

Village of Lansing  
Planning Board Meeting  
Minutes of Tuesday,  
March 28, 2023

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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 (Zoom), and Lisa Schleelein (Zoom).
- Alternate Member:** Yamila Fournier (arrived at 7:05)
- Village Legal Counsel:** Natalie French
- Village Engineer:** Absent
- Village Trustee Liaison:** Susan Ainslie
- Village CEO:** Michael Scott

Public included: Carolyn Greenwald, Nathan Greenwald-Schaye, Mark and Julie Eggert, Mike Ward and Dan Segal representing Mark and Julie Eggert, and Susan Piliero

**Approval of the Minutes**

Gillespie moved to accept the February 28, 2023 minutes. Seconded by Capogrossi.  
Ayes: Baker, Capogrossi, Gillespie, McCauley and Schleelein.  
Nays: None

**Public Comment Period:**

Susan Ainslie stated that she was the Board of Trustee Liaison.  
Schleelein 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:

**Review of New Landscaping Plan for Special Permit #2020-4366**

*There has been a change in the approved landscaping plan for 20 Blackchin Blvd. As Per the conditions listed for the Special Permit #2020-4366 resolution, the Planning Board must approve the final landscaping plan and the Village Code Officer and The Village Engineer must sign off after inspection.*

42 Scott stated that he and Brent Cross had spoken about the proposed changes in landscaping and  
43 how those changes would affect the stormwater on that site. Cross told Scott that there would be  
44 no significant effect on stormwater.

45

46 Baker described which site plan was which that was provided to the Planning Board.

47

48 Ward, who was the Eggert's representative, gave a brief history of the project which started about  
49 4 years ago. Ward stated that Dan Segal was hired to create a stable landscaping plan for the site.

50

51 Segal said that the original landscaping plan was created without any testing of the site soils. After  
52 core samples were taken, an updated plan needed to be developed because of the shallow soil and  
53 the existence of bedrock in certain areas. Segal reviewed his proposed plan that would contain  
54 species of plants that would survive on the existing site.

55

56 Fournier asked for clarification of why this change needs to be brought back to the Planning Board  
57 for review.

58

59 Baker stated that the original landscaping plan was part of an approved special permit and that one  
60 of the conditions of the resolution was approval of the landscaping plan by the Village Code  
61 Officer and Village Engineer. A change in the plan, therefore, requires Planning Board approval of  
62 the new plan but does not require a new special permit.

63

64 Scott agreed.

65

66 Segal reviewed his reasoning for using the proposed plants.

67

68 The Tree Law has no impact on this project.

69

70 Schleelein asked about erosion and the transfer of water to other properties. Segal answered that  
71 the site is very stable and water runoff has been to a minimum and most of the clearing of the site  
72 contained the removal of Buckthorn.

73

74 Gillespie moved to accept the new as-built landscaping plan. Seconded by Capogrossi.

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

76 Nays: None

77

78 Baker read the next agenda item:

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80 **Discussion of Solar Array Draft Law**

81 *The Planning Board will be reviewing and discussing a draft of the proposed Solar Array Law.*

82 Baker stated that he put together a new draft that included all of the suggestions from the last  
83 meeting on February 28.

84

85 This meeting's discussion included:

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87 -Re-worded statement of purpose

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89 -Definitions

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91 -Solar Thermal

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93 -Solar for Ag

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95 -A Tier 3 Category

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97 -Adopting the Unified Solar Permit

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99 -Reviewing Tier 1 and Tier 2 requirements

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101 -Uniform Code and how it relates to proposed Village Solar Code

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103 -Operation and Maintenance Plans

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105 -Decommissioning Plan

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107 Baker will review the Tier 3 requirements and provide a draft for the next meeting containing  
108 tonight's discussion.

109

110 **Trustee Report**

111 McCauley reported on the March 6 and March 20 Board of Trustee meeting. Both meetings can be  
112 viewed on YouTube.

113

114 **Other Business**

115 Capogrossi gave a report on her visit to the Alcohol and Drug Council's new Open Access Detox  
116 and Stabilization Center. Ainslie added to the review.

117 French said that Attorney Wendy Marsh will be sitting in for her while she is on maternity leave.

118

119 **Adjournment**

120 Schleelein moved to adjourn at 8:47. Seconded by Gillespie

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

122 Nays: None

123

124 Minutes taken by: Michael Scott, CEO