

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
October 25, 2022

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The meeting of the Village of Lansing Planning Board meeting was called to order at 7:05 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: Absent

Village Trustee Liaison: Carolyn Greenwald

Village CEO: Michael Scott

Public included: Roy Hogben, Carla Marceau, Susan Ainslie, John Snyder, Bear Smith, Yamila Fournier, and David Beer,

Approval of the Minutes

Schleelein moved to approve the October 10, 2022 Planning Board minutes. Seconded by Capogrossi.

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

Nays: None

Public Comment Period:

Carla Marceau stated she was attending as the observers for the Community Party. Greenwald spoke about the need for affordable housing and workforce housing. Greenwald expressed that the type of housing is often dictated by local zoning and the new sewer project on Cayuga Heights Road may be the opportunity to look closer at how this could possibly help the lack of affordable housing by increasing allowed density.

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

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

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

48

49 Scott asked Beer to attend the Planning Board meeting to discuss and finalize the makeup of the
50 Greenway Trail and Recreation Lands.

51 Beer stated that John Courtney had suggested narrowing the shoulders of the roadways. This
52 would save Beer money for paving and possibly offset the cost of paving the Greenway Trail.
53 Beer and his engineers have not done the calculations to see if there is an equal tradeoff. Beer is
54 seeking input from the Planning Board.

55 Schleelein feels that this is an acceptable tradeoff and, although she is not necessarily in favor of
56 pavement, understands it allows for ease of maintenance.

57 Gillespie is ok with stone dust but, would prefer pavement.

58 Capogrossi looked at the stone dust walkways on Millcroft Road and could hardly tell they were
59 there. This was due to lack of maintenance.

60 McCauley and Baker were in favor of the pavement.

61 Beer stated that a 28-foot road would contradict the Village Code regulations. Beer would like
62 some assurance that this would not come back on him in the future. Scott stated that the 28' width
63 would be approved on the plat and show in the resolution.

64 Scott said that the ownership and maintenance for the required 6% "Recreation Area" needed to be
65 discussed and agreed upon. Scott also added that the Planning Board could require a maintenance
66 agreement if Beer decided not to donate the land to the Village.

67

68 Beer intends to have the HOA be in control of the Recreation Areas.

69 The Planning Board is good with requiring a maintenance agreement for the Recreation Area.

70

71 French asked Beer is he would be dedicating the Greenway Trail to the Village if it gets paved.

72 Beer said absolutely.

73

74

75 The public hearing will remain open.

76

77 Baker read the following agenda item:

78

79 **Public Hearing for Preliminary Plat of Subdivision #2022-4621**

80 *VPA Development, LLC, represented by Nick Williams, is proposing to subdivide 9 Dart Drive (Tax*
81 *Parcel # 46.1-4-1.1) into 4 total lots. The Planning Board will be reviewing the Preliminary Plat for the*
82 *major subdivision.*

83

84 Subdivision #2022-4621 was withdrawn by applicant via email.

85 Schleelein moved to close the public hearing for Subdivision #2022-4621. Seconded by McCauley

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

87 Nays: None

88

89

90 Baker read the following agenda item:

91

92 **Continue Public Hearing for Special Permit #2022-4575**

93 *Maguire Chevrolet/ Cadillac, located at 35 Cinema Drive (Tax Parcel #46.1-6-5.12), is seeking*
94 *to update the existing building with improvements to the interior showroom areas, service area,*
95 *and body shop. John Snyder, representing Maguire Chevrolet/Cadillac, will review the proposed*
96 *changes which include a new entrance to the West façade and a second floor for the new Cadillac*
97 *showroom.*

98 Scott had sent out new Maguire information to Courtney and Cross for review. Cross had already
99 contacted Smith and Snyder with questions and comments mainly about the SWPPP.

100 Baker asked how the sign variances needed for this project compared to the Nissan project.

101 Smith stated that this project involves two manufacturers which will cause the need for more
102 signage as far as number of signs but, approximately 100 square feet less than the Nissan project.

103 The signage square footage still exceeds that allowed by Village Code and will require a variance.

104 Smith reviewed the handout material.

105 Snyder said that they would be replacing the street lights.

106 Smith stated that roof-mounted solar panels will be installed but, the quantity has not been
107 determined yet.

108 Schleelein asked about the parking of the trucks for unloading vehicles. Snyder is currently
109 working on creating radius turns within the parking lot to accommodate those trucks.

110 Scott informed Smith and Snyder that there has been a lighting law added since the Nissan
111 dealership project. Scott will send that and contact the Lighting Commission to set up a time to
112 review the current proposed project and also schedule a BZA meeting for the required variances.

113

114 There was more discussion about the signage including sign lighting. Smith will indicate which
115 signs are to be lit on the site plan.

116 Scott asked the Planning Board to review the landscaping Plan for next meeting.

117 The public hearing will remain open.

118

119 **Other Business**

120 Scott reviewed what the proposed 1203 local law is all about and the changes from the existing.

121 There were some minor changes needed that French will correct.

122

123 Schleelein moved to recommend the proposed 1203 Local Law amendment to the Board of
124 Trustees based on final approval by Planning Board Chair and French. Seconded by Gillespie.

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

126 Nays: None

127

128 Gillespie moved to recommend the Subdivision Local Law changes to the Board of Trustees.

129 Seconded by McCauley

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

131 Nays: None

132

133 A planning meeting with Baker, Schleelein, and Greenwald was set to discuss the proposed Solar
134 Law for November 6.

135 **Trustee Report**

136 McCauley reported on the October 17 Board of Trustees meeting. The video can be reviewed on
137 YouTube.

138

139 **Adjournment**

140 McCauley moved to adjourn at 8:35. Seconded by Gillespie

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

142 Nays: None

143

144 Minutes taken by: Michael Scott, CEO