

Village of Lansing
Planning Board Meeting
Minutes of Monday,
May 13, 2024

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The meeting of the Village of Lansing Planning Board meeting was called to order at 7:05 PM. A Zoom option was also provided.

Present at the meeting:

Planning Board Members: Mike Baker, Lorraine Capogrossi, Jim McCauley (Zoom) and Lisa Schleelein.

Alternate Member: Yamila Fournier

Village Legal Counsel: Natalie French

Village Engineer: Absent

Village Trustee Liaison: Susan Ainslie (Zoom)

Village CEO: Michael Scott

Baker appointed Fournier as a voting member for the absent Pat Gillespie.

Public included: Carla Marceau (Zoom) representing the Community Party, Kathleen Yen, Eric Goetzmann and Dan Segal.

Approval of the Minutes

Schleelein moved to approve the April 30, 2024 minutes. Seconded by Fournier.

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

Nays: None

Public Comment Period:

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

Fournier moved to close the Public Comment period. Seconded by Capogrossi.

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

Nays: None

Baker read the following agenda item:

Discussion of Lansing Meadows Extension Deadline

Baker explained that the Planning Board never closed the public hearing for the Lansing Meadows extension discussion.

Schleelein moved to close the public hearing. Seconded by Capogrossi.

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

46 Nays: None

47 Scott reviewed the 2 sets of conditions and deadlines agreed upon for the Lansing Meadows
48 extension of the Phase II buildings:

49

50 *1)By December 15th, 2023:*

51 a. *The area known as Phase II will be cleaned up and graded for public safety. By*
52 *“cleaned up”, we mean any material not to be used for the Phase II process needs*
53 *to be removed from the site. Any material being used for Phase 2 needs to be out*
54 *of sight and secured from possible public harm. This shall be subject to the*
55 *approval of the Code Enforcement Officer.*

56

57 b. *A receipt will be provided showing the purchase of one “Do Not Enter” sign and*
58 *one “One Way” sign. Signs shall be installed within two weeks of receipt of the*
59 *signs by Applicant. Placement of the signs shall be subject to the approval of the*
60 *Code Enforcement Officer.*

61

62 c. *If conditions a and b above are timely met, the Temporary C of C’s for buildings*
63 *2, 20, 26 and 32 will be extended to May 1st, 2024.*

64

65 *2)By May 1st, 2024, the following items will be completed:*

66

67 a) *All items needed for John Courtney including but not limited to moving of sewer*
68 *line, fixing manhole and repairing the sidewalk.*

69 b) *Sewer and sidewalk easements shall be approved by counsel for Village and*
70 *Applicant.*

71 c) *Finish Phase I tree planting*

72 d) *If conditions a, b and c above are timely met, the Temp C of C’s for buildings 2,*
73 *20, 26 and 32 will be extended to first deadline date of proposed 1- year extension*
74 *of Phase 2 (July 30, 2024).*

75

76 *Failure to meet any of the above conditions or timelines will result in a default under the Special*
77 *Permit, subject to action under Village Code Section 145-59(D)(9) and 145-59(D)(11) and the*
78 *Temporary C of C’s for buildings 2, 20, 26 and 32 will be suspended.*

79 Scott explained that the first set of deadlines above had been met extending the Temporary
80 Certificate of Compliances of buildings 2, 20 ,26 and 32 to May 1, 2024. However, conditions of
81 the 2nd deadline are not completed with the progress as follows:

82

83 a) None of the sewer or sidewalk item completed or advanced

84 b) Easements for the sidewalk and sewer system have been verified as 99% complete by
85 French

86 c) 3 trees need to be planted on the north end of Building #2

87
88 French stated that as per Village Code Section 145-59D(11), the Planning Board may revoke any
89 special permit if conditions of that special permit are not met. This may be done only after a public
90 hearing for the revocation.
91
92 Schleelein move to set the date of May 28th, 2024 for a public hearing to discuss the revocation of
93 Special Permit #2021-4516. Seconded by Capogrossi.
94 Ayes: Baker, Capogrossi, Fournier, McCauley and Schleelein.
95 Nays: None
96
97 Baker addressed Goetzmann letting him know that he was free to speak about the situation that
98 evening but, recommends he save it for the public hearing so as to not have to repeat himself.
99
100 Goetzmann stated that he tried to have an informal meeting with the Planning Board Chair and
101 Scott but was denied. Goetzmann explained about why the plantings for Building #2 were changed
102 to lilacs and planted last July.
103
104 Goetzmann and Schleelein discussed the plantings until French recommended that discussion be
105 put on hold until all the information can be produced for the public hearing.
106
107 Goetzmann then discussed the sidewalk situation and how the sidewalk was approved and his
108 escrow was returned to him in August of 2022.
109
110 French response was that the sidewalk was not accepted by the Village, dedication has not been
111 taken and Goetzmann requested an extension to the Special Permit. Because of the extension
112 request, the Planning Board is allowed to add conditions to the Special Permit. Had the sidewalk
113 been dedicated in 2022, this matter would probably have been closed.
114
115 As for the sewer lines, Goetzmann explained that the line in question handles the BJs Gas Station
116 Kiosk and runs behind the Phase II buildings. Goetzmann has been told by his engineers that this
117 line is a private lateral and won't be dedicated to the Village anyway.
118
119 This explanation was a summary of the topics for which Goetzmann wanted to have an informal
120 meeting to save having to waste Planning Board time.
121
122 Baker explained that informal meetings are avoided now and if there is information that
123 Goetzmann would like the Planning Board to see out of the public forum, he should write a letter
124 to be distributed to the Planning Board members.
125
126 Scott will ask John Courtney, DPW Supervisor, to either attend the public hearing or issue a letter
127 to the Planning Board explaining the details of unfinished items and then asked Goetzmann if he
128 had a contractor lined up for the Phase II buildings.
129
130 Goetzmann said he has someone interested in the remaining 6 Phase II units and they would like to
131 use their own contractor.

132

133 Baker stated that the next item up for discussion was the Tree Law and that the Planning Board
134 would be receiving some education from a local landscaping owner.

135

136 Dan Segal from The Plantsman Nursery introduced himself. Segal has owned The Plantsman for
137 18 years and has been involved in the landscaping business for over 30 years.

138

139 The Planning Board and Segal discussed many topics pertaining to the Village Tree Law and how
140 to improve and possibly simplify the contents of the Law. The full discussion can be seen on
141 YouTube and the main topics are listed below:

142

143 1) Tree maturity.

144 2) The appropriate number of trees for a commercial and a residential lot.

145 3) The percentage of the types of trees recommended.

146 4) Shrubs vs. Trees

147 5) Buffering

148 6) Who is certified to provide information on a planting plan

149 7) Approved Tree List

150 8) Monetary value of a tree planting

151 9) Erosion Control

152 10) Soil condition

153 11) Planting timing

154 12) Tree categorization

155

156 Baker read the following agenda item:

157

158 **Discussion of Proposed Solar Law Changes**

159 Baker has been working with Trustee Carolyn Greenwald to finalize the draft Solar Law and will
160 have the edits for the Planning Board soon.

161

162 **Trustee Report**

163 Kathleen Yen reviewed the Trustee organizational meeting. The whole meeting can be viewed on
164 YouTube.

165

166 **Other Business**

167 Scott reviewed upcoming agenda items.

168

169 **Adjournment**

170

171 Fournier moved to adjourn at 8:47. Seconded by Schleelein.

172 Ayes: Baker, Capogrossi, Fournier, McCauley and Schleelein.

173 Nays: None

174

175 Minutes taken by: Michael Scott, CEO