

Village of Lansing
Board of Trustees /Planning Board Joint Meeting
Minutes of Monday, June 15, 2026

Present at the meeting:

Board of Trustee Members: Mayor Ronny Hardaway, Susan Ainslie, Pat Gillespie, Carolyn Greenwald, and Kathleen Yen

Planning Board Members: Chair Mike Baker, Soledad Almeida, Lorraine Capogrossi, Kevin Kelvington, Jim McCauley

Village Legal Counsel: Natalie French

Village Clerk/Treasurer: Jodi Dake

Village CEO: Michael Scott

Public included on Zoom: None

Mayor Hardaway called the Board of Trustees to order at 7:32pm. Baker called the Planning Board to order at 7:32pm. Hardaway opened the Public Comment period. There was no public present.

Motion - To Close the Public Comment Period

Mayor Hardaway made a motion to close the public comment period. Trustee Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye

Trustee Pat Gillespie-Aye

Trustee Kathleen Yen-Aye

Trustee Susan Ainslie-Aye

Carolyn Greenwald-Aye

Hardaway acknowledged that Tompkins County Department of Planning & Sustainability preformed a GML-239 Review of the 2026-2036 Comprehensive Plan that was adopted on March 2, 2026, and they found no significant county-wide or inter-community impacts. A certified copy of the resolution approving the Comprehensive Plan has been sent to Tompkins County.

Code Change Updates

Baker stated that the Planning Board has been going through the Chart of Uses for a better part of the last year. They looked at what is allowed in each district. They finished that and then Baker and Capogrossi reviewed it again to make sure everything was accurate. It will be going to the Trustees after the Planning Board incorporates some definitions that were missing or needed updating. There are also some new uses that are being added. There are also categories that are being split like light manufacturing verses heavy manufacturing. Reading through the section has been a great process. Most changes have been made and at the next Planning Board meeting they plan to go over the changes.

Greenwald asked if we should separate out any changes to accelerate the process. Baker thinks that at this point it would be better to present as a package since they are almost done.

45 Hardaway stated that when the Trustees review this information, they will need a Planning Board
46 member to answer any questions the Trustees may have. Baker stated that he would be in
47 attendance.

48

49 **Review Implementation Priorities from Comprehensive Plan**

50 Greenwald stated that her priorities are Greenway, economic development for the Village,
51 intermunicipal cooperation and community engagement. She would like to hear what priorities
52 for others are.

53

54 Capogrossi asked for this to be on the agenda because we have it stated in the Comprehensive
55 Plan that at the joint meeting we will review the priorities.

56

57 Greenwald stated that the Comprehensive Plan calls for the Greenway Plan to be updated every
58 few years and that is in process. They are looking at the parks as a system but then also each
59 parks identity. TG Miller has created a new trail/park map. We will have priorities for each park.
60 Each park will have their own unique identity. A memorial shade trees are planned for Hartill
61 Park this summer. The pollinator garden in Shannon Park should be started in the next couple of
62 weeks. Greenwald would like to see Dankert Park turn into a sports and exercise park. She feels
63 this will be good for the economic development of the Village.

64

65 Hardaway stated that we also have some sports activities at Hartill Park. Greenwald would like
66 to see tennis courts in Hartill Park. Pickleball is noisier so Dankert Park would be better for that.

67

68 Capogrossi stated that the YMCA is holding a free youth summer soccer league. They are
69 planning to use Hartill Park as one of their locations. Capogrossi stated that she has been
70 encouraging people to use that park.

71

72 Greenwald added that the CU Design Class thought that Northwoods Road looks like a private
73 road and people do not know there is a park down Northwoods Road. Park signage is needed at
74 the end of road. In general, people do not know there are trails and parks in the Village.

75 Capogrossi stated that she sees many people using the trails when she is out walking. Greenwald
76 would also like to connect Ned Hickey Park to Hartill Park with a trail.

77

78 Greenwald stated that in reference to economic development, Commercial Area Advisory
79 Committee (CAAC) is having its first meeting this week. She hopes that this group will have
80 some new ideas. She also hopes they will help to update the Village's design guidelines.

81

82 Greenwald stated that she would like to talk about having a vacancy tax like the City of Ithaca is
83 doing. She would also like to bring a pop-up library to the Triphammer area. Intermunicipal
84 cooperation is a great way to work with our neighboring communities.

85

86 Greenwald was notified by a neighbor that Village of Cayuga Heights got a grant to install a
87 sidewalk down Cayuga Heights Road.

88

89 Community engagement is another topic in the Comprehensive Plan. Greenwald thinks we
90 should consider getting social media.

Capogrossi presented a proposal for establishing a Community Engagement and Events Committee for the Village:

We need to strengthen community engagement by creating clear opportunities for residents to learn about the Village, its services, and what we offer. By fostering a welcoming environment and demonstrating our commitment to the community, we can encourage greater participation on Village committees and build stronger community connections.

A key part of this is increasing our visibility and presence at local events. We should actively host informational tables at high-attendance gatherings within the Village, for example one or two YMCA events or other community events like the Winter Farmers Market at the Triphammer Marketplace that draw significant participation. This type of direct engagement helps build relationships, improves communication, and strengthens trust between the Village and its residents.

Our committee structure does not support community engagement and event coordination. I think it is worth exploring the creation of a dedicated committee.

Recommendation

*Establishing a **Community Engagement and Events Committee** to coordinate and support engagement and community event efforts.*

*Create an official Village of Lansing, NY Facebook page that would be managed by the **Community Engagement and Events Committee** to serve as a central communications hub for Village-related information, that would include but not limited to:*

- *Welcoming new businesses to the Village*
- *Sharing upcoming local events and community activities*
- *Sharing siren notices and public safety information*
- *Sharing the Village newsletter and other official updates*
- *Cross-sharing information from other local organizations and partners*

This would help to improve overall Village communications. A twice-yearly newsletter is not sufficient on its own and does not effectively reach all segments of our population.

The goals in our Comprehensive Plan reflect a need to strengthen communication, transparency, and community connection within the Village. By creating a dedicated Committee and improving how we share information, we can ensure residents are better informed, more engaged, and more connected to what is happening in their Village.

Just as importantly, these efforts can help foster greater interest among residents in becoming more actively involved in Village government, including serving on committees and contributing their time and perspectives.

Ultimately, these steps support a more welcoming, accessible, and responsive local government.

Mission

*The **Community Engagement and Events Committee** shall advise and assist the Village in fostering community participation, coordinating community events and programs, supporting engagement*

140 initiatives, and strengthening connections among residents, businesses, organizations, and local
141 government.

142

143 Committee Structure

144 Chair: 1 Planning Board member

145 Planning Board members: 1-2 members total (includes Chair)

146 2-3 Resident volunteers

147 1-2 Trustee liaisons

148 1 Village Clerk liaison

149 Possibly 1 nonprofit or business representative

150

151 Meeting Schedule

152 Committee would meet monthly; may need to meet more frequently in the beginning while getting up to
153 speed but no more than twice a month.

154

155 Dake stated that at NYCOM they suggested that villages not get Facebook pages because of the
156 negativity that happens. It was suggested that if we do have a Facebook page we set it so that
157 people cannot comment. Capogrossi suggested that we follow businesses in the Village and not-
158 for-profits and share information on their events. It would not be a political type of communication.

159

160 Hardaway asked Capogrossi to write up a proposal for the Trustees to consider and can discuss
161 creating a committee. There are some structure parts that need to be considered. Yen thinks it is
162 also in line with Climate Smart Communities goals.

163

164 Greenwald would like to see a long-term goal of improving our website. She feels a website is the
165 best way to get information out. Greenwald went to a meeting where she learned that there are
166 classes on municipal websites. Capogrossi shared suggestions on how the village website should
167 be laid out. She does not think it is necessary to have everyone's phone numbers on our website.
168 She feels emails are enough.

169

170 Greenwald would like the Village to reconsider using ECodes for our Codification. She likes the
171 searchability of it. Baker stated that we have a lot of cleanup we need to do before we consider
172 that. At some point it may be worth reconsidering.

173

174 Yen stated that it is worth noting that we have completed some of our goals already. We created
175 CAAC and updated our Comprehensive Plan. There are some policies that need to be updated.
176 One is the Emergency Plan which is a priority for her. Another priority for Yen is having a variety
177 of housing that is affordable. She would also like to see the Village do everything they can to deal
178 with poorly maintained properties.

179

180 Hardaway stated that we could make cheap housing but the real goal is affordable housing for a
181 diverse neighborhood. When developers come in that should be the goal. Not just student housing
182 but family housing. Yen would like to see universal design and quality. Capogrossi added that we
183 do not want to see what is happening downtown.

184

185 The next topic was Community Outreach/Engagement which was already covered.

186

187 Greenwald finds that when she tries to do community engagement the best way to proceed is to
188 get to each neighborhood and get their list serve. Capogrossi doesn't think listservs are as useful
189 as they used to be. Spam filters do not like listservs. She thinks we should send out postcards to
190 everyone in the Village that includes a QR Code to scan and/or a link to the Village website.

191

192 Greenwald likes the idea of going to the winter farmers market and having a table. Capogrossi
193 likes the idea of a committee because she is very detailed and organized and she would want to
194 plan for an outreach committee. Greenwald pointed out that the Comprehensive Plans first goal is
195 to plan things. Hardaway stated that once we start to interact with the public, they will give us
196 ideas.

197

198 **Near/ Long Term Development and Sewer Units**

199 Baker stated that Brent Cross brought it up 2-3 years ago. Scott stated that Cross requested a survey
200 of long-term building outlook. Scott questioned whether we are concerned with available sewer
201 units. We had approximately 265 units and at that time we had the possibility of 3-4 developments
202 being proposed. Many of the developers have lost contact with us. Now the only proposed
203 development is 110 units at Bomax. Scott thinks we should talk to Cross and give him some
204 accurate numbers of where we are at. Once Scott does that, he will send it to the Planning Board
205 and Trustees.

206

207 Hardaway stated that the economy could change at any time, so we need to keep our eyes on this.
208 The ongoing concern for the last decade has been the availability of sewer units. Hardaway stated
209 that there are some ideas on how to distribute sewer. We need to watch for any new developments
210 that may be coming on. There will come a time when we will have to tell developers they can't
211 build because of sewer restraints. Scott will try to get new numbers and see what is happening with
212 Village of Cayuga Heights.

213

214 **Greenway Committee Summary**

215 Greenwald stated that the Greenway Committee has other issues they are dealing with so there will
216 not be an updated to the Greenway Plan until next year. Hardaway stated that Greenwald is good
217 at providing updates along the way and the Trustees will provide comments along the way. This
218 Greenway Plan will include a plan for the future.

219

220 **NYS Planning Federation Conference Update**

221 Baker and Capogrossi gave an update on the Planning Federation Conference they attended.

222

223 Capogrossi stated that she has been on the Planning Board since 2022 and this is the first time she
224 has attended. She found it very valuable and encouraged others to attend.

225

226 Capogrossi reported on the following six sessions which she attended:

227

1.Long Range Comprehensive Plans

228

-emphasized need for a strong vision statement (Village of Perry has a good one)

229

-include census data & graphics

230

-look for trends

231

-update goals every five years

232

2.Why Design Guideline Matter

233 -Ithaca Design Guidelines is a good example
 234 -streetscapes are important
 235 -complete streets
 236 3.Engagement and Conflict-Turning Challenge into Opportunity
 237 -facilitating guidelines for community leaders
 238 -community leadership is about facilitating so a community can lead itself.
 239 4. When the Answer is No How to Successfully Decipher Site Plans
 240 5.Navigating Ethics
 241 6. Large Scale Renewable Energy
 242
 243 Baker attended the following sessions:
 244 1. Planning & Zoning Case Updates
 245 -Baker thinks these are things we already do here
 246 Greenwald noticed that it is hard for a person presenting a site plan review to comprehend
 247 what we are saying.
 248 2. Revising Zoning
 249 -included a lot of statistics
 250 3. Large Scale Renewable Energy
 251 -went because of the solar law we passed.
 252 -covered process that they follow.
 253 -his biggest take away was when the project is State run the Village still has to stay involved.
 254 Village laws still apply.
 255 4. SEQR Update
 256 -this session discussed the annual changes
 257 Mike Scott stated that the SEQR change regarding disadvantaged communities started June
 258 12th.
 259 5. NYSDEC Wetland Regulations
 260 -talked about different cases
 261 6. Public Officer Law Update
 262 -the big takeaway was Data Center
 263 -putting a moratorium into effect
 264
 265 Greenwald asked if we could put a moratorium on carnivals. There were a lot of problems last year
 266 and they are back again. French stated that it has to be done by local law.
 267
 268 Baker will encourage others to go next year. Each year we budget for two Planning Board members
 269 to attend the conference.
 270
 271 Greenwald stated that Cornell Design Class asked her what she was most interested in.
 272 Greenwald's response was pedestrian comfort. On Triphammer she wants to see sidewalks,
 273 benches, shade trees, colored bike lanes. She hopes that the class will come up with other ideas.
 274 Capogrossi feels that the only charming part of our Village is from the carwash to the Village
 275 Office. Everything else is commercial. Hanging baskets on lampposts or increasing flowers could
 276 increase the charm of the Village.
 277
 278 Hardaway stated that with shade trees you have to be careful what you plant because of visibility.

279 Greenwald stated that the Greenway Committee and Courtney have been talking to Cayuga
280 Landscaping about site lines and all the limiting factors for trees that will get planted along N.
281 Triphammer. Courtney wanted a unified look, but Cayuga Landscaping came back with a plan that
282 has more variety. Conditions are different everywhere so having different trees actually works
283 better.

284

285 Baker stated that in Trumansburg they have community gardens and people who volunteer to
286 maintain them. Dake stated that that would be great if anyone knows people that would like to
287 volunteer to let her know. Currently the Orcutt's take care of our flowerboxes on our Village of
288 Lansing entrance signs and Tompkins Community Bank maintains the entrance sign area beside
289 the bank at the corner of Triphammer Road and Sheraton Drive.

290

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

292 Greenwald stated that the first CAAC meeting is on Thursday at 11am. She sent the new committee
293 members the Design Guidelines and Comprehensive Plan via email. Currently there are 10
294 members on the committee.

295

296 **Battery Energy Storage Systems (BESS)**

297 Baker stated that Kayleigh Furth from Sol Source Power gave a presentation on BESS systems in
298 general at the last Planning Board meeting. She then moved on to talk about the proposed project
299 at the Fish & Game Club on East Shore Drive.

300

301 Scott stated that he will get out a draft proposed New York State Law. The new uniform code has
302 a BESS section. The New Electric Code (NEC) also has regulations. They include more safety
303 features. We already have two BESS System's in the Village at Dairy One (private) and Ithaca
304 Tompkins International Airport.

305

306 Scott and Baker are starting on a model law. It will take 2-3 days to put a draft law together. Scott
307 stated that it may be ready by the June 30th Planning Board meeting.

308

309 Yen added that there is also BESS training for local fire departments.

310

311 **Vacancy & Commercial Maintenance-The Mall**

312 Greenwald would like to draft a vacancy law with French. City of Ithaca has a vacancy law. They
313 created a registry and a fee schedule. The goal would be to incentivize owners to not leave their
314 buildings vacant. Hardaway stated that this would be a new way to assess and fine properties. It
315 would be one more thing for the Code Officer to do.

316

317 Scott stated that in Fire Code vacant buildings are listed as they "may" be subject to fire inspection
318 which leads him to believe they are optional. He could put vacant buildings on a schedule to have
319 fire inspections. Hardaway suggested we start with commercial properties and then see about
320 residential. There is already a model law that we can use.

321

322 Hardaway brought up commercial maintenance at the Shops at Ithaca Mall. We have decided to go
323 forward with litigation since they have already been given 90-day notices which they have not
324 complied with. Scott stated that most times when he sends a notice it usually gets resolved in 30

325 days. The Shops at Ithaca Mall has taken 90 days. French stated that Scott will get all the notices
326 sent, along with updated pictures and we will give them 21 days of service. French stated that a
327 failure to follow remedy orders is being filed with the Town of Lansing court. We will continue to
328 fine them until the parking area is fixed.

329

330 **General Discussion**

331 Planning Board member, Kelvington, brought up that there is no signage at the crosswalk on Dart
332 Drive that goes to Big Lots. He wondered if we could get signs that say there is a crosswalk ahead.
333 Hardaway will bring it up to Courtney. Greenwald suggested that Kelvington send an email to
334 Courtney and cc Hardaway.

335

336 Almeida wondered more about the BESS. She has concerns with noise and what it would do to
337 property value. She would appreciate more information sharing. Baker suggested inviting people
338 to the Planning Board meetings when they start to discuss the BESS Law. Almeida thinks there is
339 a lot of misinformation out there. Hardaway stated that we should put something in the BESS Law
340 regarding noise.

341

342 Baker stated that he appreciates everyone getting their topics in. He feels this was a great meeting.

343

344 Greenwald gave a shout out to Longshots for being a great place to watch the soccer world cup.
345 The new Thai food restaurant, Nounou's, plans to open on Friday. Adelitas is moving forward
346 with their liquor license, but it is unknown when they plan to open. Lastly, she stated that
347 Lakebreeze Ice Cream is making their own homemade ice cream.

348

349 Yen stated that Water Resources met this afternoon for a site visit to Cornell University
350 Wastewater Treatment Facility. She also recommended the Toy Library in the Shops at Ithaca Mall
351 across from the barber shop.

352

353 Hardaway stated that the Bolton Point 50th Anniversary Community Celebration is July 15th from
354 12pm-3pm. Hardaway will be posting it on the Village website. Dake pointed out that there were
355 printed copies on the table along with updated directories and extra Comprehensive Plans.

356

357 **Adjournment**

358 Motion-To Adjourn Planning Board

359

360 Almeida motioned to adjourn the Planning Board. McCauley seconded the motion. A vote
361 was taken:

362

363 Mike Baker-Aye

Soledad Almeida-Aye

364 Lorraine Capogrossi-Aye

Kevin Kelvington-Aye

365 Jim McCauley-Aye

366

367 Motion- To Adjourn Board of Trustees

368

369 Hardaway motioned to adjourn the Board of Trustees. Trustee Ainslie seconded the
370 motion. A vote was taken:

371

372

Mayor Ronny Hardaway-Aye

Trustee Susan Ainslie-Aye

373

Trustee Pat Gillespie-Aye

Carolyn Greenwald-Aye

374

Trustee Kathleen Yen-Aye

375

376

The meeting adjourned at 9:22pm.

377

378 Jodi Dake, Clerk/Treasurer

379