

Village of Lansing
Planning Board Meeting
Minutes of Monday,
August 14, 2023

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43

The meeting of the Village of Lansing Planning Board meeting was called to order at 7:04 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
- Village Engineer:** Brent Cross (Zoom)
- Village Trustee Liaison:** Susan Ainslie (Zoom)
- Village CEO:** Michael Scott

Public included: Eric Goetzmann and Nooshin Ahmadi (Zoom).

Approval of the Minutes

Gillespie moved to approve the July 25, 2023 Planning Board minutes. Seconded by Schleelein.
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 Special Permit #2021-4516 Lansing Meadows

Eric Goetzmann has requested an amendment to Special Permit #2021-4516. The Planning Board will determine if the request is a major or minor change.

Scott stated that if the Planning Board decides that Goetzmann’s request for extension is a major change, then a public hearing will need to be set for the next meeting.

44 Goetzmann asked the Planning Board to consider this a minor change. Goetzmann stated that he
45 asked for a similar request one year ago and nothing has changed on the project as far as bigger or
46 smaller. It is important that Goetzmann keep the special permit open so that after the IDA litigation
47 is over, he would be able to get his contractor to move forward with Phase II. Goetzmann stated that
48 the residents in the existing building enjoy the development and its close proximity to local stores.
49 Goetzmann has future tenants ready to move in once the Phase II is completed.

50

51 Schleelein does not think that this request is minor and is also concerned about the open items still
52 to be done in Phase I. Schleelein stated that due to financial restrictions, Phase II won't get built and
53 was under the impression that a builder had already committed to the project.

54

55 Goetzmann said that he did have a builder but, things changed when the IDA pulled the PILOT on
56 the project. Goetzmann added that the only remaining items left on Phase I are the easements and he
57 believes that the landscaping was taken care of that week.

58

59 Scott explained that there are a few trees still needed near Building 2. Scott added that besides the
60 easements, the 4 existing buildings only have Temporary Certificates of Compliance because of the
61 incomplete site and open Stormwater Plan. Scott asked Goetzmann to explain the PILOT.

62 Goetzmann said that the PILOT is funded by the BJs building and the proceeds are used on the
63 housing.

64

65 Schleelein stated that part of the PILOT was the understanding that the residential area would be
66 completed and is not interested in where the funding comes from but, that after 10+ years, the project
67 be completed.

68

69 Goetzmann continued by saying that the Village wants more housing and that's what he is trying to
70 provide. Goetzmann cannot get other financing during the litigation because the project is on one
71 parcel, and he has a builder in place who wants to see that there is money to draw from as they build.

72

73 Fournier asked if securing the funding is dependent upon the special permit extension or the IDA
74 litigation? Goetzmann needs the special permit in place so that when the litigation is over, he is still
75 allowed to move forward with Phase II.

76

77 Baker feels it is not in the best interest of the Village to have an open special permit and just keep
78 extending the deadlines.

79

80 French noted that Goetzmann's letter is requesting the Phase II completion deadline be extended to
81 October of 2025 which would be a two-year extension from the date stated in the conditions of the
82 approved special permit. Goetzmann clarified that the request should be for a one-year extension to
83 October 2024. French reminded the Planning Board that the only decision that they need to make
84 this evening is if the Goetzmann request is a major or minor change.

85

86 Baker stated that there has been a series of minor changes and Fournier is concerned about
87 segmentation because of that.

88 There was a discussion about a series of minor changes eventually becoming a major change. Scott
89 stated that the Planning Boards decision of major or minor is completely independent from any
90 similar past decisions and that justification of the decision is not necessary.

91

92 Schleelein moved that the request for an extension be classified as a major change to Special Permit
93 #2021-4516. Seconded by Gillespie.

94

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

96 Nays: None

97

98 Baker read the following agenda item:

99

100 **Public Hearing for Special Permit 2023-4699**

101 *Nooshin Ahmadi is proposing to build a house on a recently subdivided parcel from 42 Esty Drive*
102 *(Tax Parcel # 43.1-1-1.1). The Planning Board will review the request due to the site's location*
103 *within the Unique Natural Area.*

104 Gillespie moved to open the public hearing for Special Permit #2023-4699. Seconded by McCauley.

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

106 Nays: None

107

108 Scott stated that the Tax Parcel number for this piece of land has been updated and should be changed
109 to 43.1-1-1.3. Scott also has the required public hearing certificates of mailing. Scott explained that
110 a special permit was required because the parcel is not only in the Unique Natural Area but, also
111 borders the Steep Slope Area and the Water Conservation District.

112

113 A Part I of a Short EAF was supplied.

114

115 Scott had spoken with Ahmadi the week before and explained other Code items that come with the
116 special permit process such as sidewalks and tree removal. Scott added that because of the Unique
117 Natural Area, a botanist report would be required for existing Fauna and Flora.

118

119 Cross said that in these types of proposals, he recommends some type of erosion control during and
120 after construction along with 2 of the 18 DEC "Recommended Green Practices". Cross will work
121 with and review any details provided once a general site plan has been prepared.

122

123 Ahmadi said that the plan she provided is a rough sketch of the house positioning.

124

125 Scott informed the Planning Board that the new sewer project will provide a lateral connection for
126 Ahmadi's property relieving her from installing a septic system.

127

128 Scott recommended waiting on reviewing Part I of the Short EAF until the next meeting. He would
129 like to review it more.

130

131 French added that John Courtney had some added information and details that need to be addressed
132 about the sewer connection.

133

134 Scott showed the existing lot and explained that the sewer connection will be available for both the
135 original lot with the existing house and the new lot for the future home. An easement should be
136 provided in case one of the properties is sold. At this time, both properties are owned by Ahmadi
137 and an easement is not possible.

138

139 French recommends that an easement be a condition of the resolution if either property changes
140 ownership.

141

142 Ahmadi will work with Scott to provide the requested information.

143

144 The public hearing will remain open.

145

146 Next item of discussion:

147

148 **Discussion of Solar Array Draft Law**

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

150 Baker stated that there is an updated Unified Solar Permit provided as well as an update Solar Law.

151

152 Categories discussed:

153 1) Not using the word “Unified” because the permit has been personalized for the Village of
154 Lansing.

155 2) Minor wording changes.

156 There was a lengthy discussion on the Solar Law including items such as:

157 1) Clarifying some wording

158 2) Site plan review

159 3) Decommissioning Plan for Tier 1

160 4) On-Farm Solar Arrays

161 5) Buffering Plans

162 6) Village Farm District

163

164 **Trustee Report**

165 No report necessary because the last meeting included the Planning Board

166

167 **Other Business**

168 Scott reviewed upcoming agenda items including a PDA application.

169 The Planning Board decided to cancel the October 31st and the December 26th meetings

170

171

172 **Adjournment**

173 Schleelein moved to adjourn at 8:37. Seconded by Capogrossi.

- 174 Ayes: Baker, Capogrossi, Gillespie, McCauley and Schleelein.
- 175 Nays: None
- 176
- 177 Minutes taken by: Michael Scott, CEO