2022*

81 *Motion made by: Lisa Schleelein*

82 *Motion seconded by: Pat Gillespie*

83 **WHEREAS:**

- 84 A. *This matter involves consideration of the following proposed action: Sean and Rachel*
85 *Ryan, owners of 77 Graham Road (Tax Parcel # 46.1-1-6.24), are proposing to subdivide*
86 *their 9.334 acre lot. The proposed Parcel B would be 20,005 square feet (.459 acres) and*
87 *would have 101.5 feet of frontage along Dart Drive. The existing Parcel A would then*
88 *contain the remaining 8.875 acres; and*
89
90 B. *On June 28, 2022, the Village of Lansing Planning Board, in accordance with subsection*
91 *D of Section 125-5 of the Village of Lansing Code, (i) reviewed the sketch plan submitted*
92 *with respect to this proposed action; and (ii) classified the proposed subdivision as a minor*
93 *subdivision; and*
94
95 C. *The Planning Board finds this to be a Type II action for SEQR purposes; and*
96
97 D. *On June 28, 2022 and July 11, 2022, the Village of Lansing Planning Board held a public*
98 *hearing regarding this proposed action, and thereafter thoroughly reviewed and analyzed*
99 *(i) the proposed final subdivision plat and accompanying materials and information*
100 *presented by and on behalf of the applicant in support of this proposed action, including*
101 *information and materials related to environmental issues, if any, which the Board deemed*
102 *necessary or appropriate for its review; (ii) all other information and materials rightfully*
103 *before the Board; and (iii) all issues raised during the public hearing and/or otherwise*
104 *raised in the course of the Board's deliberations.*

105
106 ***NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:***

- 107 1. *Based upon all of its foregoing review and action, it is hereby determined by the Village*
108 *of Lansing Planning Board that approval of the proposed Ryan Minor Subdivision is*
109 ***GRANTED***, *subject to the conditions and requirements set forth below;*
110

111 *Conditions and Requirements:*

- 112 2. *The Chairperson of the Village of Lansing Planning Board is hereby authorized and*
113 *directed to sign the final plat for the approved minor subdivision in accordance with*
114 *subsection G of Section 125-6 and subsection A of Section 125-15 of the Village of*
115 *Lansing Code.*
116

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

118 *AYES: Baker, Gillespie, McCauley, and Schleelein*

119 *NAYS: None*

120 *The motion was declared to be carried*

121 Baker read the following agenda item:

122

123 **Sign Review**

124 *Rapp Signs, Inc is proposing a building mounted pictorial sign located at 66 Brown Road which*
125 *is located in the Business and Technology District. As per Village Building Code Section 115-*
126 *7.2B1, prior to the issuance of the required permit for such pictorial image or symbol, the proposed*
127 *pictorial image or symbol must be approved by the Planning Board of the Village of Lansing*

128

129 Scott described the reasoning and Code statement for why the Planning Board needed to review this
130 sign. The sign is lit and does meet code requirements.

131

132 Gillespie moved to approve the sign application. Seconded by McCauley.

133 Ayes: Baker, Gillespie, McCauley, and Schleelein.

134 Nays: None

135

136 **Other Business**

137 Baker noted that the Planning Board had a special meeting and would hopefully be ready to move
138 the proposed Tree Conservation Law along at the next meeting.

139

140 There was a minor discussion on Code changes and French will work on getting some samples out.

141

142 Baker has had people contact him about being a possible Board member.

143

144 **Trustee Report**

145 No Trustee meeting

146

147 **Adjournment**

148 Gillespie moved to adjourn at 7:59. Seconded by Schleelein.

149 Ayes: Baker, Gillespie, McCauley, and Schleelein.

150 Nays: None

151

152 Minutes taken by: Michael Scott, CEO