Village of Lansing

Planning Board Meeting

Minutes of Monday,

November 13, 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 (Zoom), Pat Gillespie, Jim McCauley and Lisa Schleelein.

**Alternate Member:** Yamila Fournier (Zoom)

**Village Legal Counsel:** Natalie French

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

**Village Trustee Liaison:** Susan Ainslie

**Village CEO:** Michael Scott

Public included: David Beer, Ray Schlather (Zoom), Tim Steed (Zoom) and Carla Marceau.

**Approval of the Minutes**

Gillespie moved to approve the October 9, 2023 minutes. Seconded by McCauley.

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

Nays: None

Gillespie moved to approve the minutes of September 26, 2023. Seconded by Schleelein.

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

Nays: None

**Public Comment Period:**

Carla Marceau representing the Community Party. Susan Ainslie as 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:

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

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

Scott explained that there were some minor changes requested by Harner and Courtney. Steed made those changes and Beer provided a proposed final plat which has been presented to the Planning Board for approval.

French noted that Harner and Courtney also had a few minor changes to the conditions of the resolution which the Planning Board has also.

Courtney had sent an email to Scott and French stating his recommendation to accept the presented final plat and resolution.

Schleelein brought up a discrepancy on the site plan about the listed 14,000 minimum square footage of each lot indicated on the key at the bottom of the site plan.

French indicated that each lot had a designated square footage recorded on the plat that defines each parcel so this should not be a concern.

French also stated that in the Beer’s deed for the proposed subdivision property, it mentions a prior subdivision from the past Millcroft Subdivision. The recorded Millcroft Subdivision shows Phase I, which has been developed on Millcroft Way and, Phase II which is shown on the proposed new cluster subdivision land. However, on the recorded plat of the Millcroft Subdivision there is a note that reads “only Phase I has received final subdivision approval by the Village of Lansing Planning Board and that only building permits for those lots may be approved…” French had spoken with Scott who confirmed that Phase II of the Millcroft Subdivision had only reached preliminary approval and is not officially subdivided. French does not believe that the restrictions recorded with the Millcroft Subdivision apply to the proposed Cluster Subdivision property.

Schlather would like the minutes to reflect that any approval this evening would supersede any previously approved subdivision for the parcel of land being proposed for the Cluster Subdivision being presented by David Beer. The Planning Board agreed.

Scott stated that he has not been able to find evidence that a SEQR was done for this project. The proposed subdivision had started in 2018 and somehow the SEQR review was not done. A short EAF would need to be approved and French proposed that the Planning Board approve the final plat, acknowledge that the resolutions with the agreed upon conditions will be approved at the next meeting and turn in a short EAF for review by the Planning Board. A public hearing will be opened for the EAF review and if no negative impact is declared, the resolution will be approved.

Schlather agreed that would work.

Scott requested that Beer and Baker sign the large plat provided for the meeting to recognize the proper approved final plat.

Schleelein moved to close the public hearing for Cluster Subdivision #2021-4464. Seconded by Gillespie.

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

Nays: None

Beer signed the plat

Baker read the following agenda item:

***Continue Public Hearing for Requested Amendment to Special Permit #2021-4516***

*Eric Goetzmann has requested an amendment to the conditions of the approved resolution for Special Permit #2021-4516. The Planning Board has determined the request to be a major change, therefore, requiring a Public Hearing.*

Baker stated that Goetzmann could not attend the meeting and instead of discussing all of the possible scenarios for the outcome of this request, French, Scott, Baker and Schleelein will have a meeting to discuss possible solutions to be presented at the next meeting.

McCauley noted that the November 28th meeting may not have all of the Planning Board members attending and would request that any vote on the Goetzmann request be held over until the December 11th meeting.

Baker read the following agenda item:

***Discussion of Solar Array Draft Law***

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

Baker said that he received some feedback from Capogrossi and was still waiting on more from other Planning Board members.

Baker reviewed the past Planning Board meetings to make sure items in the Draft Law were not lost with all of the changes.

The Planning Board continued to review the Draft Law and Village Solar Permit.

**Trustee Report**

Capogrossi reviewed the Board of Trustees meeting from October 16th; Zoom meeting can be viewed via YouTube.

**Other Business**

Capogrossi shared information that the possible development that the Town of Ithaca is currently looking at to be placed near Sapsucker Woods and Hanshaw Roads will be affordable housing.

Because of the recent PDA presentation for 20 Bomax, Schleelein would like some information about the number of existing apartments currently within the Village and the availability.

Scott will provide the number of existing but, may have difficulty getting the availability information.

Capogrossi also requested a tour of the Cayuga Medical Facility at the mall. Scott will ask.

Liaison for the Trustee Meetings are:

1. December – Gillespie
2. January- McCauley
3. February – Schleelein
4. March – Baker
5. April - Capogrossi

**Adjournment**

Gillespie moved to adjourn at 7:49. Seconded by McCauley.

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

Nays: None

Minutes taken by: Michael Scott, CEO