

Village of Lansing
Planning Board Meeting
Minutes of Monday,
February 9, 2026

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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 (Zoom) and Lisa Schleelein (Zoom)

Absent Members:

Alternate Member: Soledad Almeida

Village Legal Counsel: Natalie French

Village Engineer: Brent Cross (Zoom)

Village CEO: Michael Scott

Public included: Susan Ainslie, Trustee liaison (Zoom), Chris Fiello, representing Unisus Development (Zoom) and Neil Tarallo, owner of 2 Graham Road West.

Approval of Minutes:

Capogrossi moved to approve the January 27, 2026 Planning Board minutes. Seconded by Kelvington.

Ayes: Baker, Capogrossi, Kelvington and McCauley

Nays: None

Abstain: Schleelein

Public Comment Period:

Susan Ainslie as liaison for the Board of Trustees.

Neil Tarallo stated that he did not receive the notice for a public hearing until after the first meeting. Tarallo was there at the request of his tenants at 2 Graham Road West who are concerned about the increase traffic that a Chipotle would create on Graham Road West causing even more difficulty for vehicles to enter their establishments. Tarallo suggested a traffic study be done. Currently, traffic backup as vehicles trying to make a left-hand turn into the 2 Graham Road West driveway are blocked by eastbound traffic stopped for the light. Although not against having the Chipotle built, Tarallo is concerned about aggravating the situation more with the increased traffic.

Scott said that the Planning Board discussed the potential increase in traffic that a Chipotle could cause citing that the existing restaurant used to be open which would have created more traffic and customers for the new Chipotle would mainly be local traffic (this was stated by Chris Fiello at an earlier meeting). Scott said he understood Tarallo's concern, whether the Chipotle was approved or not, his situation was still an issue.

47

48 Tarallo is willing to work with the Village for a solution and disagrees with Scott's traffic
49 explanation stating that college students would be drawn to the Chipotle which would increase the
50 traffic as a whole.

51

52 French feels that a good number of vehicles will avoid the North Triphammer corridor and use either
53 the mall Loop Road or Butler Road as an alternative.

54

55 Cross added that a traffic study would be something done for the determination of a needed traffic
56 signal. In this case, one already exists and maybe the answer would be the programming of the light
57 which can be adjusted by the Village DPW or NYSDOT.

58

59 Tarallo has tried to install signage to resolve blocking the driveway but, it has not helped.

60

61 Scott will speak with John Courtney about the existing situation.

62

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

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

65 Nays: None

66

67 Baker read the following agenda item:

68

69 **Continue the Public Hearing for Special Permit #2026-4921**

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

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

74

75

11 Graham Road West

76

Special Permit 2026-4921

77

Zoning Breakdown 2nd meeting (2/9/2026)

78

- *SEQRA; Unlisted requiring a Short EAF Part I provided*

79

- *SWPPP; Notice of Ground Disturbance indicates only .88 acres disturbed which does not qualify for a Full SWPPP (Brent will cover this topic)*

80

81

- *Sidewalk Law; Sidewalk location up for discussion. Possibly an escrow set up.*

82

- *Tree Law; see attached calculations*

83

- *Waiting on John Courtney's review of latest provided material.*

- 84 • *Setbacks; Building setbacks are compliant. Parking setback to Graham Road West*
85 *requires 25 feet; 15 feet indicated. Side yard parking setback to the north requires 15*
86 *feet; 10 feet provided.*
87 • *Lighting Plan; will discuss with applicant*

88 ***Tree Unit Calculation***

89 ***For SP 2026-4921***

	<u><i>Acres</i></u>
90	
91 <i>Existing parcel is 1.04 acres</i>	<i>1.04</i>
92 <i>Subtract east and west ROW .08 acres</i>	<i>-.08</i>
93 <i>Subtract required parking;</i>	
94 • <i>Building size 2,385 sq ft</i>	
95 • <i>Village Code; 1 parking space/100 sq ft</i>	
96 • <i>24 spaces at 180 sq ft (average parking space)</i>	<i>-.1</i>
97	
98 • <i>Total tree unit area</i>	<i>.86</i>
99 <i>.86 @ 30 tree units/acre =</i>	<u><i>25 units</i></u>

100 Cross stated that he has been working with McFarland/Johnson on the stormwater management. The
101 stormwater plan for that parcel already has a drainage pattern that will be retained. There will be
102 some minor changes and suggestions such as grading the basins to possibly store more water before
103 discharge. A possible second storage area could be installed to provide quality control which is used
104 when stormwater is collected from paved areas that tend to have debris.

105

106 Cross is satisfied enough to give approval to the project as long as a condition is added that would
107 require final stormwater detail approval by the Village Engineer before issuance of a building permit.

108

109 Cross added that review of the sign placement should be looked at. As it is now, both the Mall and
110 Chipotle sign are placed near the corner of North Triphammer and Graham Road West. They need
111 to be placed in such a way to not block the view of on coming traffic during a turn.

112

113 Baker contacted Carolyn Greenwald about sidewalk placement and any thoughts that the Greenway
114 Committee had. Greenwald will get back to Baker.

115

116 Capogrossi noted that the Board of Trustees had discussed the positioning of a new sidewalk for this
117 project and, although the initial thought was to install it on North Triphammer Road, in the end, most
118 felt that Butler Road was a better option.

119

120 The Planning Board also had a document which showed the existing restaurant driveway is located
121 more than 40 feet from the Butler Road/Graham Road West intersection.
122
123 Capogrossi could see how a sidewalk on Butler Road would be beneficial to the walkability of the
124 Village by connecting to the Ciao sidewalk making foot traffic easier for the YMCA members and
125 Lansing Meadows tenants.
126
127 Schleelein would prefer the sidewalk be installed on North Triphammer Road but would be satisfied
128 with Butler as long as the setback from North Triphammer Road would allow for a possible future
129 sidewalk install. Schleelein added that revision dates should be added to the distributed plans to
130 avoid confusion.
131
132 Capogrossi also wants the correct address on the plans to avoid problems.
133
134 Baker suggested that a “right turn only” out of the Chipotle parking lot might help alleviate the traffic
135 at the intersection of Butler and Graham Road West. Fiello noted that a change like that would set
136 him back to square 1 because Chipotle would have to reevaluate the site plan.
137
138 Fiello stated that he needs to deliver the completed project to Chipotle by August of 2026. If this
139 doesn’t happen, he would have to financially sit on the project for a year. While not asking for any
140 favors, Fiello would be willing to provide whatever information needed to have an approved site
141 plan by the end of this February. By approving this, Chipotle would proceed with the project
142 drawings giving Fiello the ample time to start and finish the project this year.
143
144 The site plan is the only approval needed for Chipotle to commit to the project. The Landscaping
145 plan, Lighting plan and stormwater can still be worked on past that point.
146
147 Cross is comfortable that the project has a working stormwater plan and that details can be figured
148 out in a short period of time. Cross asked Fiello if he could have Chipotle provide a sample traffic
149 quantity for this type of establishment.
150
151 Schleelein asked if there was a way to screen drive-through vehicle headlights from glaring into
152 oncoming North Triphammer Road traffic.
153
154 Fiello stated that the Chipotle drive-through sits approximately 2-3 feet in grade below North
155 Triphammer Road which should alleviate that issue. This will be something Fiello will monitor.
156
157 At McCauley’s request, Fiello shared photos of a Habanero Chipotle currently under construction.
158
159 Fiello would not be willing to place sidewalks on both Butler Road and North Triphammer Road.
160
161 Scott will be speaking with John Courtney about any changes needed on the site plan before next
162 meeting. Also, there will need to be approval of 2 area variances.
163
164 Baker said, at this point, the project seems to be pretty positive to all parties.

165

166 The Planning Board reviewed the provided Short EAF Part 1

167

168 Baker read the following agenda item:

169

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

171 Baker and Capogrossi will start comparing the Chart of Uses with the proper zoning districts.

172

173 **Trustee Report**

174 Capogrossi briefly reviewed the February 2nd Board of Trustees meeting. The meeting can be

175 viewed on YouTube.

176

177 **Other Business**

178 The Planning Board discussed procedure for the Chipotle moving forward and future sidewalks in

179 that area.

180

181 Baker asked about code and zoning within County owned properties and if they have to comply with

182 the Village of Lansing. The County is a higher form of government therefore not required to follow

183 local laws and zoning. It is more of a courtesy than anything.

184

185 **Adjournment**

186 Capogrossi moved to adjourn the Planning Board meeting at 8:47 pm. Seconded by Kelvington.

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

188 Nays: None

189

190 Minutes by Mike Scott, Code & Zoning Officer