

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
March 29, 2022

The meeting of the Village of Lansing Planning Board meeting via Zoom was called to order at 7:01 PM

Present at the meeting:

Planning Board Members: Mike Baker, Pat Gillespie, Monica Moll, and Lisa Schleelein

Absent Members: Jim McCauley

Village Legal Counsel: Natalie French

Village Engineer: Brent Cross

Village Trustee Liaison: Pat O'Rourke

Village CEO: Michael Scott

Public included: Kelly Maher from Holt Engineering; Adam Long. Steve Knapp, Tony Votaw, and John Gaetano from CMA; Susan Ainslie, Bryan Dietz, Simon Moll, and Mayor Hardaway.

Approval of the Minutes

Baker moved to approve the February 22, 2022 minutes. Seconded by Moll

Ayes: Baker, Gillespie, Moll, and Schleelein.

Nays: None

Baker moved to approve the March 14, 2022 minutes. Seconded by Moll

Ayes: Baker, Moll, and Schleelein.

Nays: None

Public Comment Period:

With no one wishing to speak, Gillespie moved to close the public comment period. Seconded by Baker.

Ayes: Baker, Gillespie, Moll, and Schleelein.

Nays: None

Schleelein read the following agenda item:

Public Hearing for Special Permit 2022-4557

The Cayuga Medical Center at Ithaca, Inc is proposing to use the recently purchased former Bon-Ton store and two leased spaces in The Shops at Ithaca Mall located at 40 Catherwood Drive (Tax Parcel # 47.1-1-22).Should we change to reflect current parcel 47.1-1-22.1? The proposed renovation would include outpatient medical offices and related administration offices. Clinics and Office spaces are permitted uses within the Commercial High Traffic District with a Special Permit pursuant to Village Code Section 145-43 D(1)(c) and (g). The design modifications include a new exterior fenestration and entrance canopy.

44 Scott stated that he received the new assigned tax parcel numbers for the Mall subdivision so he will
45 make that change to the special permit introduction. Scott also said that he received the public
46 hearing mailings.

47

48 Mahar introduced Long, Knapp, Votaw, and Gaetano to the Planning Board.

49

50 Long explained that they are still in the programming phase of the project to renovate the existing
51 space into a primary care outpatient clinic along with clinical cardiology offices. Cayuga Medical
52 will also be renting the former GAP store area as well.

53

54 Mahar reviewed the potential site entry area. Water lines will need to be upgraded for the sprinkler
55 system. The entry sidewalk will be modified to allow for a drop-off patient area and 2 new side entry
56 ways will be installed to meet egress code. The front of the building will be cleaned up, windows
57 added, and new plantings installed. There will be a new canopy over the entry doors to protect
58 patients and a new CMA sign is being designed.

59

60 Mahar said that the interior will be gutted except for an electrical room which houses the main for
61 the entire building. There will be a wide lobby with a greeting area and large waiting rooms on both
62 sides. The rest of the area behind that will be clinic space and then an office area located in the GAP
63 area. Mahar mentioned that they are still working through some details on the layout and mechanical
64 needs.

65

66 Schleelein asked how many medical offices were planned. Mahar said that there will be 66 exam
67 rooms, 4 blood drawing areas, and a few other specialty rooms.

68

69 Scott asked if this was intended to be a large Convenient Care facility or strictly private doctors.
70 Mahar said that it would be more like the latter.

71

72 Long added that the doctors would be sharing many of the rooms.

73

74 There was some discussion about the mechanical systems. Medical waste will be handled like any
75 other medical facility and regulated by the County and State.

76

77 Schleelein would like to see something done to the parking lot to prevent vehicles from racing across
78 the parking spaces and providing islands of greenery.

79

80 Votaw explained that an area of parking was included in the sale of the lot with the ability to use
81 other areas of the Mall for parking. At this time, there are no plans to upgrade the parking lot other
82 than providing the handicap spaces needed for the proposed project. Schleelein said that added
83 upgrades would be something the Village would be interested in.

84

85 Moll asked about number of employees and hours of operation.

86

87 Long stated that there will be approximately 100-110 employees and there will be standard hours
88 with possibly a moderate increase to 6-7pm.

89 Moll asked about exterior lighting. Mahar said that there will be new canopy lighting and Votaw
90 said that the parking lot is well lit.

91

92 Scott requested a parking lot layout to be able to calculate the required parking spaces.

93 Cross also emphasized a closer look at parking and pedestrian traffic.

94

95 Dietz, who lives on Stone Creek, would like to see the walkway improved that leads from the
96 Shannon Park development to the Mall on the west side. Scott will send Dietz the information
97 discussed during the Mall Subdivision pertaining to the said walkway.

98

99 Baker asked about access to the rest of the Mall. Mahar said that there will be 2 corridor exit/entries
100 into the main Mall area near the Mall entries to the north and south.

101

102 O'Rourke asked if there would be an opportunity for walk-in patients similar to a convenient care.
103 Long said not at this time.

104

105 O'Rourke asked about whether this new facility would replace the other CMA facilities in the
106 Village. Long stated that some of the facilities would be moved to the new location and others would
107 be repurposed for other uses.

108

109 It is an approximate 3-6 month process to begin construction and a possible year to completion. All
110 are estimates only.

111

112 Cross wanted to make sure that CMA was aware of the past stormwater issues especially in front of
113 the parcel to the north. Votaw said that they were made aware of the situation during the property
114 transfer. French will look into the ECCR agreement as it pertains to the parking lot and possible
115 changes and improvements.

116

117 The public hearing will remain open.

118

119 **Other Business**

120 The Planning Board reviewed and discussed a proposed Tree Conservation Law. Scott is still
121 working on presenting the proposed law in code form.

122

123 Schleelein suggested that the Planning Board start looking at updating some of the Village Code.

124

125 Scott reviewed what was going on in the Village and possible upcoming events and suggests doing
126 a hybrid meeting the next time.

127

128 Schleelein reminded the Planning Board that there is still a critical need for additional members.

129 Schleelein asked if the members of the Planning Board need to be a registered voter and/or citizen.

130 French said a non-citizen cannot be appointed to the Planning Board but it is not necessary for a
131 member to be a registered voter

132

133 There was some discussion about the Dart Drive development in process at the corner of Dart and
134 Graham.

135

136 **Trustee Report**

137 Baker gave a Trustee report for the March 21, 2022 Board of Trustees meeting. Please see the
138 minutes of the Board of Trustee meeting on the Village website.

139

140 **Adjournment**

141 Baker moved to adjourn at 8:09. Seconded by Gillespie.

142 Ayes: Baker, Gillespie, Moll, and Schleelein.

143 Nays: None

144

145 Minutes taken by: Michael Scott, CEO