

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
May 26, 2026

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 and Soledad Almeida

Absent Members: Jim McCauley

Alternate Member:

Village Legal Counsel: Natalie French

Village Engineer: Brent Cross (Zoom)

Village CEO: Michael Scott

Public included: George Breuhaus, Architect; Christie Thornton, Chief Executive Officer, Ithaca YMCA; Kevin Madison, owner TJ Madison Construction Co; Tom Lowe, Project Manager; Susan Ainslie (Zoom) and Carla Marceau

Approval of Minutes:

No minutes were available

Public Comment Period

Susan Ainslie as Board of Trustees liaison. Carla Marceau representing the Community Party

Baker read the following agenda item:

Public Hearing for Special Permit #2026-4949

The YMCA of Ithaca is seeking to build an addition, totaling 5,394 square feet, to house a new lap pool. This will also require the construction of an additional 20 parking spaces. The Project is located at 50 Graham Road West (Tax Parcel # 47.1-1-17.9).

Almeida moved to open the public hearing. Seconded by Capogrossi

Ayes: Almeida, Baker, Capogrossi and Kelvington

Nays: None

Scott stated that he has the proof of mailings for the public hearing. The Planning Board has been provided with the Short EAF Parts I, II and III along with the existing and proposed site plan. Due to the special permit requirements, the proposal is subject to Tree and Sidewalk review. Breuhaus has provided an existing tree count of 86 Tree Units leaving the property 12 units short of the required 98 units as calculated by Scott.

45

46 Breuhaus introduced members of his team and reviewed his proposed parking lot site plan which
47 shows the addition of 20 parking spaces as required by the Planning Board at the May 11th meeting.

48

49 Breuhaus described the proposed utility changes to the site as well as possible stormwater changes.

50

51 The 12 required new trees units will be placed on the west side of the property to create a wind/snow
52 block as well as a buffer from BJ's.

53

54 The parking lot configuration may be changed if/when an additional grant is received for a childcare
55 area.

56

57 Cross is comfortable with the proposed plan but would like to visit the site to inspect the existing
58 stormwater infrastructure.

59

60 Breuhaus briefly described the existing stormwater situation.

61

62 French asked the Planning Board if the landscaping plan was sufficient.

63

64 The Planning Board discussed sidewalks. As it stands, there are existing sidewalks around most of
65 the YMCA parcel perimeter. The sidewalk requirement will be waived.

66

67 Thornton said there are currently 10-11,000 visitors to the YMCA per month.

68

69 Almeida asked if the YMCA has a good relationship with the residential complex next door.

70 Thornton said there has not been much of any.

71

72 Baker read through the Short EAF Part I. With no corrections suggested, Baker read through the
73 Short EAF Part II questions.

74

75 Baker read through the following SEQR Resolution:

76

77 ***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR***

78 ***REVIEW OF SPECIAL PERMIT NO. 2026-4949 ADOPTED ON MAY 26, 2026***

79 *Motion made by:* Soledad Almeida

80 *Motion seconded by:* Lorraine Capogrossi

81 ***WHEREAS:***

82 *A. This matter involves consideration of the following proposed action: Special Permit No.*

83 *2026-4949, where the YMCA of Ithaca is seeking to build an addition, totaling 5,394*

84 *square feet, to house a new lap pool. This will also require the construction of an*

85 *additional 20 parking spaces. The Project is located at 50 Graham Road West (Tax*

86 Parcel # 47.1-1-17.9); and
87

88 B. On May 26, 2026, the Village of Lansing Planning Board, in performing the lead agency
89 function for its independent and uncoordinated environmental review in accordance with
90 Article 8 of the New York State Environmental Conservation Law - the State Environmental
91 Quality Review Act ("SEQR"), (i) determined that the proposed action provided for herein
92 is an Unlisted Action in accordance with SEQR; (ii) thoroughly reviewed the Short
93 Environmental Assessment Form (the "Short EAF"), and any and all other documents
94 prepared and submitted with respect to this proposed action and its environmental review;
95 (iii) completed its thorough analysis of the potential relevant areas of environmental
96 concern to determine if the proposed action may have a significant adverse impact on the
97 environment, including the criteria identified in 6 NYCRR Section 617.7(c); and (iv)
98 completed the Short EAF); and
99

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

- 101 1. The Village of Lansing Planning Board, based upon (i) its thorough review of the
102 Short EAF, Part 1, and any and all other documents prepared and submitted with
103 respect to this proposed action and its environmental review [including any Visual
104 Environmental Assessment Form deemed required, and comments and
105 recommendations, if any, provided by the Tompkins County Department of
106 Planning in accordance with General Municipal Law Sections 239-1 and 239-m],
107 (ii) its thorough review of the potential relevant areas of environmental concern to
108 determine if the proposed action may have a significant adverse impact on the
109 environment, including the criteria identified in 6 NYCRR Section 617.7(c), and
110 (iii) its completion of the short EAF, Part II, including the findings noted thereon
111 (which findings are incorporated herein as if set forth at length), hereby makes a
112 negative determination of environmental significance ("**NEGATIVE**
113 **DECLARATION**") in accordance with SEQR for the above referenced proposed
114 action, and determines that an Environmental Impact Statement will not be
115 required; and
- 116 2. The Responsible Officer of the Village of Lansing Planning Board is hereby
117 authorized and directed to complete and sign as required the Short EAF, Part III
118 confirming the foregoing **NEGATIVE DECLARATION**, which fully completed
119 and signed Short EAF shall be attached to and made a part of this Resolution.

120 The vote on the foregoing motion was as follows:

121 *AYES: Almeida, Baker, Capogrossi and Kelvington*

122 *NAYS: None*

123 *The motion was declared to be carried.*

124 Baker signed the Short EAF Part III

125

126 Baker read the following agenda item:

127

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

129 Baker asked if anyone has any update suggestions for the Code changes.

130 Capogrossi said she reviewed the suggested changes up to that point and agrees with them.

131 Capogrossi also asked Baker if he could update the Chart of Uses to this point.

132 Baker asked the Board to review the suggested definitions too.

133 Scott suggested amping up the attention to this subject due to the possible increase in agenda items

134 over the summer.

135 Baker read the following agenda item:

136

137 **Discuss Topics for June 15th Joint Meeting**

138 Baker reviewed the suggested topics from the previous meeting:

- 139 • Review implementation priorities from the Comprehensive Plan
- 140 • Community engagement
- 141 • Code change update
- 142 • Update the sewer unit needs
- 143 • Planning Federation update
- 144 • Commercial Advisory Committee update

145 Capogrossi would like to stress the importance of the community engagement topic and also suggests
146 that everyone bring a copy of the Comprehensive Plan to the meeting.

147

148 **Trustee Report**

149 Almeida reviewed the May 18th Board of Trustees meeting. The Zoom recording can be viewed on
150 YouTube.

151

152 **Other Business**

153 The demolition of the Chinese Restaurant at 11 Graham Road West has begun.

154

155 Road work on Route 13.

156

157 Data centers were discussed and how the Village would handle an application for one. French said
158 the Village could do a moratorium on Data Centers up until a project actually starts.

159

160 Kelvington is concerned about speeding dump trucks on Dart Drive.

161

162 Scott reviewed upcoming agenda items such as a BESS presentation and a Dairy One Special Permit.

163

164 Scott and French reviewed the BZA meeting for the property located at the corner of Bomax Drive
165 and Warren Road. The applicants suggested an alternate solution for decreasing the percentage of
166 density variance required. See the BZA minutes from the May 19th meeting.

167

168 Cross was concerned about the Bomax project and the need to make sure sewer units are available.

169

170 **Adjournment**

171 Kelvington moved to adjourn at 8:14pm. Seconded by Almeida

172 Ayes: Almeida, Baker, Capogrossi and Kelvington

173 Nays: None

174

175 Minutes by: Mike Scott, Code & Zoning Officer