

Village of Lansing
Planning Board Meeting
Minutes of Monday,
February 12, 2024

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The meeting of the Village of Lansing Planning Board meeting was called to order at 7:02 PM. A Zoom option was also provided.

Present at the meeting:

Planning Board Members: Mike Baker, Lorraine Capogrossi, Pat Gillespie, Jim McCauley and Lisa Schleelein.

Alternate Member: Yamila Fournier

Village Legal Counsel: Natalie French

Village Engineer: Not available

Village Trustee Liaison: Susan Ainslie (Zoom)

Village CEO: Michael Scott

Public included: Zellman Warhaft (Zoom) representing the Community Party. Hope Anderson and Melissa Gagnon representing Northeast Pediatrics, LLC

Approval of the Minutes

Schleelein moved to approve the January 30, 2024 minutes. Seconded by Capogrossi.

Ayes: Baker, Capogrossi, Gillespie, McCauley and Schleelein.

Nays: None

Public Comment Period:

Susan Ainslie as Trustee liaison

Gillespie moved to close the Public Comment period. Seconded by Schleelein.

Ayes: Baker, Capogrossi, Gillespie, McCauley and Schleelein.

Nays: None

Baker read the following agenda item:

Public Hearing for Special Permit #2024-4740

Northeast Pediatrics, LLC, located at 10 Graham Road West (Tax Parcel #47.1-1-17.12), is proposing to construct additional parking spaces for their facility. As per Village Code Sections 145-42.2C(1) and 145-58B(2), a Special Permit is required.

McCauley moved to open the public hearing for Northeast Pediatrics, LLC. Seconded by Schleelein.

44 Ayes: Baker, Capogrossi, Gillespie, McCauley and Schleelein.

45 Nays: None

46

47 Anderson and Gagnon introduced themselves as representatives of Northeast Pediatrics, LLC.

48 Scott stated that he has the required mailings for the public hearing. Scott then explained the Code
49 process for why the proposed request would require a special permit.

50

51 Scott has determined that, as per Village Code, the medical facility would need close to 90 parking
52 spaces which would be impossible given the size of the lot. There are currently 45-50 existing
53 parking spaces requiring some staff members and clients to park across the street at the YMCA and
54 maneuver their way across Graham Road West. Although the addition 4-5 spaces proposed would
55 help some, there would still be a lack of parking.

56

57 Scott brought up the site plan and confirmed that the new spaces would fit the proposed area.

58

59 The Village received Graham Road West as part of a land exchange when the Shops at Ithaca
60 subdivided. There was also a 30' wide ingress/egress easement granted to the Village on the south
61 side of the road (side towards NE Ped LLC). By only being allowed to install the new parking spots
62 up to the easement line, the front yard parking setback in the CMT District would be satisfied.

63

64 Scott had spoken with Village Engineer Brent Cross the week before and Cross has no stormwater
65 or engineering issues with the proposal.

66

67 Scott has also spoken with Superintendent of Public Works, John Courtney about the easement and
68 sidewalks. There is a sidewalk plan (Scott showed on the screen) for Graham Road West included
69 in the Village Budget that shows the sidewalk being installed on the north side of the road. Courtney
70 does not recommend a sidewalk be installed in front of Northeast Pediatrics because it would become
71 a dead-end and because the southwest corner is not capable of accommodating the grade required
72 for ADA compliance.

73

74 Fournier suggested a crosswalk near Butler Road.

75

76 There were some questions about the sidewalk plan and Scott suggested that the Planning Board
77 continue the conversation later in the evening.

78

79 Scott stated that the Short EAF provided by Anderson should be reviewed for any suggested changes.

80

81 Anderson clarified that they have rented 6 spaces at the YMCA for employees to use.

82

83 Fournier suggested that the Planning Board get Northeast Pediatrics the parking spaces that they
84 have asked for now and have the Planning Board continue to review how to get those walking or
85 riding the bus to the building safely.

86

87 Scott added that Courtney does not suggest placing a crosswalk in the middle of a road for fear of
88 vehicles not stopping.

89

90 It was noted that there is a bus stop near the Northeast Pediatrics building.

91

92 Schleelein asked if parking spots could be installed behind the building. Anderson stated that it is
93 very wet behind the building.

94

95 McCauley suggested adding spaces to the east. Scott stated that there is a stream there.

96

97 French asked about a tree inventory. Anderson is open to the idea of adding some trees to the
98 property. It was suggested that trees would help with the saturated area behind the building.

99

100 Fournier calculated the number of tree units that would be required for that size of a lot and stated
101 that if not practical, a contribution to the Tree Bank is an option.

102

103 Scott asked Anderson to provide a tree survey for the next meeting. Street trees have already been
104 planted.

105

106 Schleelein asked about the size of the parking spaces. Scott verified that there is room for 9' x 20'
107 spaces.

108

109 There was some discussion about stop signs at the Graham Road West and Loop Road intersections.

110

111 Fournier suggested tabletop crosswalks to help slow traffic.

112

113 Baker stated that raised intersections were discussed in the past with Courtney and Cross. Baker
114 believes it wasn't a popular subject.

115

116 The Planning Board discussed the bus routes in that area.

117

118 Baker wanted to get back to the sidewalk discussion. Scott stated that a sidewalk in front of the
119 Northeast Pediatrics building is unnecessary because it won't connect to anything.

120

121 Fournier asked Anderson how many people use the bus to get to your facility. Anderson said about
122 3 per day.

123

124 Fournier stated that the future of this area and the County in general is and will be moving towards
125 walkable communities and that is something we, as a Planning Board, should be aware of.

126

127 French said that the proposed special permit doesn't have any connection to a crosswalk at this point.

128

129 Anderson said that she reached out to the owner of the vacant Chinese restaurant across the street
130 for possible parking but, it never worked out.

131

132 Because the sidewalk the Village will be installing on the south side of Graham Road West ends at
133 the property line of Northeast Pediatrics, the Village may need an easement from Northeast
134 Pediatrics to extend that sidewalk to the first driveway for walking convenience.

135

136 French suggested an easement be a condition to the special permit approval.

137

138 The Planning Board reviewed Part 1 of the Short EAF.

139

140 There were a couple of changes to the EAF so Scott will make those changes and send to Anderson
141 for review and signing.

142

143 The public hearing will remain open.

144

145 **Trustee Report**

146 Schleelein gave a Trustee Report for the January 22nd meeting. The report was mainly about the
147 Solar Law that was proposed to the Board of Trustees and how it was met with some resistance. The
148 meeting can be viewed on YouTube.

149

150 **Other Business**

151 Scott had sent the Planning Board a comparison between Uses stated in each District and the Use
152 Chart provided in the Village Zoning Section. Some Uses were in one section and not on the chart.

153

154 There are also several minor changes needed in the existing Code.

155

156 French will work on the “Lot Line Adjustment” wording which is now confusing.

157

158 Schleelein suggested updating some definitions also.

159

160 Fournier suggested using County planning resources to help update the Village Code and
161 Comprehensive Plan.

162

163 Fournier also suggested the possibility of downsizing Graham Road West as an option to help with
164 the problem of a safe crosswalk from the bus stop to Northeast Pediatrics. Scott stated that the 3
165 entry/exit roads leading to the Shops at Ithaca were designed for the maximum occupancy of the
166 mall for emergency egress and traffic flow so narrowing of the road may not be possible.

167

168 **Adjournment**

169 Schleelein moved to adjourn at 8:40. Seconded by Gillespie.

170 Ayes: Baker, Capogrossi, Gillespie, McCauley and Schleelein.

171 Nays: None

172

173 Minutes taken by: Michael Scott, CEO