

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
August 26, 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, Kevin Kelvington, Jim McCauley, and Lisa Schleelein

Absent Members:

Alternate Member:

Village Legal Counsel: Natalie French

Village Engineer: Absent

Village Trustee Liaison: Pat Gillespie (Zoom)

Village CEO: Michael Scott

Public included: Carla Marceau (Zoom) representing the Community Party, Mayor Ronny Hardaway (Zoom)

Approval of the Minutes

Schleelein moved to approve the July 29, 2025 Planning Board minutes. Seconded by Capogrossi.

Ayes: Baker, Capogrossi, Kelvington, McCauley and Schleelein

Nays: None

Baker made a note that this meeting was the first official meeting that Kevin Kelvington was a regular member for.

Capogrossi moved to approve the August 11, 2025 Planning Board minutes. Seconded by Schleelein.

Ayes: Baker, Capogrossi, Kelvington, McCauley and Schleelein

Nays: None

Public Comment Period:

Marceau stated that she was there as a representative of the Community Party. Gillespie noted that he was the Board of Trustees liaison.

McCauley moved to close the public comment period. Seconded by Capogrossi.

Ayes: Baker, Capogrossi, Kelvington, McCauley and Schleelein

Nays: None

46 Baker suggested changing the agenda items around and discuss zoning changes first. No one
47 disapproved.

48

49 Baker read the following agenda item:

50

51 **Discussion of Village Zoning Changes**

52 Scott reviewed the recent history and proposed changes for 11 Graham Road West (Commercial
53 Medium Traffic District) which is the old Imperial Restaurant;

54 Chris Fiello had given a presentation to the Planning Board about a possible eatery with a drive-
55 thru (not an allowed use) which would require the removal of the existing building. After the
56 meeting, Baker had suggested to Scott that Fiello's proposal may be a candidate for a PDA
57 although the property involved did not meet the minimum 5 acres that a PDA suggests. Scott
58 introduced the potential PDA to the Board of Trustees which rejected the idea because of the
59 shortage of acres. At Fiello's request, Scott approached the Board of Trustees again to ask if Fiello
60 could make a presentation to them. The PDA was again rejected but, Trustee Greenwald suggested
61 either adding High-Traffic Food and Beverage (which includes drive-thrus) to the Commercial
62 Medium Traffic District (CMT) or change 3 CMT properties to Commercial High Traffic (CHT)
63 which would allow for a drive-thru.

64 Scott showed the Planning Board members on the large zoning map the possible changes.

65 Capogrossi suggested changing the Ciao property to CHT along with the other suggested
66 properties.

67 Baker pointed out that there would be no buffer at that point between CHT and a residential district

68 Schleelein stated that the Town of Ithaca has a PDA requirement of only 2 acres.

69 Baker added that, as per Peter Grossman (another Village attorney), there were calculations done
70 to figure 5 acres for a Village of Lansing PDA.

71 Schleelein is concerned about North Triphammer Road becoming a strip mall and lose the
72 "Village" feel.

73 The Board reviewed the differences in uses between CMT and CHT and the pros and cons to the
74 options that Scott laid out.

75 Schleelein said she would prefer sit-down restaurants as opposed to drive-thrus and would like the
76 Village to become a destination and not just someplace to stop quick and eat. Although Schleelein
77 would rather see the proposal of a PDA, if she had to make a choice of the given options, adding
78 High-Traffic Food and Beverage to CMT would be it.

79

It was noted that the original intent of the CMT was to provide a buffer between CHT and residential areas and many of the CHT uses would not be appropriate for the proposed area.

Also noted, the existing properties within the CMT could each support a drive-thru but, the Planning Board has special permit control of what gets built.

Capogrossi just wants to see that area get some kind of development and still be careful of what establishments are built.

Baker feels that adding the new use to CMT would be his choice understanding that the Planning Board uses everything at their disposal to keep the “Village” look and feel.

French suggested that if this change to the law is to occur, it should be combined with other proposed Planning Board use changes.

Baker suggested including the Business and Tech District changes.

While on the subject of zoning, Scott suggested changing 720 and 730 Warren Road from High-Density Residential to Business and Tech where he feels it fits in more. This will be discussed at a future meeting.

Mayor Hardaway suggested getting the Board of Trustees some type of proposal in time for the staff meeting on September 11th.

The Planning Board verbally agreed to recommend High Traffic Food and Beverage be added to the Commercial Medium Traffic District.

There will be some research and discussion on sizes of PDAs in other municipalities.

Baker read the following agenda item:

Discussion of Village Code Changes and Corrections

Baker reviewed the summary sheet provided by Scott of the proposed changes by Fournier and McCauley at the last meeting.

Schleelein requested numbering the uses on the provided chart for simplicity.

The worksheet is attached to these minutes and the discussion/results as follows:

- Agreed to add Low-Traffic Food and Beverage with a special permit to CLT and HHS
- Agreed to add Medical Laboratory with a special permit to CLT and CMT
- Tentatively agreed on the following definition:

124 **Medical laboratory-**

125 *A laboratory where tests are conducted on clinical specimens to obtain information about the*
126 *health of a patient to aid in diagnosis, treatment, and prevention of disease.*

127

- 128 • Keeping the Section 145-3 definition of Multiunit residential building below:

129 **Multiunit residential building** (Section 145-3)

130 *A detached building containing three (3) or more dwelling units.*

- 131 • Agreed to add Museums/Public Buildings with a special permit to the BTB
132 • Adding Office/Studio/Service to HHS will be tabled at this time until a new definition is
133 created
134 • Agreed to remove One-Unit Residential Building from HDR and CLT
135 • Agreed to add Outdoor Rec/Club to CMT and CHT

136

137 Baker and Capogrossi will be presenting their proposed changes for their assigned chart of uses at
138 the next meeting.

139

140 **Trustee Report**

141 Baker and French reviewed the topics discussed at the August 18, 2025 Board of Trustees meeting.
142 Meeting can be viewed on YouTube.

143

144 **Other Business**

145 Capogrossi asked about the progress of the Ross store. Scott stated the opening is expected sometime
146 in September.

147

148 There was a discussion about the Village switching over to .gov.

149

150 French searched for villages similar in size to the Village of Lansing. One of the results, familiar to
151 French, had PDA language that limits one fast food restaurant per PDA. The Planning Board
152 discussed similar language to be used in the Village of Lansing PDA section.

153

154 Scott mentioned a possible special permit for the property next to 20 Bomax.

155

156 Scott said a new Jamaican restaurant will be opening up in the Cayuga Mall

157

158 **Adjournment**

159 Schleelein moved to adjourn at 9:10 pm. Seconded by McCauley.

160 Ayes: Baker, Capogrossi, Kelvington, McCauley and Schleelein

161 Nays: None

162 Minutes by Mike Scott