

Village of Lansing  
Planning Board Meeting  
Minutes of Tuesday,  
October 28, 2025

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The meeting of the Village of Lansing Planning Board meeting was called to order at 7:03 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:** Soledad Almeida
- Village Legal Counsel:** Natalie French
- Village Engineer:** Absent
- Village Trustee Liaison:** Carolyn Greenwald
- Village CEO:** Michael Scott

**Public included:** Carla Marceau representing the Community Party, Susan Ainslie (Zoom), Jeff Thaler (Zoom), and John Longhouse (Zoom).

**Approval of the Minutes**

Schleelein moved to approve the September 30, 2025 minutes. Seconded by Capogrossi.  
Ayes: Baker, Capogrossi, Kelvington and Schleelein  
Nays: None  
Abstain: McCauley

Capogrossi moved to approve the October 13, 2025 minutes. Seconded by McCauley.  
Ayes: Baker, Capogrossi, Kelvington, McCauley and Schleelein  
Nays: None

**Public Comment Period:**

Carla Marceau stated that she is representing the Community Party.

McCauley moved to close the public comment period. Seconded by Capogrossi.  
Ayes: Baker, Capogrossi, Kelvington, McCauley and Schleelein  
Nays: None

Baker read the following agenda item:

45 **Continue the Public Hearing for Special Permit #2025-4901**

46 *Solar Liberty Energy Systems are proposing a residential ground-mounted solar array located at*  
47 *1483 East Shore Drive (Tax Parcel #42.1-1-46.5). The array will offset 100% of the electrical*  
48 *needs of the homeowner.*

49 Scott stated that the County sent back the GML-239 with no recommendations.

50 The applicant supplied a data sheet showing the estimated electrical usage of the home as well as  
51 the estimated electrical production of the array. The result would be an approximate net zero.

52 The required tree unit count for the 1.2-acre property would be 36. The home owner has calculated  
53 48 units which Scott feels is a conservative number.

54 Scott does not recommend sidewalks be installed, that is a decision for the Planning Board to  
55 make. The Planning Board determined sidewalks would not be required in this situation.

56 Scott researched licensing for installing solar arrays in New York State (NYS) and could not find  
57 any requirements to be a licensed installer. NYS does require a building permit as well as a certified  
58 electrician and inspector for solar connections. Scott also found information that NYSERDA  
59 requires testing for installers to participate in their rebate programs. Scott feels the Village Solar  
60 Permit Application may be asking for the local contractor license that some municipalities require,  
61 the Village of Lansing does not.

62 There was discussion as to whether that requirement be taken off of the Village Solar Permit  
63 Application form to avoid confusion.

64 The Planning Board reviewed the line-of-sight aspect of the project.

65 Schleelein moved to close the public hearing. Seconded by Kelvington.

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

67 Nays: None

68

69 The Planning Board reviewed the provided Short EAF Part I and answered the Part II questions.

70 Baker read the following resolution:

71 ***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQ***

72 ***REVIEW OF SPECIAL PERMIT NO. 2025-4901 ADOPTED ON OCTOBER 28, 2025***

73 *Motion made by:*     *Jim McCauley*

74 Motion seconded by:     Lisa Schleelein    

75 **WHEREAS:**

76     A. *This matter involves consideration of the following proposed action: Special Permit No.*  
77     *2025-4901, for the proposal by Solar Liberty Energy Systems to install a residential*  
78     *ground-mounted solar array located at 1483 East Shore Drive (Tax Parcel #42.1-1-46.5).*  
79     *The array will offset 100% of the electrical needs of the homeowner.; and*  
80

81     B. *On October 13, 2025 and October 28, 2025, the Village of Lansing Planning Board, in*  
82     *performing the lead agency function for its independent and uncoordinated environmental*  
83     *review in accordance with Article 8 of the New York State Environmental Conservation*  
84     *Law - the State Environmental Quality Review Act (“SEQR”), (i) determined that the*  
85     *proposed action provided for herein is an Unlisted Action in accordance with SEQR; (ii)*  
86     *thoroughly reviewed the Short Environmental Assessment Form (the “Short EAF”), and*  
87     *any and all other documents prepared and submitted with respect to this proposed action*  
88     *and its environmental review; (iii) completed its thorough analysis of the potential relevant*  
89     *areas of environmental concern to determine if the proposed action may have a significant*  
90     *adverse impact on the environment, including the criteria identified in 6 NYCRR Section*  
91     *617.7(c); and (iv) completed the Short EAF); and*  
92

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

94     1. *The Village of Lansing Planning Board, based upon (i) its thorough review of the*  
95     *Short EAF, Part I, and any and all other documents prepared and submitted with*  
96     *respect to this proposed action and its environmental review [including any Visual*  
97     *Environmental Assessment Form deemed required, and comments and*  
98     *recommendations, if any, provided by the Tompkins County Department of*  
99     *Planning in accordance with General Municipal Law Sections 239-1 and 239-m],*  
100     *(ii) its thorough review of the potential relevant areas of environmental concern to*  
101     *determine if the proposed action may have a significant adverse impact on the*  
102     *environment, including the criteria identified in 6 NYCRR Section 617.7(c), and*  
103     *(iii) its completion of the short EAF, Part II, including the findings noted thereon*  
104     *(which findings are incorporated herein as if set forth at length), hereby makes a*  
105     *negative determination of environmental significance (“NEGATIVE*  
106     *DECLARATION”) in accordance with SEQR for the above referenced proposed*  
107     *action, and determines that an Environmental Impact Statement will not be*  
108     *required; and*

109

110 2. *The Responsible Officer of the Village of Lansing Planning Board is hereby*  
111 *authorized and directed to complete and sign as required the Short EAF, Part III*  
112 *confirming the foregoing **NEGATIVE DECLARATION**, which fully completed*  
113 *and signed Short EAF shall be attached to and made a part of this Resolution.*

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

115 *AYES: Baker, Capogrossi, Kelvington, McCauley and Schleelein*

116 *NAYS: None*

117 *The motion was declared to be carried*

118

119 The Planning Board reviewed Part III

120 Baker read through the Special Permit General Conditions.

121 Schleelein moved that the General Conditions have been met. Seconded by Capogrossi.

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

123 Nays: None

124

125 Baker read through the following resolution:

126 ***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR***  
127 ***SPECIAL PERMIT NO. 2025-4901 ADOPTED ON OCTOBER 28, 2025***

128 *Motion made by: Kevin Kelvington*

129 *Motion seconded by: Lisa Schleelein*

130 ***WHEREAS:***

131 *A. This matter involves consideration of Special Permit 2025-4901 which includes the*  
132 *following proposed action: Solar Liberty Energy Systems are proposing a residential*  
133 *ground-mounted solar array located at 1483 East Shore Drive (Tax Parcel #42.1-1-46.5).*  
134 *The array will offset 100% of the electrical needs of the homeowner.; and*  
135

136 *B. On October 28, 2025, the Village of Lansing Planning Board, in accordance with (i) Article*  
137 *8 of the New York State Environmental Conservation Law - the State Environmental*  
138 *Quality Review Act ("SEQR"), and 6 NYCRR Section 617.5; and (ii) Section 123.2 of the*  
139 *Village of Lansing Code, and amended on environmental review and adopted a Resolution*  
140 *for SEQR Review in connection with Special Permit No. 2025-4901; and*

141

142 C. *On October 13 and October 28, 2025, the Village of Lansing Planning Board opened and*  
143 *continued a public hearing regarding this proposed action, and therein thoroughly*  
144 *reviewed and analyzed (i) the materials and information presented by and on behalf of the*  
145 *applicant in support of this proposed action, including information and materials related*  
146 *to the environmental issues, if any, which the Board deemed necessary or appropriate for*  
147 *its review, (ii) all other information and materials rightfully before the Board (including,*  
148 *if applicable, comments and recommendations, if any, provided by the Tompkins County*  
149 *Department of Planning in accordance with General Municipal Law Sections 239-1 and*  
150 *239-m), and (iii) all issues raised during the public hearing and/or otherwise raised in the*  
151 *course of the Board's deliberations. The public hearing was closed on October 28, 2025.*  
152

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

154 1. *The Village of Lansing Planning Board hereby finds (subject to the conditions and*  
155 *requirements, if any, set forth below and the provisions provided for in paragraph "B"*  
156 *above) that the proposed action meets (i) all general conditions required for all special*  
157 *permits (Village of Lansing Code Section 145-59E); (ii) any applicable conditions*  
158 *required for certain special permit uses (Village of Lansing Code Section 145-60); and*  
159 *(iii) any applicable conditions required for uses within a Combining District (Village*  
160 *of Lansing Code Section 14561); and*

161 2. *It is hereby determined by the Village of Lansing Planning Board that Special Permit*  
162 *No. 2025-4901 is **GRANTED AND APPROVED**, subject to the following conditions*  
163 *and requirements:*

164 a. *Soil and Erosion control measures and water quality techniques shall be*  
165 *implemented and coordinated as required and approved by the Village of Lansing*  
166 *Code Enforcement Officer and/or the Village of Lansing Engineer, and a plan for*  
167 *maintenance and said control measures and quality techniques over time shall be*  
168 *established with the Village of Lansing Code Enforcement Officer and/or the*  
169 *Village of Lansing Engineer.*

171 b. *Prior to a building permit being issued, approval by the Village of Lansing*  
172 *Engineer and Village of Lansing Storm Water Officer of, but not limited to, site*  
173 *work, storm water management and infrastructure plans, and implementation*  
174 *thereof. Drainage easements for potential impact from the stormwater*  
175 *management facilities on neighboring parcels shall be obtained, provided to the*  
176 *Village for approval by the Village Engineer, Stormwater Officer and Attorney, and*  
177 *thereafter recorded at the Tompkins County Clerk's Office.*

178 c. *Required permits, approvals, consents and other authorizations from all applicable*  
179

180 *Federal, State, County and local governmental and regulatory agencies shall be*  
181 *obtained, maintained and complied with for all permitted improvements,*  
182 *operations and activities as authorized by this special permit approval, and such*  
183 *improvements, operations and activities shall at all times comply with all*  
184 *applicable Federal, State, County and local laws, codes, rules and regulations.*

185  
186 *d. Board of Zoning Appeals approval of a side yard setback variance.*

187  
188 *e. Prior to a building permit being issued, site plan changes must be approved by*  
189 *Code and Zoning Officer.*

190  
191 *The vote on the foregoing motion was as follows:*

192 *AYES: Baker, Capogrossi, Kelvington, McCauley and Schleelein*

193 *NAYS: None*

194 *The motion was declared to be carried.*

195 Baker read the following agenda item:

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

197 French reviewed the following document:

198 **AMENDED AND RESTATED**

199 **CAYUGA VIEW LIVING**

200 **DECLARATION OF COVENANTS AND RESTRICTIONS**

201 *THIS AMENDED AND RESTATED DECLARATION OF COVENANTS AND*  
202 *RESTRICTIONS (this “Amended and Restated Declaration”) is made as of the \_\_\_\_ day of*  
203 *October, 2025, by **CAYUGA VIEW SENIOR LIVING, LLC**, a New York limited liability*  
204 *company, d/b/a Cayuga View Senior Living, with offices at 105 Despatch Drive, Suite A, East*  
205 *Rochester, New York 14445 (hereinafter referred to as the “Declarant”).*

206 **WITNESSETH**

207 **WHEREAS**, *this Amended and Restated Declaration amends and restates in its entirety*  
208 *the Declaration of Covenants and Restrictions dated January 24, 2017, and recorded in the*  
209 *Tompkins County Clerk’s Office on May 25, 2017, as Instrument No. 2017-05600 (the “Existing*  
210 *Declaration”); and*

211           **WHEREAS**, the Declarant is the record owner of that certain tract or parcel of land  
212 situated in the Village of Lansing, Tompkins County, New York known as 16 Cinema Drive,  
213 Lansing, New York, as more particularly described on Schedule A attached hereto and made a  
214 part hereof (hereinafter referred to as the “Property”); and

215           **WHEREAS**, the Village of Lansing (the “Village”) issued site plan approval (the “Site  
216 Plan Approval”) to Declarant for the construction of an apartment complex on the Property (the  
217 “Buildings”) to be occupied by a person or persons aged 55 or older (a “Senior Citizen” or  
218 “Senior Citizens”); and

219           **WHEREAS**, in recognition of and furtherance of the legislative intent and purposes set  
220 forth in the Village Zoning Ordinance for the establishment of a Multiple-Family Residential —  
221 Senior Citizen zoning district, Declarant restricted the Property for the benefit of the Village via  
222 the Existing Declaration; and

223           **WHEREAS**, an updated version of the Cayuga View Living Declaration of Restrictions  
224 and Covenants was presented by Code Enforcement Officer, Marty Moseley, and approved by the  
225 Village of Lansing Planning Board (the “Planning Board”) at the April 11, 2016 meeting of the  
226 Village of Lansing Planning Board, as memorialized in the Minutes of the Planning Board dated  
227 April 11, 2016 (the “Approved Declaration”); and

228           **WHEREAS**, the Existing Declaration inadvertently differed from the Approved  
229 Declaration, such that the Approved Declaration included a provision that the covenants and  
230 restrictions would run with the land and be binding for a period of ten (10) years from date of the  
231 issuance of the Certificate of Compliance whereas the Existing Declaration did not; and

232

233           **WHEREAS**, the Village of Lansing and the Declarant desire to correct the Existing  
234 Declaration to be in accordance with the Approved Declaration and memorialize their  
235 understandings by signing and recording this Amended and Restated Declaration.

236           **NOW, THEREFORE**, in recognition of the growing need for housing specifically and  
237 exclusively for senior citizens and in consideration of the Village of Lansing approving the site  
238 plan for the Property, Declarant, for itself, its successors and assigns, hereby covenants and  
239 declares the following with respect to the Property:

240           1.       To the extent permitted by law, each residential apartment within the Property shall  
241 be occupied by at least one individual who is a Senior Citizen. The term Senior Citizen shall mean  
242 an individual who has reached the age of 55 (fifty-five) years or older by December 31<sup>st</sup> of the  
243 calendar year of first occupancy.

244



ALL THAT TRACT OR PARCEL OF LAND, situate in the Town and Village of Lansing, County of Tompkins, State of New York, being a part of Military Lot 99 in said Town, bounded and described as follows:

BEGINNING at a point marked by an iron pin set in the West line of Cinema Drive being the Southeast corner of premises now or formerly of Ithaca Suites, LLC, Deed filed in the Tompkins County Clerk's Office as Instrument No. 486903-001; thence South 02° 33' 55" East 248.44 feet along the West line of said Cinema Drive to an iron pin marking the Northeast corner of premises now or formerly of Hilltop Partners (Liber 897 of Deeds at Page 22); thence South 87° 16' 57" West 254.92 feet along the North line of said Hilltop Partners to an iron pin in the East line of premises now or formerly of Daniel Martin Hotels (Liber 811 of Deeds at page 166); thence North 02° 34' 46" West 249.12 feet passing through an iron pipe at 53.12 feet along the East line of Triphammer Development Co., Inc. (Liber 621 of Deeds at Page 298) to an iron pin in the East line; thence North 87° 26' 11" East 254.98 feet along the South line of said Ithaca Suites, LLC premises to the point or place of beginning.

Containing 1.456 acres of land and are shown on Survey entitled "Boundary & Topographic Map for Triphammer Development Co., Inc., located on Cinema Drive, Village of Lansing, Tompkins County, New York" dated March 8, 2012, made by T.G. Miller, Edward Ripic, Jr., License No. 050823.

277

278 *TOGETHER WITH an Access and Parking Easement made by and between Triphammer*  
279 *Development Co., Inc. and C.U. Suites, LLC dated May 17, 2017, and recorded in the*  
280 *Tompkins County Clerk's Office on May 25, 2017 as Instrument No. 2017-05598.*

281 Baker read the following agenda item:

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

283 Baker updated the progress so far and asked Schleelein to review the recommended  
284 changes/observations.

285 Schleelein's review included the following:

- 286 • No current definition of a "Pharmacy" and should the use include standalone pharmacies?  
287 Currently in the Village there are only attached pharmacies to other uses such as drug stores
- 288 • Should "Pharmacy" be added to CLT, CMT, and CHT with conditions?
- 289 • Should the definition of "Religious facility" be updated?
- 290 • No definition for "Research/design/prototype production"
- 291 • The definition for "Sales/repair/maintenance" should be more finite
- 292 • Add some language to the "School" definition to link it to NYS education or an accredited  
293 school.
- 294 • Schleelein would like to add a use that would include addiction and rehabilitation centers
- 295 • Add "Special Care Facility" to CMT with conditions

- 296 • Should there be a separation between “Temporary Commercial Activity” and “Temporary
- 297 Non-Commercial Activity”. At the very least, there should also be clarity between the two.
- 298 • Scott suggested removing carnivals and circuses because of past issues encountered with
- 299 these events.
- 300 • The definition for “Theater/nightclub/discotheque” is inadequate and could be added to
- 301 BTD
- 302 • Remove discotheque from the use
- 303 • The definition of “Two-unit residential building” should be updated and the use removed
- 304 from the HDR and CLT Districts
- 305 • “Undertaking” is allowed in CLT on the use chart but not in the zoning district chapter

306 Baker suggested going through all of the definitions when finished with the use changes,

### 307 **Trustee Report**

308 Kelvington gave a summary of the October 20th Board of Trustees meeting. The meeting can be  
309 viewed on YouTube.

310

### 311 **Other Business**

312 Capogrossi saw the new sign for Adelitas being installed.

313

314 Capogrossi would like the DPW to send out a SIREN message when road work is being done in the  
315 Village (i.e. Graham Road).

316

317 McCauley does not feel the Shops at Ithaca Mall have completed the parking lot/Loop Road repairs.

318

319 Scott indicated he still has some outstanding violation notices for mall pertaining to the road  
320 conditions.

321

322 Schleelein is still concerned about the parking area traffic at the Cayuga Mall. It has gotten worse  
323 since Ross opened. Baker added that the pedestrian traffic is a problem there too. The traffic light  
324 near there is also getting very congested.

325

326 Kelvington has seen high speeds on Dart Drive

327

328 Scott stated that there is likely to be two special permit applicants at the next meeting.

329

330 Scott also mentioned the annual education requirements and the possibility of an educational Zoom  
331 presentation at the Village office.

332

### 333 **Adjournment**

334 Schleelein moved to adjourn at 9:22 pm. Seconded by McCauley .

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

336 Nays: None

337 Minutes by Mike Scott, Code & Zoning Officer