

Village of Lansing  
Planning Board Meeting  
Minutes of Monday,  
June 8, 2026

The meeting of the Village of Lansing Planning Board Meeting was called to order at 7:01 pm. A Zoom option was also provided.

**Present at the meeting:**

**Planning Board Members:** Mike Baker, Lorraine Capogrossi, Kevin Kelvington and Soledad Almeida and Jim McCauley (Zoom)

**Absent Members:**

**Alternate Member:**

**Village Legal Counsel:** Natalie French

**Village Engineer:** Absent

**Village CEO:** Michael Scott

**Public included:** George Breuhaus, Architect; Jim Munroe, CEO and Ebru Arslan, CFO, Dairy One; Susan Ainslie (Zoom), Carla Marceau and Kayleigh Furth, Sol Source Power.

Baker stated that McCauley is joining via Zoom and is a voting member.

**Approval of Minutes:**

Capogrossi moved to approve the May 11, 2026 Planning Board minutes. Seconded by Kelvington.

Ayes: Almeida, Baker, Capogrossi, Kelvington and McCauley

Nays: None

Capogrossi moved to approve the May 26, 2026 Planning Board minutes. Seconded by Almeida.

Ayes: Almeida, Baker, Capogrossi, and Kelvington

Nays: None

Abstain: McCauley

**Public Comment Period:**

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

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

Ayes: Almeida, Baker, Capogrossi, Kelvington and McCauley

Nays: None

Baker read the following agenda item:

47 **Continue the Public Hearing for Special Permit #2026-4949**

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

51 Scott stated that Breuhaus met with Brent Cross at the site. Cross has approved the proposed  
52 stormwater plan for the additional parking area and has suggested a couple of conditions for the  
53 resolution (see attached resolution).

54

55 Breuhaus submitted a lighting plan to Scott who has not reviewed it yet.

56

57 The SEQR review was done at the last meeting and there was no require GML-239.

58

59 Almeida moved to close the public hearing. Capogrossi seconded.

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

61 Nays: None

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63 Baker read through the special permit general conditions.

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65 Capogrossi moved that the general condition had been met. Seconded by Kelvington.

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

67 Nays: None

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69 Baker read the following resolution:

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71 ***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR***  
72 ***SPECIAL PERMIT NO. 2026-4949 ADOPTED ON JUNE 8, 2026***

73 *Motion made by: Lorraine Capogrossi*

74 *Motion seconded by: Soledad Almeida*

75 ***WHEREAS:***

76 *A. This matter involves consideration of Special Permit 2026-4949 which includes the*  
77 *following proposed action: The YMCA of Ithaca is seeking to build an addition, totaling*  
78 *5,394 square feet, to house a new lap pool. This will also require the construction of an*  
79 *additional 20 parking spaces. The Project is located at 50 Graham Road West (Tax*  
80 *Parcel # 47.1-1-17.9); and*

81

82 *B. On May 26, 2026, the Village of Lansing Planning Board, in accordance with (i) Article 8*  
83 *of the New York State Environmental Conservation Law - the State Environmental Quality*  
84 *Review Act ("SEQR"), and 6 NYCRR Section 617.5; and (ii) Section 123.2 of the Village*

of Lansing Code, and amended on environmental review and adopted a Resolution for SEQR Review in connection with Special Permit No. 2026-4949; and

C. On May 26, 2026 and June 8, 2026, the Village of Lansing Planning Board opened and continued a public hearing regarding this proposed action, and therein thoroughly reviewed and analyzed (i) the materials and information presented by and on behalf of the applicant in support of this proposed action, including information and materials related to the environmental issues, if any, which the Board deemed necessary or appropriate for its review, (ii) all other information and materials rightfully before the Board (including, if applicable, comments and recommendations, if any, provided by the Tompkins County Department of Planning in accordance with General Municipal Law Sections 239-1 and 239-m), and (iii) all issues raised during the public hearing and/or otherwise raised in the course of the Board's deliberations.

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

1. The Village of Lansing Planning Board hereby finds (subject to the conditions and requirements, if any, set forth below and the provisions provided for in paragraph "B" above) that the proposed action meets (i) all general conditions required for all special permits (Village of Lansing Code Section 145-59E); (ii) any applicable conditions required for certain special permit uses (Village of Lansing Code Section 145-60); and (iii) any applicable conditions required for uses within a Combining District (Village of Lansing Code Section 14561); and
2. It is hereby determined by the Village of Lansing Planning Board that Special Permit No. 2026-4949 is **GRANTED AND APPROVED**, subject to the following conditions and requirements:
  - a. Soil and Erosion control measures and water quality techniques shall be implemented and coordinated as required and approved by the Village of Lansing Code Enforcement Officer and/or the Village of Lansing Engineer, and a plan for maintenance and said control measures and quality techniques over time shall be established with the Village of Lansing Code Enforcement Officer and/or the Village of Lansing Engineer.
  - b. Prior to a building permit being issued, approval by the Village of Lansing Engineer and Village of Lansing Storm Water Officer of, but not limited to, site work, storm water management and infrastructure plans, and implementation thereof. Drainage easements for potential impact from the stormwater management facilities on neighboring parcels shall be obtained, provided to the Village for approval by the Village Engineer, Stormwater Officer and Attorney, and thereafter recorded at the Tompkins County Clerk's Office.

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*c. Required permits, approvals, consents and other authorizations from all applicable Federal, State, County and local governmental and regulatory agencies shall be obtained, maintained and complied with for all permitted improvements, operations and activities as authorized by this special permit approval, and such improvements, operations and activities shall at all times comply with all applicable Federal, State, County and local laws, codes, rules and regulations.*

*d. Approval of an Exterior Lighting Plan by the Village Code Officer.*

*e. Installation of an additional 12 tree units as per approved landscaping plan prior to the issuance of a Certificate of Compliance.*

*f. Approval of a construction site erosion plan by the Village Engineer before the issuance of a Building Permit.*

*g. Cleaning of the existing stormwater pond facility to the satisfaction of the Village Engineer prior to the issuance of a Certificate of Compliance.*

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

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

*145 NAYS: None*

*146 ABSTAIN: McCauley*

*147 The motion was declared to be carried*

*148 Baker read the following agenda item:*

*149*

*150 **Public Hearing for Special Permit #2026-4952***

*151 Dairy One Cooperative is proposing to open a walk-up ice cream window at their 720 Warren  
152 Road location (Tax Parcel #46.1-1-4.2). The request requires a special permit for a “Low-Traffic  
153 Food and Beverage” use within the Business and Technology District.*

*154 Almeida moved to open the public hearing for Special Permit 2026-4952. Seconded by McCauley.*

*155 Ayes: Almeida, Baker, Capogrossi, Kelvington and McCauley*

*156 Nays: None*

*157*

158 Scott introduced Jim Munroe then stated that Munroe has provided a Short EAF Part I. Scott has  
159 submitted the special permit to the County for a GML-239 review and reminded the Planning  
160 Board to consider the Sidewalk and Tree Law.

161 Munroe thanked the Board and introduced Ebru Arslan (CFO). Munroe gave a brief background of  
162 Dairy One's history and function (please see YouTube video for this meeting).

163

164 By opening an ice cream window, Munroe hopes to educate the community as to what Dairy One  
165 and the dairy industry really does as well as showcase New York producers. All of the ice cream we  
166 have now from our venders are produced in New York with a small exception.

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168 If this venture does take off and succeed, Dairy One has the opportunity to give back to NY FarmNet  
169 and local food banks.

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171 The ice cream window will be seasonal.

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173 Dairy One has one ingress and 2 egress areas for traffic and plans to gate off an area in front of the  
174 window for pedestrians and picnic tables.

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176 Munroe hopes to be able to add signs to advertise the ice cream as well as have an  
177 educational/information display about the dairy industry.

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179 If the proposed window becomes extremely popular and parking becomes an issue, Munroe said the  
180 Dairy One employees can park at the neighboring facility (also owned by Dairy One) and use the  
181 walking bridge to access the building.

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183 The Tompkin County Health Department has approved the distribution setup.

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185 Scott explained to Munroe how the Tree Law pertains to this property; Munroe was very receptive.

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187 The Planning Board reviewed the existing sidewalks on and around the Dairy One property.

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189 Baker recommended, if additional sidewalks are to be required, the area between the south exit of  
190 Dairy One and Northwoods Road be a suggestion.

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192 Baker read through the Short EAF Part I

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194 There were a few changes needed which Munroe will do and send back to Scott.

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196 Baker read the following agenda item:

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198 **Battery Energy Storage System Presentation by Kayleigh Furth from Sol Source Power**

199 Kayleigh Furth from Sol Source Power gave a brief presentation on Battery Energy Storage Systems.  
200 For details, please see the Zoom meeting video on YouTube.

201 **Trustee Report**

202 Baker reviewed the June 1st Board of Trustees meeting. The Zoom recording can be viewed on  
203 YouTube.

204

205 **Other Business**

206 Capogrossi said the NYS Annual Planning Federation meeting date has been announced.

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208 The old building at 11 Graham Road West has been removed.

209

210 Scott will be speaking to the Board of Trustees about the Shops at Ithaca Mall Loop Road condition  
211 and will recommend moving forward with legal action.

212

213 Scott will start reviewing the NYS BESS Law.

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215 **Adjournment**

216 Kelvington moved to adjourn at 8:31pm. Seconded by Almeida

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

218 Nays: None

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