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2 Village of Lansing
3 Planning Board/ Board of Trustees Joint Meeting
4 Minutes of Monday,
5 January 12, 2026
6
7

8 The meeting of the Village of Lansing Planning Board/ Board of Trustee Joint Meeting was called
9 to order at 7:01 pm. A Zoom option was also provided.
10

11 **Present at the meeting:**

12 **Planning Board Members:** Mike Baker, Lorraine Capogrossi, Kevin Kelvington, Jim McCauley,
13 and Lisa Schleelein

14 **Board of Trustee Members:** Mayor Ronny Hardaway, Carolyn Greenwald, Kathleen Yen, Susan
15 Ainsle, and Pat Gillespie

16 **Absent Members:** None

17 **Alternate Member:** Soledad Almeida

18 **Village Legal Counsel:** Natalie French

19 **Village Engineer:** Absent

20 **Village CEO:** Michael Scott

21 **DPW Supt.:** John Courtney

22 **Public included on Zoom:** Carla Marceau representing the Community Party and Luke Colavito
23

24 Mayor Hardaway called to order the Board of Trustees portion of the joint meeting at 7:01 by calling
25 role confirming all Trustees were present.
26

27 **Public Comment Period:**

28 Carla Marceau stated that she was representing the Community Party.
29

30 Schleelein moved to close the public comment period. Seconded by Capogrossi.

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

32 Nays: None
33

34 **Progress Report on Village Code**

35 *Chart of Uses Updates*

36 Both boards were provided with an updated potential Chart of Uses. Baker explained that the chart
37 was separated into 3 sections with each section being assigned to two members of the Planning
38 Board for review and proposed changes. Each two-member group would present any changes
39 and/or recommendations at separate meetings. At the meeting following each presentation, the
40 Planning Board would discuss issues and benefits of suggested changes to either uses or districts.
41

42 Baker stated that he and Greenwald had met with a representative from the B & T (Business and
43 Tech) and HHS (Health and Human Resources) Districts to discuss similar types of changes within
44 those areas.
45

46 The Planning Board is currently working on use definitions. In some cases, existing definitions are
47 outdated, overlapping, or confusing. After all of the review has been completed, the Planning Board
48 will send two representatives, with the recommended changes, to present to the Board of Trustees.
49 After the current definitions are reviewed and the potential changes in use are implemented, the
50 Planning Board will then cross reference new and existing language for consistency. This includes
51 matching district language with the new Chart of Uses.

52

53 During all of this review, the Planning Board has also pondered with creating new uses as well as
54 possible combining uses. When discussing potential changes, in almost all occasions, there was a
55 general consensus on the final recommendation. Baker noted that the basis of all of the discussion
56 about uses and district changes was the Comprehensive Plan.

57

58 Mayor Hardaway suggested adding a use that involves new technology such as AI and data centers
59 which could possibly demand large quantities of water use.

60

61 Future Code Update Suggestions (Short Term Rentals, Solar Energy Review, Battery Storage)

62 Baker stated that a Solar Energy Law was implemented and NYS has presented a sample Battery
63 Storage System Law (BESS) for municipalities to work from. Scott added that the Town of Dryden
64 is currently working on creating a BESS ordinance.

65

66 Short-Term Rentals is now regulated by the State but there is also a county registry.

67

68 Both boards decided to wait until the review of the Village Code by the Planning Board is completed
69 before implementing a schedule of future topics.

70

71 Sidewalk, Tree and Sign Law-Are they working?

72 Capogrossi suggested looking into having the developer maintain the sidewalk fronting their
73 property if said sidewalk was not connected to existing Village maintained sidewalks. This was a
74 past suggestion by John Courtney.

75

76 There was a discussion on whether to codify the Village's maintenance responsibility or not. French
77 suggested it could be added to the special permit conditions, or the Village could stop taking
78 dedications of sidewalks. Schleelein added that, just like potholes, most people think that if
79 something is damaged within the Village, the Village will maintain it. Courtney suggested posting
80 the sidewalk as "not maintained" if it is not a responsibility of the Village.

81

82 As far as the Tree Law goes, Scott suggested a wording change to waive the requirements if a
83 property has the obvious density requirements.

84

85 Capogrossi mentioned the active use of banners within the Village. Scott stated that he consistently
86 tells commercial property owners to remove banners. There was a discussion on what types of
87 signage is and is not allowed within the Village along with the possibility of holiday lighting and
88 memorial signage.

89

90

91

92 **Comprehensive Plan Update**

93 Greenwald had distributed the final draft of the Comprehensive Plan to everyone on both boards.
94 If there are any suggested changes, please contact Greenwald. Mayor Hardaway suggested setting
95 a March public hearing date at the first Board of Trustee meeting in February. The Planning Board
96 will discuss the Comprehensive Plan at their next meeting.

97

98 **Board to Board Relations-Training Ideas (NYCOM, NYPF, Village Retreat)**

99 One of the issues brought up in past Planning Board conversations was that the Board of Trustees
100 attend NYCOM events and the Planning Board attends NYPF events but the information doesn't
101 seem to get shared. There are several webinars that could be shared between boards to increase
102 topic information.

103

104 Capogrossi suggested a type of retreat where all board members get to interact with each other to
105 share information and get more acquainted with each other. Because of the possible cost, Mayor
106 Hardaway suggests waiting until after the upcoming budget cycle.

107

108 **Commercial Area Advisory Committee (CAAC) Update**

109 Greenwald summarized the committee vision below:

110

111 *The vision statement may include the following goals: (i) fostering open lines of*
112 *communication between the Village officials and local business owners and non-*
113 *residential developers; (ii) encouraging a variety of services and amenities including food*
114 *service and other services in all commercial areas; (iii) supporting economic development*
115 *that provides high quality employment opportunities with living wages and benefits; (iv)*
116 *projecting a business-friendly image by meeting the service needs of incoming and existing*
117 *businesses and by ensuring that all zoning changes, permit requirements, and development*
118 *and improvement guidelines are administered through a consistent, well-coordinated*
119 *process, and are easy for the public to access and understand; (v) identifying potential*
120 *cultural events that can enhance the business district; and (vi) supporting economic*
121 *development that enhances the property tax base.*

122

123 The next step would be to create an application form which would ask basic questions. Greenwald
124 stated that she has contacted the Chamber of Commerce who seemed interested in participating.

125

126 **Traffic Concerns (Janivar/ Bomax, Cayuga Mall)**

127 The Cayuga Mall still has issues with dangerous traffic near the entrances of the shops. It is certainly
128 positive that more stores have settled into this mall but traffic at the light on Triphammer Road has
129 become congested. It was stated that the Village has no authority to dictate traffic patterns on private
130 property.

131

132 The traffic lights have since been adjusted but Courtney believes that the light timing either changed
133 or malfunctioned causing traffic back up. Courtney added that a Safety Action Plan was done on the
134 North Triphammer Road Corridor and found it to be a relatively safe road. The Village has also
135 installed updated signal detection systems.

136

137 Capogrossi would like to have the Sheriff's Department sit near Janivar Drive during rush hour.
138 Mayor Hardaway will look into it but, the Sherrif's Department has a vast area to cover. Courtney
139 stated that he never approved of the Lansing Trails traffic patterns.

140

141 Courtney was complimented about the speed detection sign on Bomax Drive.

142

143 **Greenway Committee Update**

144 Greenwald said the committee is working to give each village park its own identity and provide a
145 mapped-out trail system with potential future trails with the help of a Cornell class who will provide
146 renderings.

147

148 Some parks are gauged towards adult activities while others have a children's theme.

149

150 Courtney is helping to develop a loop trail at Donald and Marian Hartill Park.

151

152 **General Discussion**

153 McCauley mentioned the poor parking lot condition at The Shops at Ithaca Mall. Capogrossi
154 informed everyone that Spencer Gifts is leaving the mall.

155

156 Scott noted that 134 Graham Road is under new ownership and they plan to renovate the buildings.
157 There is also the possibility of a couple of new eateries coming to the Triphammer Mall.

158

159 Baker stated that if there are any comments or suggestions for the next joint meeting please let him
160 or Hardaway know.

161

162 Yen stated that feedback is requested on the 2026 Cayuga Lake Watershed Intermunicipal
163 Organization (CWIO) work plan, priority items, and ideas for speakers, topics, and projects the
164 village is interested in. The next CWIO meeting is January 28th.

165

166 **Adjournment**

167 Carolyn moved to close the Board of Trustee portion of the meeting at 9:00 pm. Seconded by Yen
168 Ayes: Mayor Ronny Hardaway, Carolyn Greenwald, Kathleen Yen, Susan Ainsle, and Pat Gillespie.

169 Nays: None

170

171 Capogrossi moved to adjourn the Planning Board meeting at 9:00 pm. Seconded by McCauley.

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

173 Nays: None

174

175 Minutes by Mike Scott