

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
March 26, 2024

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 7:02 PM. A Zoom option was also provided.

Present at the meeting:

- Planning Board Members:** Mike Baker, Lorraine Capogrossi, Pat Gillespie, Jim McCauley (Zoom) and Lisa Schleelein (Zoom).
- Alternate Member:** Yamila Fournier (Zoom)
- Village Legal Counsel:** Natalie French
- Village Engineer:** Absent
- Village Trustee Liaison:** Susan Ainslie (Zoom)
- Village CEO:** Michael Scott

Public included: Carla Marceau representing the Community Party and Kathleen Yen

Approval of the Minutes

Schleelein moved to approve the March 11, 2024 minutes. Seconded by Capogrossi.
Ayes: Baker, Capogrossi, McCauley and Schleelein.
Nays: None
Abstain: Gillespie

Public Comment Period:

Susan Ainslie as Trustee liaison. Carla Marceau is observing for the Community Party.

Gillespie 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:

Finalize Special Permit #2024-4740

Northeast Pediatrics, LLC, located at 10 Graham Road West (Tax Parcel #47.1-1-17.12), is proposing to construct additional parking spaces for their facility. As per Village Code Sections 145-42.2C(1) and 145-58B(2), a Special Permit is required.

44 Scott stated that due to illness, Hope Anderson could not provide a final planting plan for this
45 meeting.

46

47 Baker read through the Special Permit General Conditions.

48

49 Gillespie moved that Special Permit #2024-4740 has met the General Conditions. Seconded by
50 Capogrossi.

51

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

53 Nays: None

54

55

56 Baker read the following resolution:

57

58 ***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR***
59 ***SPECIAL PERMIT NO. 2024-4740 ADOPTED ON MARCH 26, 2024***

60

61 *Motion made by:* Pat Gillespie

62 *Motion seconded by:* Lorraine Capogrossi

63

64 ***WHEREAS:***

65

66 *A. This matter involves consideration of the following proposed action: Northeast Pediatrics,*
67 *LLC, located at 10 Graham Road West (Tax Parcel #47.1-1-17.12), is proposing to*
68 *construct additional parking spaces for their facility. As per Village Code Sections 145-*
69 *42.2C(1) and 145-58B(2), a Special Permit is required; and*
70

71 *B. On March 11, 2024, the Village of Lansing Planning Board, in accordance with (i) Article*
72 *8 of the New York State Environmental Conservation Law - the State Environmental*
73 *Quality Review Act ("SEQR"), and 6 NYCRR Section 617.5; and (ii) Section 123.2 of the*
74 *Village of Lansing Code, and amended on environmental review and adopted a Resolution*
75 *for SEQR Review in connection with Special Permit No. 2024-4740; and*
76

77 *C. On February 12, 2024, February 27, 2024 and March 11, 2024, the Village of Lansing*
78 *Planning Board opened and continued a public hearing regarding this proposed action,*
79 *and therein thoroughly reviewed and analyzed (i) the materials and information presented*
80 *by and on behalf of the applicant in support of this proposed action, including information*

81 *and materials related to the environmental issues, if any, which the Board deemed*
82 *necessary or appropriate for its review, (ii) all other information and materials rightfully*
83 *before the Board (including, if applicable, comments and recommendations, if any,*
84 *provided by the Tompkins County Department of Planning in accordance with General*
85 *Municipal Law Sections 239-1 and 239-m), and (iii) all issues raised during the public*
86 *hearing and/or otherwise raised in the course of the Board's deliberations. The public*
87 *hearing was closed on March 11, 2024.*
88

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

90
91 1. *The Village of Lansing Planning Board hereby finds (subject to the conditions and*
92 *requirements, if any, set forth below and the provisions provided for in paragraph "B"*
93 *above) that the proposed action meets (i) all general conditions required for all special*
94 *permits (Village of Lansing Code Section 145-59E); (ii) any applicable conditions*
95 *required for certain special permit uses (Village of Lansing Code Section 145-60); and*
96 *(iii) any applicable conditions required for uses within a Combining District (Village*
97 *of Lansing Code Section 14561); and*

98
99 2. *It is hereby determined by the Village of Lansing Planning Board that Special Permit*
100 *No. 2024-4740 is **GRANTED AND APPROVED**, subject to the following conditions*
101 *and requirements:*

102
103 a. *Soil and Erosion control measures and water quality techniques shall be*
104 *implemented and coordinated as required and approved by the Village of Lansing*
105 *Code Enforcement Officer and/or the Village of Lansing Engineer, and a plan for*
106 *maintenance and said control measures and quality techniques over time shall be*
107 *established with the Village of Lansing Code Enforcement Officer and/or the*
108 *Village of Lansing Engineer.*

109
110 b. *Prior to a building permit being issued, approval by the Village of Lansing*
111 *Engineer and Village of Lansing Storm Water Officer of, but not limited to, site*
112 *work, storm water management and infrastructure plans, and implementation*
113 *thereof. Drainage easements for potential impact from the stormwater*
114 *management facilities on neighboring parcels shall be obtained, provided to the*
115 *Village for approval by the Village Engineer, Stormwater Officer and Attorney, and*
116 *thereafter recorded at the Tompkins County Clerk's Office.*
117

- 118 c. *Required permits, approvals, consents and other authorizations from all applicable*
119 *Federal, State, County and local governmental and regulatory agencies shall be*
120 *obtained, maintained and complied with for all permitted improvements,*
121 *operations and activities as authorized by this special permit approval, and such*
122 *improvements, operations and activities shall at all times comply with all*
123 *applicable Federal, State, County and local laws, codes, rules and regulations.*
124
- 125 d. *Approval of a tree planting plan by the Village Planning Board and verification by*
126 *the Village Code Officer that all plantings were completed pursuant to the*
127 *approved tree planting plan.*
128
- 129 e. *Payment of \$250 to the Village Tree Bank to offset the lack of required tree units.*
130

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

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

133 *NAYS: None*

134 *The motion was declared to be carried.*

135

136 **Trustee Report**

137 Baker gave a breakdown of the March 18th Board of Trustee Meeting

138 The meeting can be seen on YouTube.

139

140 **Other Business**

141

142 The Planning Board discussed procedure moving forward with reviewing the Village Code.

143

144 A red-line version of the Solar Law, created by the Board of Trustees, was given to the Planning

145 Board for review. Baker stated that a joint meeting with the Board of Trustees will happen in the

146 near future to discuss red-line items.

147

148 Schleelein is most concerned about the “Decommissioning Plan” and would like to have that

149 discussed in depth with the Board of Trustees.

150

151 There was some discussion on how to handle a roof mounted solar array when a roof is damaged

152 by a tree or other incident. Would this be classified as decommissioning? In general, the Planning

153 Board didn’t think so.

154

155 There were different points of view whether a decommissioning plan was necessary for all Tiers of

156 solar projects

157 Baker reviewed other talking points for the joint meeting such as trees, variances and square
158 footage of arrays.

159

160 Fournier said that the Town of Lansing has had discussions about decommissioning plans. This
161 might be a good source to look into.

162

163 Baker asked the Planning Board to review the red-line comments for discussion at the next
164 Planning Board meeting.

165

166 There was discussion about tree law information that Fournier provided. Schleelein would like to
167 emphasize the “no net loss” aspect of the law.

168

169 Baker suggests that the Planning Board go through the Tree Law over the next few meetings.

170

171 Fournier said that Dan Segal, owner the Plantsman, is willing to speak to the Planning Board about
172 the Tree Law at the April 30th meeting.

173

174 Schleelein asked about the 20 Bomax PDA proposal. Scott stated that he has not had any
175 movement on any large projects in the Village.

176

177 Capogrossi has concerns about the traffic in Cayuga Mall. There two stop signs in front of Aldi are
178 being ignored.

179 **Adjournment**

180

181 Capogrossi moved to adjourn at 8:01. Seconded by Gillespie.

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

183 Nays: None

184

185 Minutes taken by: Michael Scott, CEO