

Village of Lansing
Planning Board Meeting
Minutes of Monday,
September 8, 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: Carolyn Greenwald

Village CEO: Absent

Public included: Carla Marceau representing the Community Party

Approval of the Minutes

No minutes available

Public Comment Period:

Capogrossi reminded Planning Board members to please keep the shuffling of papers and side conversations to a minimum so that Scott may be able to hear the meeting and do the minutes accurately.

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

Ayes: Baker, Capogrossi, Kelvington, McCauley and Schleelein

Nays: None

Baker read the following agenda item:

Discussion of Village Code Changes and Corrections

Baker thanked everyone for the continued effort to review the Village Zoning and felt that the process was going well.

Baker is continuing to work on the spreadsheet and has sent all changes, at this point, to all members.

French has drafted a proposed law for current changes to be reviewed by the Board of Trustees at their next meeting.

The Planning Board will be reviewing the suggested changes from Capogrossi and Baker from their list of uses. The following are topics/uses discussed:

- Additional residential building on a single lot: the chart that Scott distributed needs to be corrected. Low, Medium, and High-Density Residential Districts need to be assigned as a special permit with conditions. Business and Tech show this use as allowed on the Chart of Uses but, should not be. Should this use be removed from the Commercial Low Traffic District?
- Adult Entertainment: no changes, use is limited with many restrictions
- Alteration to building or improved site: use is fine but, definition needs to be moved. If the use involves a change in parking, it would require a special permit (this use may need to be added to the Chart of Uses)
- Assisted Living Facility: Good as is
- Automotive sales/service/lots: Good as is
- Bank Administrative Operations: Possibly remove additional conditions
- Clinic: remove from HDR and add to BTM
- Commercial Assembly of Soft Goods: possibly add to CMT with Special permit
- Commercial Crop/Animal: Good as is
- Construction Sales/Storage: Good as is
- Employee Cafeteria: Good as is
- Government Buildings: Discussed removing from HDR due to possible noise from a Fire Station. Decided to leave alone
- Group Residential: possibly update the definition, Districts remain the same
- High Traffic Food and Beverage: The Board discussed allowing this use within the Commercial Medium Traffic District with some restriction on number of drive-thrus. Schleele is concerned about rushing into a decision. Greenwald would like to see the process move along while zoning is the main topic for the Planning Board.
- Home Occupation: The Board discussed the difference between this use and Mixed Use. Good as is
- Hospital: The Board discussed creating a new use for addiction centers and/or rehabilitation facilities. Good as is

The Planning Board will think about the proposed changes and discuss them at the next meeting. Baker read the following agenda item:

Trustee Report

Trustee meeting cancelled for Labor Day

Other Business

Baker suggested recommending that High Traffic Food and Beverage be added to the Commercial Medium Traffic District with the condition that only 2 drive-thrus would be allowed on a single parcel to the Board of Trustees.

89 The Board agreed that they do not want the look of a big city but, has the special permit procedure
90 to help keep the village character in tact via design guidelines.

91

92 Schleelein moved recommending that High Traffic Food and Beverage be added to the Commercial
93 Medium Traffic District with the condition that only 1 drive-thru would be allowed on a single parcel
94 to the Board of Trustees. Seconded by Capogrossi.

95

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

97 Nays: None

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99 Baker mentioned that the mall has worked on some of the road and pavement issues.

100

101 Schleelein noticed that the new trees on Graham Road West were starting to die. Also, the Cayuga
102 Blu banner sign on the building has been up for over a year and should be replaced with a permanent
103 sign.

104

105 **Adjournment**

106 McCauley moved to adjourn at 8:56 pm. Seconded by Capogrossi.

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

108 Nays: None

109

110 Minutes by Mike Scott