

Village of Lansing  
Planning Board Meeting  
Minutes of Tuesday,  
May 30, 2023

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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 officially a member of the public because he does not meet the criteria for joining as an official member of the Planning Board on Zoom), and Lisa Schleelein.

**Alternate Member:** Absent

**Village Legal Counsel:** Wendy Marsh (Zoom)

**Village Engineer:** Brent Cross

**Village Trustee Liaison:** Susan Ainslie

**Village CEO:** Michael Scott

Public included: Mayor Hardaway, Nick Williams representing VPA Development, LLC, Zellman Warhaft representing the Community Party, Louis and Jack Hom (zoom), and 3 local high school students.

**Approval of the Minutes**

Schleelein moved to accept the May 8, 2023 minutes. Seconded by Capogrossi.

Ayes: Baker, Capogrossi, Gillespie, and Schleelein.

Nays: None

**Public Comment Period:**

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

Gillespie moved to close the Public Comment period. Seconded by Schleelein.

Ayes: Baker, Capogrossi, Gillespie, 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.*

44 Scott reported that in his discussion with Cross about the effects on stormwater runoff as this parcel  
45 gets subdivided, Cross suggested requiring the applicator to implement 2 of the 18 “best site  
46 practices” that the DEC suggests. Scott also stated that the County did respond to the GML-239  
47 submission by suggesting that the Planning Board require the applicant to identify the building  
48 envelopes for the proposed lots that exclude wetland on the property. Scott showed a site plan of  
49 the whole subdivided parcel and indicated where the only mapped wetlands are, which at this  
50 point, is undisturbed.

51 Scott indicated that the Planning Board must declare whether the proposed action is a minor or  
52 major subdivision.

53

54 Schleelein asked Williams to be mindful of any future development of the parcel and how it affects  
55 the site and surrounding area.

56

57 Williams agreed.

58

59 Baker asked Williams to incorporate 2 of the 18 recommended “best site practices on his site plan  
60 for the next meeting.

61

62 The Planning Board would like to see some trees planted.

63

64 Schleelein moved that the proposed subdivision is a minor subdivision as per the definition in the  
65 Village Code. Seconded by Gillespie.

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

67 Nays: None

68

69 The public hearing will remain open.

70

71 Baker read the following agenda item:

72

73 **Public Hearing for Special Permit #2023-4675**

74 *Louis Hom is applying for a special permit for approval of two bee hives to be set up at 21 Cedar*  
75 *Lane (Tax Parcel #48.1-2-45.2).*

76 Schleelein moved to open the public hearing for Special Permit #2023-4675. Seconded by  
77 Capogrossi.

78 Scott stated that the public hearing mailing receipts had been received and the proposed special  
79 permit does not meet the criteria needed for a GML-239 application. Scott also stated that he  
80 received a positive email from a neighboring property owner about the proposed bee hives. Scott  
81 explained the reasoning behind requiring a special permit for this proposal and that he reviewed  
82 the other requirements in the Village Code with Hom that coincide with the application for a  
83 special permit such as sidewalks and trees.

84 Louis Hom explained the special permit request and gave a background on bee hives and how the  
85 bees actually function around the hive. Hom indicated that his son Jack will have the primary care  
86 for the hives.

87 Schleelein asked Jack Hom what sparked his interest in having bee hives.

88 Jack Hom described his love for insects. The hives would be good experience and will help the  
89 area with pollination.

90 Schleelein shared her research about bee hives and allergies.

91 Capogrossi asked how long the hives last especially when Jack goes away to school. Louis said he  
92 will take over.

93 Schleelein explained to the high school audience how a special permit triggers other aspects of the  
94 Village Code that need to be addressed such as the sidewalk code and Village tree code.

95 Baker recommends the Planning Board waive the sidewalk requirement.

96 Scott explained the Village Tree Conservation Law and the requirement of a tree unit count for the  
97 property for all special permit requests. Scott also indicated that the said lot has many mature trees  
98 and would definitely pass the Code criteria. However, the Planning Board cannot waive this  
99 requirement.

100 Schleelein stated that the inability to waive the tree requirement needs to be a future Planning  
101 Board discussion and possible amendment to the existing Village Tree Conservation Law.

102 Scott will send Hom the Code requirements.

103 The public hearing will remain open.

104 Baker suggested tabling the proposed Solar Law to give the Planning Board members a chance to  
105 review more thoroughly

106

107 **Trustee Report**

108 Baker reported on the May 15<sup>th</sup> Board of Trustee annual organizational meeting. The meeting can  
109 be viewed on YouTube.

110

111 **Other Business**

112 Gillespie brought up the subject of the Beer Quonset hut and the junk car near it on the Beer property.

113

114 Members discussed future Planning Board topics.

115

116 Scott stated that there is a need to bring Marsh up to speed on the Beer and Lansing Meadows PDA  
117 project for future meetings.

118

119 **Adjournment**

120 Gillespie moved to adjourn at 7:46. Seconded by Capogrossi.

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

122 Nays: None

123

124 Minutes taken by: Michael Scott, CEO