

Village of Lansing
Planning Board Meeting
Minutes of Monday,
July 14, 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 (Zoom), and Lisa Schleelein (Zoom).

Absent Members:

Alternate Member: Jonathon Jeske (Zoom)

Village Legal Counsel: Natalie French

Village Engineer: Absent

Village Trustee Liaison: Pat Gillespie (Zoom)

Village CEO: Michael Scott

Public included: Kevin Kelvington.

Baker noted that Schleelein and McCauley were on Zoom but are voting members.

Approval of the Minutes

No minutes available

Public Comment Period:

There were no comments.

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:

Continue 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.

Schleelein moved to open up the public hearing for Subdivision 2025-4859. Seconded by McCauley. Ayes: Baker, Capogrossi, Fournier, McCauley and Schleelein

Scott said there was nothing to add.

Baker stated that the representative was not present and that they would move on with the process.

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

48

49 Being no SEQR and GML-239 required, Baker read through the following resolution:

50

51 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR FINAL PLAT*
52 *APPROVAL OF MINOR SUBDIVISION #2025-4859 ADOPTED ON JULY 14,*
53 *2025*

54 *Motion made by: Yamila Fournier*

55 *Motion seconded by: Lorraine Capogrossi*

56 **WHEREAS:**

57 *A. This matter involves Final Plat approval consideration of the following proposed action:*
58 *Gorges Development, LLC is proposing to subdivide a parcel located at 56 Burdick Hill*
59 *Road (Tax Parcel # 42.-1-1-50.23). The current parcel has lands within the Village of*
60 *Lansing and the Town of Lansing; and*

61

62 *B. On June 24, 2025, the Village of Lansing Planning Board, in accordance with subsection*
63 *D of Section 125-5 of the Village of Lansing Code, (i) reviewed the sketch plan submitted*
64 *with respect to this proposed action; and (ii) classified the proposed subdivision as a minor*
65 *subdivision; and*

66

67 *C. The Planning Board finds this to be a Type II action for SEQR purposes; and*

68

69 *D. On June 24, 2025 and July 14, 2025, the Village of Lansing Planning Board held a public*
70 *hearing regarding this proposed action, and thereafter thoroughly reviewed and analyzed*
71 *(i) the proposed final subdivision plat and accompanying materials and information*
72 *presented by and on behalf of the applicant in support of this proposed action, including*
73 *information and materials related to environmental issues, if any, which the Board deemed*
74 *necessary or appropriate for its review; (ii) all other information and materials rightfully*
75 *before the Board; and (iii) all issues raised during the public hearing and/or otherwise*
76 *raised in the course of the Board's deliberations.*

77

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

79 *1. Based upon all of its foregoing review and action, it is hereby determined by the Village*
80 *of Lansing Planning Board that approval of the proposed Minor Subdivision is*
81 **GRANTED** *subject to the conditions and requirements set forth below;*

82

83 Conditions and Requirements:

84 A. *Subdivision approval by the Town of Lansing for the area of land located in that*
85 *municipality.*

86
87 B. *Approval from the Village of Lansing Board of Zoning Appeals of a variance for each*
88 *new lot allowing for less than required square footage allowed in the Low-Density*
89 *Residential District.*

90
91 C. *Verification from the Tompkins County Health Department that the new lots are large*
92 *enough to support a septic system.*

93
94 2. *The Chairperson of the Village of Lansing Planning Board is hereby authorized and*
95 *directed to sign the final plat for the approved minor subdivision in accordance with*
96 *subsection G of Section 125-6 and subsection A of Section 125-15 of the Village of*
97 *Lansing Code.*

98

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

100 *AYES: Baker, Capogrossi, Fournier, McCauley, and Schleelein*

101 *NAYS: None*

102 *The motion was declared to be carried.*

103 The stamped Survey won't be signed until the conditions of the resolution are satisfied.

104

105 Baker read the following agenda item:

106

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

108 Baker asked for each group to give a general report on progress and findings without getting into
109 specifics and to get Scott more specific findings and recommendations before the next meeting on
110 July 29th.

111

112 Baker and Capogrossi highlights:

113 1) Would like examples of certain uses within the Village

114 2) Some properties are defined as a use that may not be allowed within the district that they are
115 in. How did they get there? Variance?

116 3) Creating some new uses for modern times

117 4) Some uses don't have definitions

118

119 Schleelein and Jeske highlights:

- 120 1) Some uses with no definitions
121 2) Should “Schools” include professional schools
122 3) Possibly looking at other municipality’s definitions
123 4) Some definitions have the same terminology
124 5) If adding uses, does it still meet the general conditions of that area?
125

126 Fournier and McCauley have not met yet.
127

128 Fournier mentioned the organization of the Chart of Uses
129 “Tourist Home” is defined but never used in the Village Code
130

131 If zoning use changes occur, any pre-existing use would be grandfathered in.
132

133 Baker reminded everyone to send Scott questions if there are any.
134

135 **Trustee Report**

136 Schleelein reported on the July 7th Board of Trustees meeting. The meeting can be viewed on
137 YouTube
138

139 **Other Business**

140 Discussion about the condition of the Graham Road abandoned building.
141

142 The Planning Board would like no more changes to the Comprehensive Plan draft until after the
143 joint meeting review.
144

145 Baker and Carolyn Greenwald will have a phone conversation with the Cornell University Real
146 Estate representative about the possible use changes for the Business and Tech Park. They hope to
147 have some type of presentation ready for the joint meeting.
148

149 Baker has another potential Planning Board candidate to interview at the next meeting.
150

151 The Planning Board suggested Scott provides a packet to special permit applicants that would
152 include the Comprehensive Plan.
153

154 **Adjournment**

155 Fournier moved to adjourn at 8:21. Seconded by McCauley.
156

157 Ayes: Baker, Capogrossi, Fournier, McCauley and Schleelein
158 Nays: None
159