

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

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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.

Alternate Member: Yamila Fournier (Zoom)

Village Legal Counsel: Natalie French

Village Engineer: Not available

Village Trustee Liaison: Susan Ainslie (Zoom)

Village CEO: Michael Scott

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

Approval of the Minutes

Schleelein moved to approve the November 28, 2023, minutes. Seconded by Capogrossi.

Ayes: Baker, Capogrossi, Gillespie and Schleelein.

Nays: None

Abstain: McCauley

Public Comment Period:

Carla Marceau representing the Community Party. Susan Ainslie as Trustee liaison.

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:

Public Hearing for SEQR Review of Cluster Subdivision #2021-4464

The Planning Board will review the provided Short EAF for Cluster Subdivision

#2021-4464.

Schleelein moved to open the public hearing for SEQR review of Cluster Subdivision #2021-4464.

Seconded by Gillespie.

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

44 Nays: None

45

46 Scott asked Schlather if he was comfortable with changes being made that evening to the Part 1 of
47 the Short EAF if the Planning Board disagreed with the answers provided by the applicant.

48

49 Schlather was fine with that.

50

51 The Planning Board reviewed the Short EAF Part 1 provided by Beer.

52

53 After a few items were discussed and changed on Part 1, Baker read through the Part 2 Impact
54 questions.

55

56 Schleelein moved to close the public hearing for the SEQR review for Cluster Subdivision #2021-
57 4464. Seconded by Capogrossi.

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

59 Nays: None

60

61 Baker read through the following resolution:

62

63 ***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR***

64 ***REVIEW OF CLUSTER SUBDIVISION NO. 2021-4464 ADOPTED ON***

65 ***DECEMBER 11, 2023***

66 *Motion made by* Pat Gillespie

67 *Motion seconded by:* Lisa Schleelein

68 ***WHEREAS:***

69 *This matter involves consideration of the following proposed action: Cluster Subdivision*
70 *#2021-4644, Beer Properties, LLC and Hunt Engineers are providing a Final Plat of a cluster*
71 *subdivision for property Parcel # 45.2-1-47.2 which consists of approximately 40 acres of vacant*
72 *land located between Craft Road and Bush Lane. The Final Plat, along with details of proposed*
73 *duplex lots will be reviewed by the Planning Board.; and*

74 *a. On December 11, 2023, the Village of Lansing Planning Board, in performing the*
75 *lead agency function for its independent and uncoordinated environmental review*
76 *in accordance with Article 8 of the New York State Environmental Conservation*
77 *Law - the State Environmental Quality Review Act (“SEQR”), (i) determined that*
78 *the proposed action provided for herein is an Unlisted Action in accordance with*
79 *SEQR; (ii) thoroughly reviewed the Short Environmental Assessment Form (the*
80 *“Short EAF”), and any and all other documents prepared and submitted with*
81 *respect to this proposed action and its environmental review; (iii) completed its*

82 *thorough analysis of the potential relevant areas of environmental concern to*
83 *determine if the proposed action may have a significant adverse impact on the*
84 *environment, including the criteria identified in 6 NYCRR Section 617.7(c); and*
85 *(iv) completed the Short EAF); and*
86

87 ***NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:***

- 88 1. *The Village of Lansing Planning Board, based upon (i) its thorough review of the*
89 *Short EAF, Part I, and any and all other documents prepared and submitted with*
90 *respect to this proposed action and its environmental review [including any Visual*
91 *Environmental Assessment Form deemed required, and comments and*
92 *recommendations, if any, provided by the Tompkins County Department of*
93 *Planning in accordance with General Municipal Law Sections 239-1 and 239-m],*
94 *(ii) its thorough review of the potential relevant areas of environmental concern to*
95 *determine if the proposed action may have a significant adverse impact on the*
96 *environment, including the criteria identified in 6 NYCRR Section 617.7(c), and*
97 *(iii) its completion of the short EAF, Part II, including the findings noted thereon*
98 *(which findings are incorporated herein as if set forth at length), hereby makes a*
99 *negative determination of environmental significance (“**NEGATIVE***
100 ***DECLARATION**”) in accordance with SEQR for the above referenced proposed*
101 *action, and determines that an Environmental Impact Statement will not be*
102 *required; and*
- 103 2. *The Responsible Officer of the Village of Lansing Planning Board is hereby*
104 *authorized and directed to complete and sign as required the Short EAF, Part III*
105 *confirming the foregoing **NEGATIVE DECLARATION**, which fully completed*
106 *and signed Short EAF shall be attached to and made a part of this Resolution.*

107 *The vote on the foregoing motion was as follows:*

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

109 *NAYS: None*

110 *The motion was declared to be carried*

111 Baker signed Part 3 of the Short EAF. Beer signed the revised Part 1 with the Planning Board
112 changes.

113

114 Baker read the following agenda item:

115

116

117 **Discussion of Solar Array Draft Law**

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

119 Baker will send out a clean copy of the final version of the Solar Local Law and the Solar
120 application within the next few days for review. Baker asked the Planning Board members to email
121 him any final changes so that an actual final document could be available for the January 8th
122 Planning Board meeting with the intention of offering a recommendation to the Board of Trustees
123 for its next meeting.

124

125 **Trustee Report**

126 Gillespie gave a summation of the December 4th Board of Trustees meeting. The Zoom meeting
127 can be viewed on YouTube.

128

129 **Other Business**

130 The Planning Board discussed the quote for the required road signs at Lansing Meadows that was
131 provided by Eric Goetzmann. Baker stated that the conditions of the extension require a receipt
132 and not a quote for the signs. Scott will contact Goetzmann for a receipt.

133

134 Scott had spoken to Goetzmann about the Phase I landscaping regarding the trees to the North of
135 Building 2. Trees are shown on the signed final landscaping document but no trees have been
136 planted. This is an issue that needs to be taken care of before the spring deadline.

137

138 Schleelein suggested that, moving forward, the Planning Board be stronger about requiring more
139 attractive landscaping features.

140

141 Scott stated that someone had contacted him about a lot line change. A lot line change is when 2 or
142 more contiguous parcels owned by the same entity request moving a common lot line changing the
143 sizes of the original parcels. Village Code Section 125-26E touches on this subject but, in Scott's
144 and French's opinion, this section could be worded better. As a result, French has suggested that
145 the Planning Board review the request in the same manner as a subdivision until a change has been
146 made to the Code section.

147

148 French stated that even though the request is not a subdivision, some type of review should be
149 done so that a signed plat can be filed with the County Clerk and Assessment Department.

150

151 Schleelein added that this is just another update that needs to be reviewed in the Village Code.

152

153 There will be a tour of the new Cayuga Medical Center located at the Shops at Ithaca on Thursday
154 December 14th at 3:00.

155

156 **Adjournment**

157 Gillespie moved to adjourn at 7:50. Seconded by McCauley.

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

159 Nays: None

160

161 Minutes taken by: Michael Scott, CEO