

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
February 27, 2024

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 (Zoom).

Alternate Member: Yamila Fournier

Village Legal Counsel: Natalie French

Village Engineer: Not in Attendance

Village Trustee Liaison: Susan Ainslie (Zoom)

Village CEO: Michael Scott

Public included: Carla Marceau representing the Community Party. Hope Anderson representing Northeast Pediatrics, LLC

Baker appointed Fournier as a voting member in place of Schleelein who is absent. Also, McCauley is on Zoom but is a voting member.

Approval of the Minutes

Gillespie moved to approve the January 12, 2024 minutes. Seconded by Fournier.

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

Nays: None

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, Fournier, Gillespie and McCauley.

Nays: None

Baker read the following agenda item:

Continue the Public Hearing for 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.

45

46 Scott stated that Anderson has made the changes to the Short EAF as requested by the Planning
47 Board and has provided the Planning Board with a tree survey of the current plantings at Northeast
48 Pediatrics. The survey was done by Greater Ithaca Landscape and Scott made a few changes on the
49 “unit” calculation. Some of the trees were actually just off of the property line and should not be
50 counted. Conversely, new trees and shrubs were not counted near the front of the building.

51

52 After the changes, there was a total of 21.5 existing units. With the total calculation of needed
53 units for the existing size of the property being 42.6 units, Northeast Pediatrics would need an
54 additional 21 units to comply with the Village Tree Law.

55

56 Baker stated that number would essentially double the trees on that property which is not a large
57 parcel to begin with. Baker added that issues like this are items that need to be looked into when
58 the Planning Board reviews this law. Until then, as the law states, either the needed units must be
59 added to the property, a payment to the Tree Bank given or some combination of both.

60

61 French stated that the amount of the payment to the Tree Bank would be determined by DPW
62 Supervisor John Courtney. The Planning Board can decrease that payment amount but, cannot
63 increase the amount.

64

65 Scott added that the “Street Tree” requirement in the Village Tree Law has been satisfied with the
66 current planting at the facility.

67

68 Fournier said that the applicant should provide a proposed planting plan and the remaining need
69 units be calculated and a payment to the Tree Bank be provided.

70

71 Anderson stated that Northeast Pediatrics has already started a proposed planting plan and will
72 work to finalize that.

73

74 Scott suggested planting some trees near the existing parking spaces to the west to satisfy the
75 “Parking Lot Tree” section of the Law. Scott will provide Anderson with the Tree Law language.

76

77 The Planning Board will wait until the next meeting to finalize the Short EAF Part 2 and 3 and
78 keep the Public Hearing open.

79

80 **Trustee Report**

81 No Board of Trustees meeting due to Presidents’ Day

82

83 **Other Business**

84 Baker and Schleelein did not get a chance to meet and discuss necessary changes to the Village
85 Code.

86

87 French provided a draft to reflect how to handle a lot line change that is much clearer than the
88 current language.

89
90 Baker said that the Northeast Pediatrics Special Permit is a good example of why the Tree Law
91 needs some tweaking or at least some different rules for Commercial versus Residential.
92
93 Scott noted a few issues with the calculation of units.
94
95 Fournier wonders if shrubs should be counted as units at all.
96
97 The Planning Board discussed possible changes to the Tree Law and will get into it more when the
98 topic is on the agenda.
99
100 Scott will ask John Courtney to provide an estimate for the planting of a 2” caliper tree.
101
102 Fournier has contacted a landscape professional who is willing to come before the Planning Board
103 and answer any questions and provide some guidance.
104
105 **Adjournment**
106 Fournier moved to adjourn at 7:39. Seconded by Capogrossi.
107 Ayes: Baker, Capogrossi, Fournier, Gillespie and McCauley.
108 Nays: None
109
110 Minutes taken by: Michael Scott, CEO