

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
May 27, 2025

The meeting of the Village of Lansing Planning Board meeting was called to order at 7:01 PM. A Zoom option was also provided.

Present at the meeting:

Planning Board Members: Mike Baker, Yamila Fournier, and Lisa Schleelein.

Absent Members: Lorraine Capogrossi and Jim McCauley

Alternate Member: No Alternate

Village Legal Counsel: Natalie French

Village Engineer: Absent

Village Trustee Liaison: Kathleen Yen

Village CEO: Michael Scott

Public included: Kathleen Yen, Jonathon Jeske, John Driscoll and Angie Yin (Zoom)

Approval of the Minutes

Schleelein moved to approve the May 12, 2025 minutes. Seconded by Fournier

Ayes: Baker, Fournier, and Schleelein

Nays: None

Public Comment Period:

No Comments

Fournier moved to close the public comment period. Seconded by Schleelein

Ayes: Baker, Fournier, and Schleelein

Nays: None

Baker read the following agenda item:

Continue the Public Hearing for Special Permit #2025-4851

Angie Yin is proposing to open a daycare and after-school program in a portion of a building located at 2343 North Triphammer Road (Tax Parcel 47.1-3-5) which is owned by Lama Brothers, LLC. The proposal is a Change of Use with a change in applicable parking needed which requires a Special Permit in the Commercial Medium Traffic District.

Scott stated that the County GML-239 was returned with no recommendations suggested. The Planning Board was given a new layout with the requested changes to the site plan including a photo of the proposed fencing and the location on the site with respect to the Triphammer sidewalk. Scott

45 recommended that no tree planting be required because of the existing tree line to the south providing
46 enough shade for the play area.

47

48 Schleelein was at the site and recommends possibly planting a couple of trees on the Triphammer
49 Road side of the fence to provide summer sun from the west. Schleelein also pointed out the large
50 sewer vent that could possibly be an issue with the fencing.

51

52 Scott suggested cutting the pipe flush with the ground and using a metal vent cap to cover.

53

54 Schleelein suggested having this addressed within the conditions of the resolution.

55

56 Yin will need to meet State criteria for an educational facility as well as Code and Zoning.

57

58 Baker informed Yin that some type of shade provider should be installed on the western part of the
59 fencing.

60

61 Fournier moved to close the public hearing. Schleelein seconded.

62 Ayes: Baker, Fournier, and Schleelein

63 Nays: None

64

65 Baker read through the general conditions for special permit approval.

66

67 Schleelein moved to accept that the general conditions have been met. Seconded by Fournier.

68 Ayes: Baker, Fournier, and Schleelein

69 Nays: None

70

71 Baker read through the following resolution:

72

73 ***VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR***
74 ***SPECIAL PERMIT NO. 2025-4851 ADOPTED ON MAY 27, 2025***

75 *Motion made by:* Lisa Schleelein

76 *Motion seconded by:* Yamila Fournier

77 ***WHEREAS:***

78 *A. This matter involves consideration of the following proposed action: Angie Yin is*
79 *proposing to open a daycare and after-school program in a portion of a building located*
80 *at 2343 North Triphammer Road (Tax Parcel 47.1-3-5) which is owned by Lama Brothers,*
81 *LLC. The proposal is a Change of Use with a change in applicable parking needed which*
82 *requires a Special Permit in the Commercial Medium Traffic District.; and*
83

84 B. *The Planning Board finds this to be a Type II action for SEQR purposes which would*
85 *require no further action; and*
86

87 C. *On May 12, 2025 and May 27, 2025, the Village of Lansing Planning Board opened and*
88 *continued a public hearing regarding this proposed action, and therein thoroughly*
89 *reviewed and analyzed (i) the materials and information presented by and on behalf of the*
90 *applicant in support of this proposed action, including information and materials related*
91 *to the environmental issues, if any, which the Board deemed necessary or appropriate for*
92 *its review, (ii) all other information and materials rightfully before the Board (including,*
93 *if applicable, comments and recommendations, if any, provided by the Tompkins County*
94 *Department of Planning in accordance with General Municipal Law Sections 239-1 and*
95 *239-m), and (iii) all issues raised during the public hearing and/or otherwise raised in the*
96 *course of the Board's deliberations. The public hearing was closed on May 27, 2025.*
97

98 ***NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:***
99

100 1. *The Village of Lansing Planning Board hereby finds (subject to the conditions and*
101 *requirements, if any, set forth below and the provisions provided for in paragraph "B"*
102 *above) that the proposed action meets (i) all general conditions required for all special*
103 *permits (Village of Lansing Code Section 145-59E); (ii) any applicable conditions*
104 *required for certain special permit uses (Village of Lansing Code Section 145-60); and*
105 *(iii) any applicable conditions required for uses within a Combining District (Village*
106 *of Lansing Code Section 14561); and*

107 2. *It is hereby determined by the Village of Lansing Planning Board that Special Permit*
108 *No. 2025-4851 is **GRANTED AND APPROVED**, subject to the following conditions*
109 *and requirements:*

110 a. *Soil and Erosion control measures and water quality techniques shall be*
111 *implemented and coordinated as required and approved by the Village of Lansing*
112 *Code Enforcement Officer and/or the Village of Lansing Engineer, and a plan for*
113 *maintenance and said control measures and quality techniques over time shall be*
114 *established with the Village of Lansing Code Enforcement Officer and/or the*
115 *Village of Lansing Engineer.*
116

117 b. *Prior to a building permit being issued, approval by the Village of Lansing*
118 *Engineer and Village of Lansing Storm Water Officer of, but not limited to, site*
119 *work, storm water management and infrastructure plans, and implementation*
120 *thereof. Drainage easements for potential impact from the stormwater*
121 *management facilities on neighboring parcels shall be obtained, provided to the*

Village for approval by the Village Engineer, Stormwater Officer and Attorney, and thereafter recorded at the Tompkins County Clerk's Office.

c. Required permits, approvals, consents and other authorizations from all applicable Federal, State, County and local governmental and regulatory agencies shall be obtained, maintained and complied with for all permitted improvements, operations and activities as authorized by this special permit approval, and such improvements, operations and activities shall at all times comply with all applicable Federal, State, County and local laws, codes, rules and regulations.

d. Address and accommodate that sewer vent(s) within the fenced in area to the satisfaction of the Village DPW Supervisor and Code Enforcement Officer.

The vote on the foregoing motion was as follows:

AYES: Baker, Fournier and Schleelein

NAYS:

The motion was declared to be carried.

Baker read the following agenda item:

Discussion of Village Code Changes and Corrections

Baker stated that he and Jim are trying to set up a time to review the HDR and B&T districts for allowed Uses. In the meantime, Carolyn Greenwald has contacted a representative from Cornell Real Estate about discussing the B&T district Uses and moving forward.

The Planning Board will need to decide how to handle the review process of the Village Uses whether to have teams of 2 or individual reviews.

Baker had spoken with Mayor Hardaway about how to present the proposed Use changes to the Board of Trustees. Mayor Hardaway recommended submitting all of the changes at once.

Schleelein expressed concern about dragging the review process out and would like to set a completion date as a goal.

Other Business

Schleelein brought up the subject of the Shops at Ithaca Mall parking lot and the poor condition. Scott has issued an Order to Remedy on April 15th for 30 days which has come and gone. The Board of Trustees has approved Scott perusing an Appearance Ticket from the Town of Lansing Court.

160 Baker and Mayor Hardaway have discussed a possible meeting with the Shops at Ithaca Mall
161 representative pertaining to future plans for the mall.

162

163 **Trustee Report**

164 Baker reported on the May 19th Board of Trustees meeting. The meeting can be viewed on YouTube
165

166 Because Scott will be away for the June 9th meeting and no agenda items have been submitted in
167 time for him to review in advance of the meeting, the June 9th Planning Board meeting will be
168 cancelled.

169

170 **Adjournment**

171 Schleelein motioned to enter executive session to discuss potential appointments to the Planning
172 Board and to not reconvene. Seconded by Fournier.

173 Ayes: Baker, Fournier, and Schleelein

174 Nays: None

175

176 Time 7:37

177

178 Schleelein moved to come out of executive Session. Fournier Seconded.

179 Ayes: Baker, Fournier, and Schleelein

180 Nays: None

181

182 Time 8:12

183

184 Minutes taken by: Michael Scott, CEO

185