

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
June 24, 2025

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, Yamila Fournier, Jim McCauley (7:03), and Lisa Schleelein.

Absent Members:

Alternate Member: Jonathon Jeske

Village Legal Counsel: Natalie French

Village Engineer: Absent

Village Trustee Liaison: Kathleen Yen

Village CEO: Michael Scott

Public included: Carla Marceau, Kevin Kelvington; Jack Litzenberger representing Gorges Development, LLC; Chris Fiello representing Unisus Development, and Brian Crandell (Zoom).

Baker appointed Jonathon Jeske as a voting member in place of the absent Jim McCauley.

Approval of the Minutes

Fournier moved to approve the May 27, 2025 minutes. Seconded by Schleelein

Ayes: Baker, Capogrossi, Fournier, Jeske and Schleelein

Nays: None

Jim McCauley arrived at 7:03 and was re-appointed as a voting member in place of Jeske.

Public Comment Period:

Carla Marceau representing the Community Party.

Schleelein 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:

Public Hearing for Subdivision 2025-4859

Gorges Development, LLC is proposing to subdivide a parcel located at 56 Burdick Hill Road (Tax Parcel # 42.-1-1-50.23). The current parcel has lands within the Village of Lansing and the Town of Lansing.

45 Schleelein moved to open up the public hearing for Subdivision 2025-4859. Seconded by McCauley.
46 Ayes: Baker, Capogrossi, Fournier, McCauley and Schleelein
47 Nays: None

48

49 Scott stated that he received the public hearing mailings and that a GML-239 was not required. Scott
50 described the existing parcel as just under 5 acres with approximately half within the Town of
51 Lansing. With that, the subdivision process becomes more complicated mainly because the 2
52 proposed parcels within the Village would both need an area variance for the lot size. Scott
53 recommended that the variances and subdivision approval from the Town of Lansing for the area
54 within their jurisdiction be added as conditions to the resolution if approved. Scott also added that a
55 letter from the Tompkins County Health Department stating that the new subdivided parcel has
56 substantial space for a septic system also be a condition.

57

58 The Planning Board will need to determine if the proposed subdivision is a minor or major
59 subdivision.

60

61 Litzenberger stated that the existing parcel has a septic system for the existing building and is aware
62 that a subdivision application will need to be applied for through the Town of Lansing.

63

64 Schleelein moved that the proposed subdivision would be classified as a minor subdivision.
65 Seconded by Fournier.

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

67 Nays: None

68

69 Scott will work to schedule a Board of Zoning Appeals meeting.

70

71 The public hearing will remain open.

72

73 Baker read the following agenda item:

74

75 **11 Graham Road West Informal Discussion**

76 *Chris Fiello, Senior Vice President of Unisus Development, would like to discuss a possible tenant*
77 *for 11 Graham Road West (Tax parcel # 47.1-1-17.13)*

78 Chris Fiello was introduced.

79

80 Fiello stated that he doesn't own the property but has an option to purchase the whole lot if he is
81 able to build his proposed project. Fiello is currently working with a quick service restaurant that
82 includes a drive through.

83

84 Fiello reviewed a potential site plan that would include a "right turn only" curb cut on to North
85 Triphammer Road and would like some feedback from the Planning Board to help make the project
86 feasible.

87

88 Scott stated that he believes, after speaking with John Courtney, that a North Triphammer Road curb
89 cut would not be allowed as per the conditions of the North Triphammer Road Expansion Project.
90
91 Fiello understood and stated that the curb cut was an architect requirement and not necessarily his.
92
93 The proposed area does not include the parcel behind Ciao!.
94
95 Schleelein added that Ciao! was denied a drive through in the past and that the proposed curb cut is
96 a non-starter as far as she is concerned
97
98 Capogrossi suggested a coffee shop to which Fiello replied that he was working on that.
99
100 Fiello said the goal is to take down the existing rundown building for the first project site and then
101 to eventually fill the parcel with other establishments which would more than likely include another
102 drive through which has become more prominent since COVID.
103
104 It was stressed by most Planning Board members that the North Triphammer Road curb cut is a deal
105 breaker for the Village so, if a drive through is necessary, there would have to be another alternative
106 route.
107
108 Scott stated that the parcel is within the Commercial Medium Traffic District and a drive through is
109 not an allowed use.
110
111 As far as traffic goes, Fiello stated that the goal was not to increase traffic but to take advantage of
112 the 1.7 million per year vehicles that already use Graham Road West for BJ's and Target.
113
114 Fournier stated that after reviewing the survey results from residents for the Comprehensive Plan,
115 the consensus was the desire for more urbanization and no drive through restaurants. Fournier added
116 that the parcel would be more accepted as a mixed use with around 60 units of residential and no
117 car-based developments.
118
119 Fiello was unaware of this because he was told that eateries were a high priority.
120
121 Fournier said not for this parcel where a multi-story, multi-unit building would be desirable.
122
123 French and Schleelein agreed that what Fournier said was just one opinion from the Planning Board.
124
125 Scott stated that all he has heard the last 7-8 years from everyone was to get more eateries in the area
126 and now you have one presented to you and you start talking about residential.
127
128 Baker asked the Planning Board members if they had other topics and feedback to discuss with Fiello
129
130 McCauley wanted to discuss the overall site plan for the proposed area including the unwanted curb
131 cut.
132

133 Jeske would like more of a “green area” and less of a “concrete jungle”.

134

135 Fiello was focusing on food because of daytime population and the limited time people have for
136 lunch activity and added that large companies, in many cases, ask for incentives such as tax relief,
137 to build establishments exactly the way a municipality would like. That’s not the case with him.
138 Fiello has to make the numbers work or he cannot invest in a property or establishment.

139

140 Baker would like to see the aesthetics of the Village be kept while still having an eatery. Schleelein
141 expressed interest in more unique restaurants with some charm rather than fast food chains.

142

143 Fiello will take back the Planning Board’s feedback and update everyone with any changes or new
144 potential tenants.

145

146 Baker read the following agenda item:

147

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

149 Baker separated the Chart of Uses into 3 sections and assign 2 people per section for review. The
150 Business and Tech District can be omitted from review at this time because Baker and Greenwald
151 have met with a Cornell University Real Estate representative to discuss possible new uses being
152 allowed within that area. Baker asked that when reviewing, take good notes as to why each team is
153 recommending something because the Board of Trustees will be inquiring about your thought
154 process.

155

156 Schleelein suggested having some type of common form to fill out for each use to be able to hand
157 to the Board of Trustees showing what /how the use was reviewed.

158

159 Baker suggested the teams meet at least once before the next meeting.

160

161 Baker reviewed the discussion with the Cornell University Real Estate office.

162

163 **Trustee Report**

164 McCauley reported on the June 2nd Board of Trustees meeting. The meeting can be viewed on
165 YouTube

166

167 **Other Business**

- 168 • Taco Bell is working toward getting their final Certificate of Compliance.
- 169 • Subway in the mall is closing
- 170 • Possibly advertising open municipal positions; Possibly using Village sign
- 171 • The Ithaca Mall is a local cooling center
- 172 • Using Siren for local work areas
- 173 • Bike trails
- 174 • Dart Drive speeding traffic

175

176 Kevin Kelvington made a presentation as a potential Planning Board member.

177 **Adjournment**

178 Fournier motioned to enter executive session to discuss potential appointments to the Planning Board
179 and to not reconvene. Seconded by Schleelein.

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

181 Nays: None

182

183 Time 9:02

184

185 Schleelein moved to come out of executive Session. Fournier Seconded.

186 Ayes: Baker, Fournier, and Schleelein

187 Nays: None

188

189 Time 9:21

190

191 Minutes taken by: Michael Scott, CEO