

Village of Lansing
Planning Board Meeting
Minutes of Monday,
May 11, 2026

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, Jim McCauley, Kevin Kelvington and Soledad Almeida

Absent Members:

Alternate Member:

Village Legal Counsel: Natalie French

Village Engineer: Brent Cross (Zoom)

Village CEO: Michael Scott

Public included Mayor Ronny Hardaway, Deborah Dawson, Susan Ainslie, Kathleen Yen, Lisa Schleelein, Lynn Leopold, Carolyn Greenwald, George Breuhaus and Carla Marceau (Zoom)

Approval of Minutes

Capogrossi moved to approve the April 28, 2026 Planning Board minutes. Seconded by Almeida.

Ayes: Almeida, Baker, Capogrossi, Kelvington and McCauley

Nays: None

Baker let everyone know the Soledad Almeida was approved by the Board of Trustees as a regular member of the Planning Board.

Public Comment Period

Mayor Hardaway honored Lisa Schleelein for her dedicated service to the Village on the Planning Board and for the Village in general.

Schleelein thanked everyone and gave new members some advice.

Baker read the following agenda item:

Informal Discussion with Architect George Breuhaus about a YMCA Project

Breuhaus introduced himself and said the YMCA has received a 5.5-million-dollar grant to install a lap pool with a space for water aerobics and handicap accessible equipment for entering the pool. The addition triggers the requirement for additional parking.

Breuhaus described the need for the new pool area as the old pool has inadequate features.

45 As per Village Zoning, the YMCA facility requires 1 parking space per 200 square feet of
46 building which adds up to 262 required spaces. There are currently 194 spaces. With the new
47 addition, the required parking would increase to 290 spaces.

48 Breuhaus argues that the building square footage contains several racquetball courts, office and
49 storage spaces and an existing pool as well as a large gymnasium both with no seating which
50 calculates more parking than actually needed. The areas mentioned represents almost half of the
51 building's square footage. Because of this, Breuhaus is either asking for a reduction in required
52 parking or an increase in square footage calculation for the number of needed spaces.

53 The proposed site plan parking is showing 224 parking spaces but Breuhaus would like to reduce
54 that down to 215 spaces. This would allow for more green space.

55 There are also public transportation stops near the facility.

56 Scott stated that in many past cases, the Planning Board has reduced required parking if the need
57 was not there siting the advantage to increase green space and reduced imperious surface. As it
58 stands, Scott has yet to see the existing lot at maximum capacity.

59

60 Breuhaus plans to be back at the next Planning Board meeting with a special permit proposal for this
61 addition and added parking with the hopes that the Planning Board could process the required SEQR
62 review which is the only thing standing in the way of the YMCA getting the grant money.

63

64 Capogrossi, who frequents the facility, sees the most vehicles during the morning hours and agrees
65 that the parking lot is rarely full.

66

67 The allowance for compact car parking would allow for more spaces.

68

69 Cross said Breuhaus has a reasonable argument for reduced parking but would like to review the
70 parking site plan for dimensions.

71

72 The proposed spaces are 9' x 19'

73

74 Breuhaus would be comfortable with 215 parking spaces.

75

76 Public transportation, carpooling, school busing and other facilities such as Challenge and Unity
77 House vans are often the main modes of transportation to the YMCA.

78

79 Almeida said many people us the "drop off" area and added, a reconfiguration of the spaces would
80 be beneficial.

81

82 Baker recommended a minimum of 20 spaces be added.

83

84 Baker read the following agenda item:

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

86 Baker reminded everyone to review the proposed changes and definitions provided to keep the
87 process moving along.

88 Scott provided material and offered a few recommendations:

- 89 • Moving all the “residential” uses together on the Chart of Uses (Schleelein
90 recommendation)
- 91 • Combining “Commercial Assembly of Soft Goods” and “Light Industry and
92 Manufacturing”. The definitions are very similar
- 93 • Removing “Members-only Fuel Station”
- 94 • Removing “Redevelopment on larger pre-existing non-conforming use currently in
95 operation in CLT zoning”
- 96 • Keeping “sales” and “service” uses separate with their own categories
- 97 • Combining “Special Care Facility” and “Assisted Living Facility”
- 98 • Separate “Terms” in 145-3 and “Uses” in 145-82
- 99 • Possibly defining a “Mobile Home Park”
- 100 • Add “Senior Housing” to the definitions. It is not a “use”
- 101 • “Telecommunications” needs reworking. It’s not a “use”

102 Any suggestions should be sent to Baker

103 Baker read the following agenda item:

104

105 **Discuss Topics for June 1st Joint Meeting**

106 This meeting may be changed to June 15th.

107 Suggested topics:

- 108 • Review implementation priorities from the Comprehensive Plan
- 109 • Community engagement
- 110 • Code change update
- 111 • Update the sewer unit needs
- 112 • Planning Federation update

113 **Trustee Report**

114 Almeida reviewed the May 4th Board of Trustees meeting. The Zoom recording can be viewed on
115 YouTube.

116

117 **Other Business**

118 Mall parking lot update.

119

120 Capogrossi moved to recommend Jacob von Mechow to the Board of Trustees for the vacant
121 Planning Board alternate position. Seconded by McCauley.

122

123 Ayes: Baker, Capogrossi, Kelvington and McCauley

124 Nays: None

125 Abstain: Almeida

126

127 **Adjournment**

128 Kelvington moved to adjourn at 8:23pm. Seconded by Almeida

129 Ayes: Almeida, Baker, Capogrossi, McCauley and Schleelein

130 Nays: None

131

132 Minutes by: Mike Scott, Code & Zoning Officer