

Village of Lansing
Planning Board Meeting
Minutes of Monday,
May 8, 2023

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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.
- Alternate Member:** Yamila Fournier
- Village Legal Counsel:** Natalie French (Zoom)
- Village Engineer:** Brent Cross
- Village Trustee Liaison:** Susan Ainslie
- Village CEO:** Michael Scott

Public included: Carla Marceau, Nick Williams representing VPA Development, LLC

Approval of the Minutes

Schleelein moved to accept the April 25, 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. Carla Marceau stated that she was there to represent the Community Party.

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:

Public Hearing for Subdivision 2023-4662

VPA Development, LLC, represented by Nick Williams, is proposing to subdivide 9 Dart Drive (Tax Parcel # 46.1-4-1.1) into 2 lots. The Planning Board will determine the type of subdivision and review the Preliminary Plat.

Scott reported that he received the public notice mailings and that he turned in a report to the County to satisfy the GML-239 requirement.

44 Scott then stated that this proposed subdivision was the second such subdivision of the original 1
45 Dart Drive parcel. As per Village Code, a parcel is allowed to be divided into, what is classified as
46 a Minor subdivision, a maximum of 4 parcels before being classified as a Major subdivision. The
47 Planning Board will need to determine if this proposed subdivision is a Minor or Major subdivision.
48

49 Williams asked if there was a time frame that those 4 parcels could be created. French stated that the
50 Village Code does not specify a time period.

51

52 Cross asked if there were plans to keep subdividing this area over the next few years. Williams stated
53 that is an option that could happen. Cross stated if that is the case, he feels that this is a Major
54 subdivision. Scott stated that, by Village Code definition, this would not be a Major subdivision until
55 after a 4th parcel has been established. Cross has questions about how stormwater runoff would be
56 handled as parcels are added. According to the DEC, a subdivision is the appropriate time to ask for
57 some type of drainage plan.

58

59 Cross recommends the Planning Board require the applicant to produce a site plan showing
60 stormwater runoff for a potential build or at least incorporate 2 of the “better site design” practices
61 in the NYSDEC Stormwater Design Manual.

62

63 There was discussion whether a decision has to be made that evening if the proposed subdivision is
64 Minor or Major.

65

66 Williams stated that the drainage for the new parcel would flow down the middle of the existing
67 parcel into the pond which is how the stormwater has run for years.

68

69 Baker said that they could vote on the Minor or Major question and ask Williams to provide some
70 type of site plan showing stormwater drainage.

71

72 As per Village Code, a SEQRA review is not required for a minor subdivision.

73

74 French stated that she is ok with the Planning Board waiting until next meeting to vote on the type
75 of subdivision.

76

77 The public hearing will remain open.

78

79 Baker read the following agenda item:

80

81 **Discussion of Solar Array Draft Law**

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

83 The Planning Board reviewed the latest changes to the Solar Array Law draft including the owner
84 responsibility of the decommissioning plan.

85

86 French will have someone from Hancock research whether the decommissioning plan
87 responsibility can be handed down from owner to owner.

88

89 The Planning Board also reviewed a sample of an adopted NYS Unified Solar Permit that was
90 modified and simplified by another Municipality.

91

92 **Trustee Report**

93 Baker reported on the May 1st Board of Trustee annual organizational meeting. The meeting can be
94 viewed on YouTube.

95

96 **Other Business**

97 Discussion about:

98 • Roadside trash

99 • Dying street trees in the Village ROW

100 • Added vehicles at the Beer Quonset hut

101 • Ribbon Cutting Ceremony for the Tompkins County Alcohol and Drug Center

102 • Short Term Rental email with the bullet points for a possible presentation.

103

104 Scott spoke about future agenda items.

105

106 **Adjournment**

107 Gillespie moved to adjourn at 8:44. Seconded by McCauley.

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

109 Nays: None

110

111 Minutes taken by: Michael Scott, CEO