

Village of Lansing  
Planning Board Meeting  
Minutes of Tuesday,  
January 27, 2025

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39

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 and Jim McCauley (Zoom)

**Absent Members:** Lisa Schleelein

**Alternate Member:** Soledad Almeida

**Village Legal Counsel:** Natalie French

**Village Engineer:** Brent Cross (Zoom)

**Village CEO:** Michael Scott

**Public included:** Mayor Ronny Hardaway (Zoom), Susan Ainslie, Trustee liaison (Zoom), Chris Fiello, representing Unisus Development.

Baker appointed Soledad Almeida as a voting member to replace Schleelein

**Approval of Minutes:**

Capogrossi moved to approve the December 11, 2025 Planning Board minutes. Seconded by Kelvington.

Ayes: Almeida, Baker, Capogrossi, Kelvington and McCauley

Nays: None

**Public Comment Period:**

Susan Ainslie as liaison for the Board of Trustees.

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

Ayes: Almeida, Baker, Capogrossi, Kelvington and McCauley

Nays: None

Baker read the following agenda item:

**Public Hearing for Special Permit #2026-4921**

*Chris Fiello, Senior Vice President - Development for Unisus Development Corp, is proposing to demo the existing structure and construct a Chipotle restaurant at 11 Graham Road West (Tax Parcel # 47.1-1-17.13)*

44 McCauley moved to open the public hearing for Special Permit #2026-4921. Seconded by  
45 Capogrossi.

46 Ayes: Almeida, Baker, Capogrossi, Kelvington and McCauley

47 Nays: None

48

49 Scott provided a zoning breakdown sheet for the Planning Board as follows:

50

51

*11 Graham Road West*

52

*Special Permit 2026-4921*

53

*Zoning Breakdown*

54

- *Mailing receipts for PH received*

55

- *SEQRA; Unlisted requiring a Short EAF*

56

- *SWPPP; looks to be disturbing over an acre (will need Notice of Ground Disturbance). If over an acre, a Full SWPPP will be needed (Brent will cover this topic)*

57

58

- *GML-239; does not meet the criteria of 500' within a municipal boundary, County owner property or County ROW/Easement*

59

60

- *Sidewalk Law; please see my provided map for existing sidewalks. Keep in mind, sidewalk recommendation will only be for this property and not for future speculation of contingent property build-out.*

61

62

63

- *Tree Law; property has 1.09 acres, requiring 33 tree units*

64

- *John Courtney's review of provided material is favorable with some details to sewer hook-up needed as the project matures.*

65

66

- *Setbacks; rare property with 3 sides categorized as front yard due to street access and remaining (north) as side yard. Building meets required setback but, parking and drive-through may require a small area variance.*

67

68

69 Fiello reviewed the draft site plan stating that he would like any input to take back to his

70 engineers for suggested changes. The proposed plan increases the green area from the existing

71 layout.

72 Scott will send and explain the Tree Law to Fiello for design of the Landscaping Plan.

73 Baker asked if the proposed entry could be moved further away from Graham Road West citing

74 traffic concerns.

75 Fiello will take it back to the engineers but the proposed entry is the same as the existing entry.

76 Capogrossi was not in favor of having outdoor seating near the drive-through. Fiello stated that the  
77 small lot doesn't allow many options.

78

79 Capogrossi suggested if tree planting is required, some be done on the strip of land between the  
80 proposed parking lot and Graham Road West for buffering and shade purposes.

81

82 There was a discussion about the placement of the Chipotle sign in comparison to the exiting Mall  
83 sign on Graham Road West. Cross noted that any sign on the corner of Graham Road West and  
84 North Triphammer Road must not screen traffic. The same concept goes for the actual entry to the  
85 restaurant on Butler Road.

86

87 Cross was satisfied with the proposed traffic flow on the site. There is existing drainage on the site  
88 but, Cross would like to see something relating to stormwater practices.

89

90 Because the previous tenant was also a restaurant, the required number of sewer units should not  
91 change much; Cross would like to see a breakdown of the proposed grease trap interceptor.

92

93 Scott added that calculations for the size of the building as well as occupancy load will determine if  
94 the facility will need a sprinkler system. That determination would affect the water supply material  
95 sizing.

96

97 Reminder that a lighting plan would need to be approved by Scott.

98

99 Fiello noted that 75-80% of food sales will be serviced through the drive-through

100

101 There was some discussion about where the Village sidewalk system should continue in that area.  
102 Suggested areas for sidewalks were east side of Butler Road and west side of North Triphammer  
103 Road. Baker will reach out to the Trustees and the Greenway Committee for their input.

104

105 Almeida feels that the traffic patterns will change with a drive-through in that area.

106

107 Scott will contact Fiello and send a list of needed items to proceed with the special permit. Fiello is  
108 hoping to start the project in Mid-March.

109

110 Baker read the following agenda item:

111

112 **Continue Discussion of Village Code Changes and Corrections**

113 Baker recapped the joint meeting topics and discussions that occurred during the January 12<sup>th</sup> joint  
114 meeting with the Board of Trustees:

115

- 116 • Creating a use for AI or Data Centers
- 117 • Chart of Uses

118 Baker read the following agenda item:

119

120 **Review Comprehensive Plan**

121 Baker suggested contacting Carolyn Greenwald with any questions or suggested changes to the  
122 Comprehensive Plan before the end of the week.

123 **Trustee Report**

124 French briefly reviewed the January 5 Board of Trustees meeting. The meeting can be viewed on  
125 YouTube.

126

127 **Other Business**

128 Baker and Capogrossi will be going to the New York Planning Federation Annual Conference in  
129 April.

130

131 Baker asked if anyone would be interested in serving on the Commercial Area Advisory Board. If  
132 so, please contact Baker.

133

134 **Adjournment**

135 Kelvington moved to adjourn the Planning Board meeting at 8:21 pm. Seconded by Almeida.

136 Ayes: Almeida, Baker, Capogrossi, Kelvington and McCauley

137 Nays: None

138