

Village of Lansing  
Planning Board Meeting  
Minutes of Tuesday,  
September 27, 2022

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The meeting of the Village of Lansing Planning Board meeting via Zoom was called to order at 7:03 PM. A Zoom option was also provided.

**Present at the meeting:**

**Planning Board Members:** Mike Baker, Lorraine Capogrossi, Pat Gillespie, Jim McCauley, and Lisa Schleelein.

**Absent Members:** None

**Village Legal Counsel:** Natalie French

**Village Engineer:** Brent Cross (zoom)

**Village Trustee Liaison:** Carolyn Greenwald

**Village CEO:** Michael Scott

Public included: Ersilia Davis, Roy Hogben, Susan Ainslie, Jennifer Orleans, David Beer, Tim Steed, Chris Wood, and Tom Every.

Baker welcomed and introduced the new Planning Board member Lorraine Capogrossi

**Approval of the Minutes**

Scott reviewed the changes

Schleelein moved to approve the September 12, 2022 Planning Board minutes. Seconded by McCauley.

Ayes: Baker, Gillespie, McCauley, and Schleelein.

Nays: None

Abstain: Capogrossi

**Public Comment Period:**

Robert Schleelein stated he was attending as the observers for the Community Party.

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

Seconded by Gillespie.

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

Nays: None

Baker read the following agenda item:

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

*Beer Properties, LLC and Hunt Engineers are providing a Final Plat of a cluster subdivision for property Parcel # 45.2-1-47.2 which consists of approximately 40 acres of vacant land located*

47 *between Craft Road and Bush Lane. The Final Plat, along with details of proposed duplex lots*  
48 *will be reviewed by the Planning Board.*

49

50 Scott stated that Beer had requested to be on the agenda but provided no new information.

51 Baker told Beer that because there was no new information, the Planning Board would not be  
52 voting on anything to do with the project that evening.

53 Steed said that he sent a set of revised plans to Scott. Scott did not receive it.

54

55 French stated that the Board of Trustees were working on making changes to the trails on the  
56 Greenway Plan.

57

58 Beer reviewed the trail system he is proposing.

59

60 Greenwald said that the updated version of the Greenway Plan would require any dedicated trail to  
61 be 8' wide and paved. Any trail not dedicated could be 5' wide and crushed stone. Scott said that  
62 most of the trails that have been dedicated are already paved. It was discussed whether the trails  
63 were required to be dedicated or not. Cross feels that if the trails were impervious, there would be  
64 minimal effect to the stormwater plan.

65

66 Scott reviewed what information would be needed for the next meeting. Beer said he would have  
67 information ready for the next meeting.

68

69 The public hearing will remain open.

70

71 Baker read the following agenda item:

72

73 **Review of Subdivision Sketch Plan**

74 *VPA Development, LLC, represented by Nick Williams, is proposing to subdivide 9 Dart Drive*  
75 *(Tax Parcel # 46.1-4-1.1) into 4 total lots. The Planning Board will be reviewing this request*  
76 *and determining if the proposal is a major or minor subdivision.*

77

78 Scott showed the proposed plat and Baker reviewed the subdivision request. Scott also said that the  
79 Planning Board needed to determine if the proposal was a minor or major subdivision.

80

81 Gillespie moved to identify the subdivision as major. Seconded by Schleelein.

82 Ayes: Baker, Capogrossi, Gillespie, McCauley and Schleelein.

83 Nays: None

84

85 Cross stated that a stormwater plan would need to be reviewed.

86

87 Baker read the following agenda item:

88

89 **Public Hearing for Special Permit #2022-4611**

90 *On behalf of T-Mobile Northeast, LLC, Crown Castle USA Inc. is submitting a request to modify*  
91 *the existing wireless facility located at 2350 North Triphammer Road (Tax Parcel # 47.1-1-*  
92 *17.82/99). The site is located in the Commercial High Traffic District and, as per Village Code*  
93 *Section 145-60J(1), no telecommunications facility shall be erected, moved, reconstructed, altered*  
94 *or used in any district unless and until the person seeking to do so shall have obtained a Special*  
95 *Permit from the Planning Board.*

96 Schleelein moved to open the public hearing for Special Permit #2022-4611. Seconded by  
97 Gillespie.

98 Ayes: Baker, Capogrossi, Gillespie, McCauley and Schleelein.

99 Nays: None

100

101 Scott stated that he received the mailings, a GML-239 is not required, and that he sent the  
102 submitted engineering to Cross for examination. Cross reviewed the information and had questions  
103 which were answered by their representative. Cross will continue to work with the applicant.

104

105 Scott suggested reviewing the short EAF in case there were changes needed.

106

107 The Planning Board reviewed the short EAF and noted changes. Scott will relay the proposed  
108 changes to the applicant.

109

110 The public hearing will remain open.

111

112 **Other Business**

113 The Planning Board discussed subdivision wording in the Village Code.

114

115 The Planning Board discussed the proposed Solar Law.

116

117 Schleelein recommended that the Commercial Temporary Events chart in Section 145 of the  
118 Village Code be updated to reflect the Commercial Medium Density District.

119

120 Baker reminded Planning Board members to complete their annual education training.

121

122 **Trustee Report**

123 Gillespie reported on the September 19<sup>th</sup> Board of Trustees meeting including the proposed Tree  
124 Conservation Law. The video can be reviewed on YouTube.

125

126 **Adjournment**

127 McCauley moved to adjourn at 8:14. Seconded by Capogrossi

128 Ayes: Baker, Capogrossi, Gillespie, McCauley, and Schleelein.

129 Nays: None

130

131 Minutes taken by: Michael Scott, CEO