

Village of Lansing  
Planning Board Meeting  
Minutes of Monday,  
September 11, 2023

The meeting of the Village of Lansing Planning Board meeting was called to order at 7:01 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 (Zoom)

**Absent:**

**Alternate Member:** Yamila Fournier (7:07)

**Village Legal Counsel:** Natalie French

**Village Engineer:** Brent Cross (Zoom)

**Village Trustee Liaison:** Susan Ainslie (Zoom)

**Village CEO:** Michael Scott

Public included: Robert Miller, David Beer, Tim Steed, Ray Schlather, Brian Crandell, Drew Riedl, Shannon MacCarrick and Simon Gould from Habitat for Humanity of Tompkins and Cortland Counties and Carla Marceau.

**Approval of the Minutes**

McCauley moved to approve the August 29, 2023 Planning Board minutes. Seconded by Capogrossi.

Ayes: Baker, Capogrossi and McCauley.

Nays: None

Abstain: Gillespie and Schleelein

**Public Comment Period:**

Carla Marceau representing 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:

**Planning Board Review of Tree Cutting at 4 and 8 Dart Drive**

*Simon Gould, representing Habitat for Humanity of Tompkins and Cortland Counties, has applied for a building permit for 4 Dart Drive (Tax Parcel # 46.1-1-6.28) and 8 Dart Drive (Tax Parcel # 46.1-1-6.27). Both parcels will require approximately 40% of the existing trees to be removed. As*

44 *per Village Code Section 145-27B, Planning Board review is required if more than 25%, by*  
45 *number, of trees are removed from any tax parcel within a 3-year period.*

46 Scott stated that the Planning Board has been given a proposed tree planting plan for 4 and 8 Dart  
47 Drive. The plan shows 3-4 trees placed near the street frontage of both parcels.

48 Gould stated that smaller trees were picked so that the house would not be blocked out.

49 There was discussion about making sure the trees were off of the right-of-way far enough so that  
50 when the proposed sidewalk is installed the trees are not disturbed.

51

52 Fournier asked if shade trees were what the Village was looking for because the Japanese Maple  
53 species proposed don't get big enough for that. Fournier suggests that a few of them be replaced by  
54 a Dogwood or Red Maple tree.

55

56 French stated that the Village Code does not specifically mention "shade" trees.

57

58 Cross stated that from a public works perspective, usually smaller is better.

59

60 Fournier advised keeping the Japanese Maples away from the driveway because of their sensitivity  
61 to salt.

62

63 MacCarrick said they will get advice from local landscapers when it becomes time to plant in the  
64 spring.

65

66 Baker stated that he is comfortable with the planting solution provided. The Planning Board agreed.

67

68 Gillespie moved to approve the proposed cutting of over 25% of the existing trees at 4 and 8 Dart  
69 Drive, not requiring any money to be paid to the Tree Bank, in exchange for the proposed tree  
70 planting plan provided. Seconded by Capogrossi.

71

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

73 Nays: None

74

75 Scott stated that the contents of the motion would be a condition of the building permit approval.

76

77 Baker read the following agenda item:

78

79 **Continue Public Hearing for the Final Plat of Cluster Subdivision Proposal #2021-4464 by Beer**  
80 **Properties, LLC.**

81 *Beer Properties, LLC and Hunt Engineers are providing a Final Plat of a cluster subdivision for*  
82 *property Parcel # 45.2-1-47.2 which consists of approximately 40 acres of vacant land located*  
83 *between Craft Road and Bush Lane. The Final Plat, along with details of proposed duplex lots*  
84 *will be reviewed by the Planning Board.*

85

86 Scott stated that there had been an engineer's meeting a few weeks back and yesterday David Beer  
87 dropped off the changes that were discussed. Scott sent the revised plat out to Courtney, Cross and  
88 Harner for approval and a final look. There were some other minor changes that needed to be  
89 addressed after reviewing the revised plat. The main changes were of the easement and land  
90 dedication categories.

91

92 Scott would like the Planning Board to ask any questions needed to familiarize themselves again  
93 with this project only because it had been quite some time since the Beer Cluster Subdivision had  
94 been on the agenda. Some of the subjects that Scott wanted a discussion were the sidewalks on the  
95 Loop Road and what needs to be done with the future connection to Lansing Trails III.

96

97 Beer said that the general layout is the same as it has been.

98

99 Beer and Schleelein agreed that there are 84 total units proposed.

100

101 As far as the Loop Road sidewalks go, the Planning Board needs to decide if sidewalks need to be  
102 installed during the project, an escrow established for future installation or not needed at all.

103

104 Beer stated that there will be an HOA owned trail between the homes located on the Loop Road and  
105 he remembers the sidewalk discussion as leaving enough room in the right-of-way in case a sidewalk  
106 was ever needed. Beer does not recall the escrow conversation.

107

108 There was a discussion about the southern exit/entrance that would connect to the proposed Lansing  
109 Trails III development. Some of the ideas were to pave it as the Loop Road was being installed or  
110 leave it wild, requiring an escrow until needed. Scott and Cross will discuss this topic with Courtney.

111

112 Baker stated that he is comfortable with not installing the sidewalk on the Loop Road because of the  
113 access to the HOA path between the houses. Gillespie and McCauley agree.

114

115 Fournier stated that sidewalks would be a smart idea.

116

117 Schleelein feels an escrow is not necessary.

118

119 There will be another engineer's meeting to finalize the plat. Schlather and French will work on the  
120 conditions for a resolution.

121

122 Baker read the following agenda item:

123

124 **Discussion of Solar Array Draft Law**

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

126

127 Topics discussed on the proposed Draft Local Law:

- 128 1) Changing the name from “Unified” to “Village of Lansing”
- 129 2) Clarity of language
- 130 3) SEQRA requirements
- 131 4) Ownership changes
- 132 5) Buffering plan
- 133 6) Tier 3 and roof mounted

134 Baker will make the necessary changes

135

136 **Trustee Report**

137 Trustee meeting cancelled

138

139 **Other Business**

140 Scott reviewed upcoming agenda events

141

142 **Adjournment**

143 Gillespie moved to adjourn at 8:32. Seconded by McCauley.

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

145 Nays: None

146

147 Minutes taken by: Michael Scott, CEO