

Village of Lansing
Planning Board Meeting
Minutes of Monday,
May 12, 2025

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, Yamila Fournier, Jim McCauley and Lisa Schleelein.

Absent Members: None

Alternate Member: No Alternate

Village Legal Counsel: Natalie French

Village Engineer: Absent

Village Trustee Liaison: Susan Ainslie (Zoom)

Village CEO: Michael Scott

Public included: Michael Wallisch, Carla Marceau, Kathleen Yen, Jonathon Jeske and Angie Yin

Baker announced that Fournier has been approved as a full-time Planning Board member.

Approval of the Minutes

McCauley moved to approve the April 29, 2025 minutes. Seconded by Schleelein

Ayes: Baker, Capogrossi, Fournier, McCauley and Schleelein

Nays: None

Public Comment Period:

Carla Marceau representing the Community Party and Kathleen Yen as Board of Trustee liaison.

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

Ayes: Baker, Capogrossi, Fournier, McCauley and Schleelein

Nays: None

Baker read the following agenda item:

Public Hearing for Special Permit #2025-4851

Angie Yin is proposing to open a daycare and after-school program in a portion of a building located at 2343 North Tripphammer Road (Tax Parcel 47.1-3-5) which is owned by Lama Brothers, LLC. The proposal is a Change of Use with a change in applicable parking needed which requires a Special Permit in the Commercial Medium Traffic District.

45

46 Schleelein moved to open the public hearing. Seconded by Capogrossi.

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

48 Nays: None

49

50 Scott stated that he received the required mailings for the public hearing and provided the GML-239
51 report back from the County. The applicant is proposing an Educational Use in the part of the facility
52 that used to be a doctor's office. The Educational Use requires some State regulations as well as an
53 Operating Permit.

54

55 Although the Village Code does not specify required number of parking spaces, Scott added that
56 there are more than enough at the location.

57

58 Yin stated that she has run a Chinese school in Ithaca for 8 years and would like to open this facility
59 for 32 children ranging from 3-month-old to 5 years old. Some renovation will be required to meet
60 State Educational Code such as providing a direct exterior egress where care for 2 ½ year olds and
61 younger is provided.

62

63 Yin will be providing an outside play area that will be concealed by a solid 5-foot-tall wood fence.

64

65 The Planning Board was concerned about the area being too close to the North Triphammer Road
66 and sidewalk and questioned whether the 5-foot height of the fence is adequate for privacy.

67

68 Yin offered to build whatever fence the Planning Board would feel is necessary.

69

70 The property has a large tree line to the south which buffers it from the neighboring commercial
71 property.

72

73 The Planning Board would like the provided site plan to be changed to show the distance between
74 the play area fencing and the Triphammer sidewalk. Scott will contact John Driscoll (architect) for
75 the requested changes.

76

77 The Planning Board discussed traffic issues in that area as well as possibly providing some new
78 tree(s) to the east of the play area.

79

80 The public hearing will remain open.

81

82 Baker read the following agenda item:

83

84 **Discussion of Village Code Changes and Corrections**

85 Scott selected 5 Uses for discussion along with the Village Code definitions and French provided a
86 sample questionnaire for reviewing each Use. The following were the Uses and main topics
87 discussed for each:

88

- 89 1) High-Traffic Food and Beverage; should it be allowed in the Commercial Medium Traffic
90 and the Business and Tech Districts; changing traffic patterns on Triphammer Road
91 2) Indoor Recreation/Club; should it be in the High-Density Residential District; possibly in the
92 Health and Human Resources District.
93

94 Baker will discuss with Mayor Hardaway how to approach any/all possible changes to the Allowed
95 Uses. Does the Planning Board present a few at a time or all recommended changes at once?
96

- 97 3) Low-Traffic Food and Beverage; There was discussion of this Use within the Business and
98 Tech District because of the restrictions listed in Village Code 145-60M; Does the Village
99 want to allow more Uses in the B&T Park; possibly allowed in the Commercial Low -Traffic
100 and High-Density Residential Districts as long as the facilities blend in with the
101 neighborhood.
102

103 Baker and McCauley will get together to review Low-Traffic Food and Beverage and the possible
104 special conditions for that Use to be implemented in different Districts.
105

106 The Planning Board did not review “Mixed Use” and “Light Industry and Manufacturing”
107

108 **Trustee Report**

109 Baker reported on the May 5th Board of Trustees meeting. The meeting can be viewed on YouTube
110

111 **Other Business**

112 There was some discussion about meeting with the owners of the Shops at Ithaca and possibly with
113 the IDA about future plans for the mall.
114

115 The Planning Board interviewed Jonathon Jeske for the open alternate member seat.
116

117 **Adjournment**

118 Schleelein motioned to enter executive session to discuss potential appointments to the Planning
119 Board and to not reconvene. Seconded by Fournier.
120

120 Time 8:53
121
122
123

124 Minutes taken by: Michael Scott, CEO