

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
November 29, 2022

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The meeting of the Village of Lansing Planning Board meeting was called to order at 7:02 PM. A Zoom option was also provided.

Present at the meeting:

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

Absent Members: None

Village Legal Counsel: Natalie French

Village Engineer: Brent Cross

Village Trustee Liaison: Jeff Dobbin

Village CEO: Michael Scott

Public included: Carla Marceau, Susan Ainslie, Yamila Fournier, and Zak Trojnar.

Approval of the Minutes

No minutes available

Public Comment Period:

With no one wishing to speak, Gillespie 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.

Baker stated that no one was there to represent Maguire Chevy/Cadillac but, the short EAF could be reviewed.

Baker read through Part 1 of the short EAF.

43 The Planning Board answered the questions on the short EAF Part 2.

44 Baker read through the following resolution:

45 **VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQOR**

46 **REVIEW OF SPECIAL PERMIT NO. 2022-4575 ADOPTED ON NOVEMBER 29, 2022**

47 *Motion made by:* Pat Gillespie

48 *Motion seconded by:* Lisa Schleelein

49 **WHEREAS:**

50 A. *This matter involves consideration of the following proposed action: Special Permit No.*
51 *2022-4575, for the proposal by Maguire Chevrolet/ Cadillac, located at 35 Cinema Drive*
52 *(Tax Parcel #46.1-6-5.12), to update the existing building with improvements to the*
53 *interior showroom areas, service area, and body shop. John Snyder, representing Maguire*
54 *Chevrolet/Cadillac, will review the proposed changes which include a new entrance to the*
55 *West façade and a second floor for the new Cadillac showroom.; and*
56

57 B. *On November 29, 2022, the Village of Lansing Planning Board, in performing the lead*
58 *agency function for its independent and uncoordinated environmental review in*
59 *accordance with Article 8 of the New York State Environmental Conservation Law - the*
60 *State Environmental Quality Review Act ("SEQOR"), (i) determined that the proposed*
61 *action provided for herein is an Unlisted Action in accordance with SEQOR; (ii) thoroughly*
62 *reviewed the Short Environmental Assessment Form (the "Short EAF"), and any and all*
63 *other documents prepared and submitted with respect to this proposed action and its*
64 *environmental review; (iii) completed its thorough analysis of the potential relevant areas*
65 *of environmental concern to determine if the proposed action may have a significant*
66 *adverse impact on the environment, including the criteria identified in 6 NYCRR Section*
67 *617.7(c); and (iv) completed the Short EAF); and*
68

69 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

70 1. *The Village of Lansing Planning Board, based upon (i) its thorough review of the*
71 *Short EAF, Part 1, and any and all other documents prepared and submitted with*
72 *respect to this proposed action and its environmental review [including any Visual*
73 *Environmental Assessment Form deemed required, and comments and*
74 *recommendations, if any, provided by the Tompkins County Department of*
75 *Planning in accordance with General Municipal Law Sections 239-1 and 239-m],*
76 *(ii) its thorough review of the potential relevant areas of environmental concern to*
77 *determine if the proposed action may have a significant adverse impact on the*

78 *environment, including the criteria identified in 6 NYCRR Section 617.7(c), and*
79 *(iii) its completion of the short EAF, Part II, including the findings noted thereon*
80 *(which findings are incorporated herein as if set forth at length), hereby makes a*
81 *negative determination of environmental significance (“**NEGATIVE***
82 ***DECLARATION**”) in accordance with SEQR for the above referenced proposed*
83 *action, and determines that an Environmental Impact Statement will not be*
84 *required; and*

85 2. *The Responsible Officer of the Village of Lansing Planning Board is hereby*
86 *authorized and directed to complete and sign as required the Short EAF, Part III*
87 *confirming the foregoing **NEGATIVE DECLARATION**, which fully completed*
88 *and signed Short EAF shall be attached to and made a part of this Resolution.*

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

90 *AYES: Baker, Capogrossi, Gillespie, McCauley, and Schleelein*

91 *NAYS: None*

92 *The motion was declared to be carried*

93

94 Baker filled out the short EAF Part 3 and signed.

95 The public hearing will remain open.

96 Baker read the following agenda item:

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

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

101 Trojnar stated that he hired an arborist who supplied a document stating there were 151 tree units
102 existing on the property. Trojnar then stated that he contacted the Tompkins County Health
103 Department about his septic system and the effects of an additional bedroom. The County stated
104 that a conversion permit for the existing system was required if the new habitable space was
105 finished for use. The conversion permit would not be required if the new sewer line on Cayuga
106 Heights Road was finished and the applicant connected.

107 Scott suggested a condition in the resolution that stated the 2 options.

108 The required tree units for Trojnar's property is 51. He has 151.

109 The requirement for street trees would still be a requirement. This could also be a condition of the
110 resolution.

111 Scott will determine the required number of trees for the frontage available as per Village Code
112 and contact Trojnar who will be required to provide a cost estimate from a landscaper of his choice.

113 The public hearing will remain open.

114 Baker read the following agenda item:

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

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

121

122 No one was there to represent the Beers.

123 Scott explained that he had spoken to Beer and told him that he needed to supply a final plat with
124 all of the criteria required in Village Code Section 125-31. Until then, Beer needed to work with
125 the Village engineers to finalize any issues. Beer had decided that he did not need to attend this
126 evening.

127 **Other Business**

128 The Planning Board discussed the proposed solar law.

129 The Planning Board interviewed Yamila Fournier for the alternate Planning Board member
130 position.

131 Schleelein moved to recommend Fournier to the Board of Trustees for the position of Planning
132 Board alternate. Seconded by Capogrossi.

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

134 Nays: None

135

136 **Trustee Report**

137 Schleelein reported on the November 21st Board of Trustees meeting. The video can be reviewed
138 on YouTube.

139

140 **Adjournment**

141 Gillespie moved to adjourn at 7:51. Seconded by Capogrossi.

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

143 Nays: None

144

145 Minutes taken by: Michael Scott, CEO