

Village of Lansing  
Planning Board Meeting  
Minutes of Tuesday,  
July 26, 2022

The Village of Lansing Planning Board meeting via Zoom was called to order at 7:05 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: Sean Ryan, Jeff Dobbin, Carla Marceau, Roy Hogben, Nadine Louge, Eric Goetzmann, and Lorraine Capogrossi

**Approval of the Minutes**

Schleelein moved to approve the June 28, 2022 Planning Board minutes as amended. Seconded by Gillespie.

Ayes: Baker, Gillespie, McCauley, and Schleelein.

Nays: None

Gillespie moved to approve the July 11, 2022 Planning Board minutes. McCauley seconded.

Ayes: Baker, Gillespie, McCauley, and Schleelein.

Nays: None

**Public Comment Period:**

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

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

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*

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

48 Scott explained that after speaking with Bear Smith, there wasn't enough new information for a  
49 presentation at this time.

50

51 The public hearing will remain open.

52

53 Baker read the following agenda item:

54

55 **Public Hearing for Subdivision #2022-4603**

56 *Sean and Rachel Ryan, owners of 77 Graham Road (Tax Parcel # 46.1-1-6.24), are proposing to*  
57 *subdivide their 8.875 acre lot. The proposed Parcel 2 would be 20,043 square feet (.46 acres) and*  
58 *would have 100 feet of frontage along Dart Drive. The existing Parcel 1 would then contain the*  
59 *remaining 8.415 acres.*

60

61 Scott reviewed the proposed subdivision. The Ryan's were present at a recent Planning Board  
62 meeting to subdivide a different lot on Dart Drive and were approved. Scott said that this proposed  
63 parcel meets the zoning requirements and does not see an issue.

64

65 Ryan stated that they have no intention of subdividing any more parcels.

66

67 Baker read the following agenda item:

68

69 **Continue Public Hearing for the Final Plat of Cluster Subdivision Proposal #2021-4464 by**  
70 **Beer Properties, LLC.**

71 *Beer Properties, LLC and Hunt Engineers are providing a Final Plat of a cluster subdivision for*  
72 *property Parcel # 45.2-1-47.2 which consists of approximately 40 acres of vacant land located*  
73 *between Craft Road and Bush Lane. The Final Plat, along with details of proposed duplex lots*  
74 *will be reviewed by the Planning Board.*

75

76 The Beers have decided to wait until after the next engineers meeting to present.

77

78 Cross brought up the subject of trails, walkways, and sidewalks to clarify what the Planning Board  
79 wants in the final site plan.

80

81 Baker read through the following agenda item:

82

83 **Review of Special Permit #2021-4516 Lansing Meadows**

84 *As per the conditions of Resolution #2021-4516, adopted on December 13, 2021, the Planning*  
85 *Board will review the progress of the Lansing Meadows Development.*

86

87 Scott gave a brief update on the existing project. Building #2 has a Temporary Certificate of  
88 Compliance and someone has moved into one of the three units in that building. The other three  
89 buildings are 95% completed. The site work is unfinished and the lawns are having difficulty  
90 growing. The A1 sidewalk is completed along with most of the Oakcrest sidewalk. Scott also  
91 reported that the Phase 1 landscaping is missing 5 trees and an escrow has been established for  
92 those trees so that the building #2 Temp C of C could be issued.

93

94 Scott then reviewed all of the conditions in the 2021-4516 special permit resolution and the  
95 progress of each.

96

97 Cross explained how the stormwater management procedure worked as far as completion goes.  
98 Cross also mentioned that he needs to be caught up on the weekly inspections that the owner needs  
99 to provide.

100

101 Condition “n”, where the foundations for Phase 2 were to be installed by July 26, 2022, was not  
102 met.

103

104 Goetzmann said there was an issue with the main backflow preventer that slowed the process  
105 down. The concrete contractor was delayed and they have missed the window to start. Goetzmann  
106 would like to have the trees between building #2 and Oakcrest be waived because the new tenant  
107 would like to see across the road. Goetzmann said that once the concrete contractors missed their  
108 deadline to start, he lost his framers to other jobs. Goetzmann suggested that the due date for both  
109 Phase 2 deadlines be extended for a year.

110

111 McCauley was reluctant to extend the deadline for a whole year because there was still a lot of  
112 nice weather left.

113

114 French asked Goetzmann why he doesn't put the foundation in now. Goetzmann said that the  
115 concrete can't be exposed through the winter. Scott was asked if this was true. Scott said he has  
116 seen it done both ways and that there are ways to protect foundations through the winter.

117

118 Baker suggested establishing an escrow for the Phase 2 foundations.

119

120 As is stated in condition “q”, Schleelein asked Goetzmann what his “reasonable basis” was for not  
121 getting the foundations done. Goetzmann stated that the 4 existing buildings were not occupied  
122 yet and the bank would like to see that.

123

124 Schleelein suggested using the landscaping escrow of Condition “n” to install the landscaping  
125 because “who knows when those two buildings will get done”. Goetzmann understands if that is  
126 what the Planning Board wants but, people are interested in the existing buildings and that will  
127 allow the other two buildings to be built quicker. Goetzmann said he can't find any contractors to  
128 do the work.

129

130 There was some discussion about the finalization of the sewer and the issuance of the sewer cards.

131 Schleelein is frustrated with the constant delays of this project. Baker agreed and said that the Board  
132 has to decide whether an escrow for the Phase 2 foundations needs to be establish or the termination  
133 of the special permit needs to be done because Goetzmann did not meet the conditions of the  
134 resolution. If Goetzmann wants to make a request for an amendment to Special Permit #2021-4516,  
135 he will have to request that in writing to Scott before the next meeting.

136

137 Schleelein doesn't think it is logical for someone who wants to get this project done to not be pushing  
138 to get the remaining buildings started.

139

140 Goetzmann stated that his concrete contractor has told him that if the concrete goes in now, the frost  
141 will get to it. Baker knows of contractors that work through the winter. Scott said his company used  
142 to and then asked Goetzmann if he has looked into other contractors. Goetzmann said that his  
143 concrete contractor missed the start date and he has not looked into other contractors.

144

145 Schleelein stated that she does not think that this project is a priority for Goetzmann. The project  
146 would not need escrows if it would just get completed.

147

148 French feels that the escrows are working and are a motivating factor.

149

150 Goetzmann said that he could bring his concrete contractor to the next meeting to explain.

151

152 Baker stated that whatever decision is made, he feels an escrow for the foundation is needed. The  
153 other Planning Board members agreed.

154

155 French reminded the Planning Board that a decision would need to be made about the Phase 2  
156 landscaping escrow.

157

158 Goetzmann will get Scott the information and application needed for a Special Permit amendment.

159

#### 160 **Other Business**

161 There was discussion about the proposed Tree Conservation Law, specifically about Table 1 which  
162 is the Tree Unit Value. Schleelein would like to finalize this and move it to the Board of Trustees.  
163 Changes will be made and reviewed at the next meeting.

164

165 Scott reviewed the situation with 134 Graham Road and Code Enforcement.

166

167 Baker stated that the Governor extended the remote meetings and introduced Capogrossi as a  
168 potential Planning Board member.

169

#### 170 **Trustee Report**

171 Schleelein reviewed the Trustee meeting. The minutes for the July 18, 2022 Board of Trustee  
172 meeting can be read on the Village website or viewed on YouTube.

173

#### 174 **Adjournment**

175 Gillespie moved to adjourn at 8:45. Seconded by Schleelein.

176 Ayes: Baker, Gillespie, McCauley, and Schleelein.  
177 Nays: None  
178  
179 Minutes taken by: Michael Scott, CEO