

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
October 13, 2025

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The meeting of the Village of Lansing Planning Board meeting was called to order at 7:00 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: None

Alternate Member: None

Village Legal Counsel: Natalie French

Village Engineer: Brent Cross

Village Trustee Liaison: Carolyn Greenwald

Village CEO: Michael Scott

Public included: Carla Marceau representing the Community Party, Soledad Almeida, Brian Crandall (Zoom), Lyndsey Mavissakalian representing Solar Liberty (Zoom), Karl Schuler from Taylor Building (Zoom), Mayor Hardaway (Zoom), Susan Ainslie (Zoom), Jeff Thaler (Zoom), and Chris Fiello from Unisus Development.

Approval of the Minutes

Minutes from the September 30, 2025 Planning Board meeting will be tabled until the October 28th meeting.

Public Comment Period:

Carla Marceau stated that she is representing the Community Party.

Carolyn Greenwald reminded everyone that the Town of Lansing and County Legislative elections are November 4th and the Village residents are allowed to vote.

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

Ayes: Baker, Capogrossi, Kelvington, McCauley and Schleelein

Nays: None

Baker read the following agenda item:

11 Graham Road West Informal Discussion

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

46

47 Fiello's goal is to eliminate the abandon Chinese restaurant and develop something that is usable for
48 the Village. Fiello has a possible second opportunity to bring another eatery for the 2nd parcel. A
49 potential site plan was presented showing 2 drive-thru eateries. Fiello stated that he is trying to
50 develop and still have ample green space. He is also working on a landscaping plan. The area being
51 discussed has 2 parcels that will remain separate for tax purposes and because the proposed Local
52 Law G (2025) condition that "only one drive-thru per parcel" is allowed.

53

54 Schleelein expressed concern over the large amount of parking.

55

56 Fiello stated that the proposed site has more than needed parking spaces at this time and could be
57 reduced as the plan develops. Baker suggested eliminating the parking spaces near North
58 Triphammer Road which would also improve the view from the street.

59

60 The Planning Board discussed potential sidewalk positioning. This will be discussed in further detail
61 as the project moves along.

62

63 Fiello has a time restriction to produce a building for the first parcel and will work to supply
64 information to the Planning Board.

65

66 French reminded Fiello that the proposed Local Law G (2025) has 2 additional conditions; no drive-
67 thrus on non-contiguous parcels and a minimum occupancy rate of 60. Fiello was unaware of this
68 and stated that he would somehow have to figure a way to build both buildings to make the project
69 feasible.

70

71 To make things clear, Fiello will not own the parcels yet until approval of the project.

72

73 Cross asked about the potential stormwater facility. Fiello has not gotten to that point yet.

74

75 Cross was also concerned about the potential of not having enough room for queuing space at the
76 drive-thru to avoid traffic back up into a village road.

77

78 Fiello has not yet hired an engineering company yet.

79

80 Greenwald suggested that the 2nd parcel be subdivided so the parking lot would be its own parcel.
81 This would provide a separation of parcels between the 2 drive-thrus. French confirmed that this was
82 a possibility.

83

84 Cross added that a calculation of water consumption would be necessary to determine sewer unit
85 needs.

86

87 Baker read the following agenda item:

88

89

90

91 **Public Hearing for Special Permit #2025-4901**

92 *Solar Liberty Energy Systems are proposing a residential ground-mounted solar array located at*
93 *1483 East Shore Drive (Tax Parcel #42.1-1-46.5). The array will offset 100% of the electrical*
94 *needs of the homeowner.*

95 Kelvington moved to open the public hearing. Seconded by Schleelein.

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

97 Nays: None

98

99 Scott stated that he has received all of the necessary engineering information of the solar array and
100 after reviewing the solar application, the project has been determined to be a Tier II array.

101

102 Because the array is 900 square feet, it will be subject to setbacks for a principal building. The parcel
103 is also a corner lot therefore only having front and side yard setbacks. The front yard setback for the
104 array would be 40 feet which is provided with the proposed positioning. The proposed side yard
105 setback of 2' 3" would require an area variance from the required 25'.

106

107 Scott reviewed the Tier II requirements which included:

- 108 • Buffering
- 109 • Because the array is over 600 square feet a visual assessment will be needed to analyze line-
110 of-sight from the road
- 111 • Screening and landscaping requirements which can be waived
- 112 • Tree unit count

113

114 Stormwater runoff will not be an issue for an array this small.

115

116 Mavissakalian stated that the owner does not have many options for placement of the array and the
117 site chosen provides buffering from Autumn Ridge Road. The owner of the neighboring property
118 where the variance is needed has provided a letter stating their approval. Mavissakalian is trying to
119 get this approved and installed so the customer can take advantage of the tax incentives which end
120 this year.

121

122 No trees will be removed. The Planning Board will require line-of-site photos, tree count and a
123 contractor number.

124

125 Cross suggested receiving documentation of the array production calculations.

126

127 The public hearing will remain open.

128

129 Baker read the following agenda item:

130

131 **Review Discrepancy on Recorded Covenants and Restrictions on 16 Cinema Drive**

132 French explained that the restrictions recorded with the County for Cayuga View are different from
133 the Planning Board restrictions approved during the special permit process in 2015/2016. French has

134 researched the Village minutes as well as contacting Cayuga View representative for reasons for the
135 discrepancies.

136

137 Jeff Thaler stated that the building is mostly being rented to 55-year-olds and older but, during the
138 Covid pandemic had various ages due to the difficulty to rent at that time.

139

140 French will continue to work with Cayuga View representatives to resolve the situation.

141

142 **Trustee Report**

143 Kelvington gave a summary of the October 6th Board of Trustees meeting. The meeting can be
144 viewed on YouTube.

145

146 **Other Business**

147 Kelvington would like to see some type of signage to warn of the crosswalk near the hairpin turn on
148 Dart Drive.

149

150 Schleelein is concerned about vehicles not stopping or knowing that there is a stop sign at the end
151 of Oakcrest Road where it meets Cayuga Heights Road.

152

153 French has spoken to Eric Goetzmann's lawyer about cleaning up the graffiti on the Graham Road
154 West property.

155

156 Scott will take some photos of the solar project site. Scott has also made contact with Dan Homic
157 who owns the Trip Hotel about the condition of his property.

158

159 Scott has spoken to someone about a possible Tier III solar project on East Shore Drive towards the
160 Town of Lansing.

161

162 Baker reminded everyone to turn in certificates for educational training to Jodi by the end of the
163 year.

164

165 **Adjournment**

166 Schleelein moved to adjourn at 8:25 pm. Seconded by Capogrossi.

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

168 Nays: None

169

170 Minutes by Mike Scott