

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
June 27, 2023

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 (arrived at 7:05), and Lisa Schleelein (Zoom).

Alternate Member: Absent

Village Legal Counsel: Natalie French (Zoom)

Village Engineer: Absent

Village Trustee Liaison: Susan Ainslie (Zoom)

Village CEO: Michael Scott

Public included: Louis Hom, Nooshin Ahmadi, and Carla Marceau representing the Community Party.

Approval of the Minutes

Gillespie moved to approve the May 30, 2023 Planning Board minutes. Seconded by Capogrossi.

Ayes: Baker, Capogrossi, Gillespie, and Schleelein.

Nays: None

Gillespie moved to approve the June 12, 2023 Planning Board 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. Carla Marceau stated that she was there representing the Community Party.

McCauley moved to close the Public Comment period. Seconded by Capogrossi.

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

Nays: None

Baker read the following agenda item:

47 **Continue the Public Hearing for Special Permit #2023-4675**

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

50 Scott stated that Hom provided the required report stating the number of trees and sizes currently on
51 the site. Through the numbers provided, it could be calculated that the parcel had well over the
52 required 30 tree units. Hom had nothing to add. Capogrossi noted that the letter had the wrong date
53 and was addressed to the Town of Lansing.

54
55 Gillespie moved to close the public hearing. Seconded by Capogrossi.
56 Ayes: Baker, Capogrossi, Gillespie, McCauley, and Schleelein.
57 Nays: None

58
59 Baker read through the required Special Permit General Conditions.
60 Schleelein moved that the General Conditions had been met. Seconded by Gillespie.
61 Ayes: Baker, Capogrossi, Gillespie, McCauley, and Schleelein.
62 Nays: None

63
64 Baker read through the following resolution:
65

66 **VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR**
67 **SPECIAL PERMIT NO. 2023-4675 ADOPTED ON JUNE 27, 2023**

68 *Motion made by: Pat Gillespie*

69 *Motion seconded by: Jim McCauley*

70 **WHEREAS:**

- 71 A. *This matter involves consideration of the following proposed action: Special Permit No.*
72 *2023-4675, for the proposal by Louis Hom for approval of two bee hives to be set up at 21*
73 *Cedar Lane (Tax Parcel #48.1-2-45.2); and*
74 B. *The Planning Board finds this to be a Type II action for SEQR purposes; and*
75 C. *On May 30, 2023 and June 27, 2023, the Village of Lansing Planning Board opened and*
76 *continued a public hearing regarding this proposed action, and therein thoroughly*
77 *reviewed and analyzed (i) the materials and information presented by and on behalf of the*
78 *applicant in support of this proposed action, including information and materials related*
79 *to the environmental issues, if any, which the Board deemed necessary or appropriate for*
80 *its review, (ii) all other information and materials rightfully before the Board (including,*
81 *if applicable, comments and recommendations, if any, provided by the Tompkins County*
82 *Department of Planning in accordance with General Municipal Law Sections 239-1 and*
83 *239-m), and (iii) all issues raised during the public hearing and/or otherwise raised in the*
84 *course of the Board's deliberations.*

85

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. *The Village of Lansing Planning Board hereby finds (subject to the conditions and requirements, if any, set forth below and the provisions provided for in paragraph "B" above) that the proposed action meets (i) all general conditions required for all special permits (Village of Lansing Code Section 145-59E); (ii) any applicable conditions required for certain special permit uses (Village of Lansing Code Section 145-60); and (iii) any applicable conditions required for uses within a Combining District (Village of Lansing Code Section 14561); and*
2. *It is hereby determined by the Village of Lansing Planning Board that Special Permit No. 2023-4675 is **GRANTED AND APPROVED**, subject to the following conditions and requirements:*
 - a. *Soil and Erosion control measures and water quality techniques shall be implemented and coordinated as required and approved by the Village of Lansing Code Enforcement Officer and/or the Village of Lansing Engineer, and a plan for maintenance and said control measures and quality techniques over time shall be established with the Village of Lansing Code Enforcement Officer and/or the Village of Lansing Engineer.*
 - b. *Prior to a building permit being issued, approval by the Village of Lansing Engineer and Village of Lansing Storm Water Officer of, but not limited to, site work, storm water management and infrastructure plans, and implementation thereof. Drainage easements for potential impact from the stormwater management facilities on neighboring parcels shall be obtained, provided to the Village for approval by the Village Engineer, Stormwater Officer and Attorney, and thereafter recorded at the Tompkins County Clerk's Office.*
 - c. *Required permits, approvals, consents and other authorizations from all applicable Federal, State, County and local governmental and regulatory agencies shall be obtained, maintained and complied with for all permitted improvements, operations and activities as authorized by this special permit approval, and such improvements, operations and activities shall at all times comply with all applicable Federal, State, County and local laws, codes, rules and regulations.*

The vote on the foregoing motion was as follows:

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

NAYS: None

The motion was declared to be carried.

123 Baker read the following agenda item:

124

125 **Continue the Public Hearing for Final Plat of Subdivision #2022-4630**

126 *Nooshin Ahmadi is proposing to subdivide a 4.023 acre lot located at 42 Esty Drive (Tax Parcel*
127 *# 43.1-1-1.1) into 2 separate lots.*

128 Scott stated that Ahmadi finally got a surveyor out to her site. Scott then reviewed the plat stating
129 that the new Parcel II now has an approved frontage on Esty Drive by way of a 50' variance. This
130 approved variance would allow for a driveway to be installed on Esty Drive instead of East Shore
131 Drive. Ahmadi had nothing to add.

132

133 Gillespie moved to close the public hearing. Seconded by McCauley.

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

135 Nays: None

136

137 Baker read through the following resolution:

138

139 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR FINAL*
140 *PLAT APPROVAL OF MINOR SUBDIVISION # 2022-4630 ADOPTED*
141 *ON JUNE 27, 2023*

142 *Motion made by: Lisa Schleelein*

143 *Motion seconded by: Lorraine Capogrossi*

144 **WHEREAS:**

145 *A. This matter involves consideration of the following proposed action: Nooshin Ahmadi is*
146 *proposing to subdivide a 4.023 acre parcel located at 42 Esty Drive (Tax Parcel # 43.1-1-*
147 *1.1) into 2 separate parcels. The existing Parcel 1 will contain 2.518 acres including road*
148 *frontage on Esty Drive. Parcel 1 will also include .138 acres of lake frontage. The proposed*
149 *Parcel 2 will contain 1.367 acres with frontage on Esty Lane and East Shore Drive; and*

150

151 *B. On December 20, 2022, the Village of Lansing Board of Zoning Appeals approved and*
152 *granted an area variance for lot frontage for the proposed Parcel 1 contingent on Planning*
153 *Board subdivision approval.*

154

155 *C. On November 14, 2022, the Village of Lansing Planning Board, in accordance with*
156 *subsection D of Section 125-5 of the Village of Lansing Code, (i) reviewed the sketch plan*
157 *submitted with respect to this proposed action; and (ii) classified the proposed subdivision*
158 *as a minor subdivision; and*

159

160 *D. The Planning Board finds this to be a Type II action for SEQR purposes; and*

161

E. On November 14, 2022 and June 27, 2023, the Village of Lansing Planning Board held a public hearing regarding this proposed action, and thereafter thoroughly reviewed and analyzed (i) the proposed final subdivision plat and accompanying materials and information presented by and on behalf of the applicant in support of this proposed action, including information and materials related to environmental issues, if any, which the Board deemed necessary or appropriate for its review; (ii) all other information and materials rightfully before the Board; and (iii) all issues raised during the public hearing and/or otherwise raised in the course of the Board's deliberations.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Based upon all of its foregoing review and action, it is hereby determined by the Village of Lansing Planning Board that approval of the proposed #2022-4630 Minor Subdivision is **GRANTED**, subject to the conditions and requirements set forth below;

Conditions and Requirements:

2. The Chairperson of the Village of Lansing Planning Board is hereby authorized and directed to sign the final plat for the approved minor subdivision in accordance with subsection G of Section 125-6 and subsection A of Section 125-15 of the Village of Lansing Code.

The vote on the foregoing motion was as follows:

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

NAYS: None

The motion was declared to be carried.

Final plat will be signed by Baker and ready for pick up on Tuesday.

Next Item:

Discussion of Solar Array Draft Law

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

Baker stated that he sent out the updated draft of the proposed Solar Law and that Scott had worked on updating the Unified Solar Permit (USP) to a form that was more user friendly. Scott was able to complete the draft of the USP that afternoon and asked that the Planning Board members review it and send Scott any changes or suggestions. Schleelein asked what the fee would be for a solar array. Scott stated that fees would stay consistent with other Special Permit fees. Baker asked everyone to

197 review the latest draft of the proposed Solar Law. Schleelein had some formatting suggestions for
198 Baker on the latest draft.

199

200 There was discussion about sending the final draft to former Planning Board member Tony Ingrassia
201 for review.

202

203 **Trustee Report**

204 Capogrossi reported on the special June 26th Board of Trustee meeting. The meeting can be viewed
205 on YouTube.

206

207 There was a brief discussion about the proposed PDA that was presented to the Board of Trustees.
208 French noted that appendix A-2 requires the applicant to provide financing and the type of housing
209 to be presented.

210

211 **Other Business**

212 Gillespie noted that the light at Bomax/Warren is now working well.

213

214 Capogrossi noted that the dumpster behind the Econo Lodge is overflowing.

215

216 Scott reviewed upcoming events.

217

218 **Adjournment**

219 Gillespie moved to adjourn at 7:48. Seconded by McCauley.

220 Ayes: Baker, Capogrossi, Fournier, Gillespie, and Schleelein.

221 Nays: None

222

223 Minutes taken by: Michael Scott, CEO