

Village of Lansing
Planning Board Meeting
Minutes of Monday,
November 14, 2022

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The meeting of the Village of Lansing Planning Board meeting 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

Village Trustee Liaison: Jeff Dobbin

Village CEO: Michael Scott

Public included: Brian Crandall, Carla Marceau, Susan Ainslie, John Snyder, Yamila Fournier, Nooshin Ahmadi, and Zak Trojnar.

Approval of the Minutes

Gillespie moved to approve the October 25, 2022 Planning Board minutes. Seconded by Schleelein.

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.

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

Seconded by Schleelein.

Ayes: Baker, Capogrossi, 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 changes which include a new entrance to the West façade and a second floor for the new Cadillac showroom.

44 Scott said that he, John Courtney, and Brent Cross had had a successful meeting with John Snyder
45 and his representatives the week before and although the discussed changes were not ready for
46 presentation at this meeting, Snyder felt that a review of the landscaping plan would be a good
47 topic instead.

48 Snyder reviewed the elevations of the project showing the proposed landscaping. Snyder also
49 showed the planting plan describing the types of new plants and trees. A local landscape architect
50 designed the area.

51 Schleelein was glad to hear a local architect was hired for the landscaping.

52 This proposed project is not subject to the new Tree Conservation Law.

53 Fournier noted that the species list was adequate for this region.

54 Trees were not proposed along the Uptown Road/Cinema Drive corner because of the sidewalk
55 positioning and grading.

56 The public hearing will remain open.

57 Baker read the following agenda item:

58 **Public Hearing for Special Permit #2022-4629**

59 *Zachary Trojnar is requesting to have a detached second residence located at 991 Cayuga Heights*
60 *Road (Tax Parcel # 43.1-1-29). As per Village Code Section 145-39D(2)(d), a special permit is*
61 *required.*

62 Schleelein moved to open the public hearing for Special Permit 2022-4629. Seconded by
63 Capagrossi.

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

65 Nays: None

66

67 Scott showed an overview of the proposed project. Scott stated that Trojnar was granted a building
68 permit for a garage with a storage area above. Trojnar started the building but, since then, has
69 inquired about the possibility of having a living space above the garage instead of just storage. The
70 “Code compliant” part of the request will be handled through the building permit but, the zoning
71 aspect requires a Planning Board review. The reason being, the garage and the existing house are
72 detached, therefore, they cannot be considered a duplex (which is an allowed use). The proposed
73 structure would be considered a separate dwelling and classified as a second residence on a single
74 lot which would require a special permit in the Low Density Residential District.

75 Trojnar stated that because his existing home does not have a large amount of square footage, he
76 had hoped to use the space above the garage for a studio-type living space.

77 Scott stated that, because this is a special permit request, the Planning Board would need to discuss
78 sidewalks and tree plantings.

79 Schleelein and McCauley agree that a sidewalk installation would be out of place. Baker pointed
80 out that an escrow did not seem logical either.

81 McCauley moved to waive the sidewalk requirement and the establishment of an escrow.
82 Seconded by Gillespie.

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

84 Nays: None

85

86 Baker and French then explained the tree density requirements as per Village Code Section 145-
87 27.

88 Based on the size of Trojnar's lot, he would need at least 51 tree units to comply. An arborist
89 would need to determine the existing amount of tree units and, if not sufficient, produce a planting
90 plan that would meet the required amount.

91 French read through the street tree requirements which would seem applicable in this situation.

92 Schleelein reminded everyone that the Village does have a reimbursement program for up to 2
93 new tree plantings on a property.

94 There was more discussion about the street trees and how they would be affected by the new sewer
95 project.

96 Trojnar will be required to get an arborist report on the existing trees on his lot and the Planning
97 Board will review that report at the next meeting.

98 Scott would like Trojnar to check with the Health Department for the sizing of the existing septic
99 system and whether it is large enough for an additional bedroom.

100 The public hearing will remain open.

101 Baker read the following agenda item:

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104 **Public Hearing for Preliminary Plat of Subdivision #2022-4630**

105 *Nooshin Ahmadi is proposing to subdivide a 4.023 acre lot located at 42 Esty Drive (Tax Parcel*
106 *# 43.1-1-1.1) into 2 separate lots. The Planning Board will review the request and determine if it*
107 *is a major or minor subdivision*

108

109 Scott gave an overview of the proposed subdivision. The information provided is not a survey so
110 determining if the subdivided lots conform to the allowed minimum lot size is not possible but,
111 the existing lot is over 4 acres. The existing lot has 150' of frontage along Esty Drive which is the
112 minimum for the Low-Density Residential District. If a subdivision is approved, some type of
113 variance for the frontage would be required.

114 Schleelein asked why frontage is so important. Scott said that frontage helps dictate the density of
115 an area.

116 The existing home on the 4 acre lot has a driveway that runs through a parcel owned by someone
117 else to the south via an easement.

118 Cross asked if the property line facing East Shore Drive would be considered frontage even though
119 there is a small parcel of land, possibly owned by the State, between that frontage and East Shore
120 Drive. Scott will look into this.

121 The Planning Board feels that the proposal needs more investigation and an actual survey to
122 determine whether the subdivision is major or minor.

123 Ahmadi was advised to work with Scott for further details and to present a survey to the BZA.

124 The public hearing will remain open.

125 **Other Business**

126 The Planning Board discussed the proposed solar law and complaints received about the quansit
127 hut on the Beer property.

128 Capagrossi informed the Board that it looked like someone was living behind the old Pizza Hut.
129 Also, the stop light at the corner of Bomax and Warren Road does not change when approached
130 from Bomax Drive.

131 Scott will look into these items.

132

133 **Trustee Report**

134 Schleelein reported on the November 7th Board of Trustees meeting. The video can be reviewed on
135 YouTube.

136 The Planning Board discussed the meetings policy and zoom attendance.

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139 **Adjournment**

140 Gillespie moved to adjourn at 8:43. Seconded by McCauley.

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

142 Nays: None

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144 Minutes taken by: Michael Scott, CEO