

Village of Lansing  
Planning Board Meeting  
Minutes of Monday,  
April 11, 2022

The meeting of the Village of Lansing Planning Board meeting via Zoom was called to order at 7:02 PM

**Present at the meeting:**

**Planning Board Members:** Mike Baker (zoom), Pat Gillespie (in-person), Jim McCauley (zoom), Monica Moll (zoom), and Lisa Schleelein (in-person).

**Absent Members:** None

**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, and John Gaetano from CMA; Samantha McBean, Simon Moll, Susan Ainslie, and Mayor Hardaway.

**Approval of the Minutes**

No minutes available for approval

**Public Comment Period:**

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

Ayes: Baker, Gillespie, McCauley, 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 # 47.1-1-22.1). 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.*

Maher sent Scott the proposed number of medical staff for the new facility as well as the short EAF Part I.

43 Scott said as per the number of medical providers (24) and staff (100), the proposed facility would  
44 require 196 total parking spaces. Satellite imaging shows 164 spaces within the property  
45 boundaries. Scott stated that the Planning Board can allow less parking than required if  
46 circumstances are justified. In this case, the abundance of existing spaces for the entire Mall may  
47 be reasoning for a decrease.

48 Schleelein said that there is shared parking because of the ECCR agreement and asked how the  
49 calculations came about for parking spaces. Scott stated that it was Village Code but did not know  
50 where the origin of those calculations came from. Maher said that the numbers for parking seem  
51 consistent with neighboring municipalities.

52 Long stated that the provided total medical and staff numbers are generous and that in most  
53 occasions, all would not be there at the same time.

54 French added that the ECCR agreement has specifics on parking spaces such as 5 full spaces per  
55 1,000 square feet of building floor area and a minimum width of 9 feet.

56 Schleelein expressed concern about vehicles driving straight through the parking lot creating a  
57 dangerous situation.

58

59 Cross added that NYS does allow for a reduction in parking space size for economy-style vehicles  
60 and local code allows for a 20% decrease of required parking.

61

62 French recommended that approval from the Mall ownership of the parking lot layout be a  
63 condition for the special permit.

64

65 Schleelein mentioned adding bike racks and electric car charging stations would be desirable.

66

67 The Planning Board would like to see a full parking lot layout with possible islands for  
68 landscaping. It was also agreed that a 20% reduction down to 157 required spaces is reasonable  
69 with an increase in green area and for safety.

70

71 There will be 6 handicap spaces instead of the existing 2.

72

73 The Planning Board reviewed the short EAF provided. There were some requested changes that  
74 Maher will make.

75

76 Cross requested sanitary information be provided to determine if there will be an increase with the  
77 proposed project over the former mercantile use.

78

79 The public hearing will remain open.

80

### 81 **Other Business**

82 The Planning Board reviewed and discussed a proposed Tree Conservation Law.

83 Scott had sent out the proposed law in Village Code format.

84

85 French said that she was still working on some changes.

86

87 Schleelein questioned how the proposed law would be applied to large parking lots and Malls.

88 There was discussion about that subject. Schleelein said that the enforcement section was left out

89 of this latest draft and asked Scott to add the enforcement section back in and add the tree fine

90 information so it is very clear and also add that any other violation would be enforced as per

91 Section 75.

92

93 There was discussion about how to prove that 25% of trees had been cut. Moll suggested a

94 separate law for parking lot trees.

95

96 There was more discussion about the formatting of law.

97

98 Schleelein asked the PB members to start looking into code issues/definitions.

99

100 Schleelein introduce McBean as a possible Planning Board candidate.

101

102 **Trustee Report**

103 Moll gave a Trustee report for the April 4, 2022 BOT meeting. Please see the minutes of the Board

104 of Trustee meeting on the Village website.

105

106 **Adjournment**

107 Baker moved to adjourn at 8:25. Seconded by Gillespie.

108 Ayes: Baker, Gillespie, McCauley, Moll, and Schleelein.

109 Nays: None

110

111 Minutes taken by: Michael Scott, CEO