

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
January 28, 2025

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 (Zoom) and Lisa Schleelein (Zoom)

Absent Members: None

Alternate Member: Yamila Fournier

Village Legal Counsel: Natalie French

Village Engineer: Brent Cross (Zoom)

Village Trustee Liaison: Susan Ainslie (Zoom)

Village CEO: Michael Scott

Public included: David Huckle, representing Borg Warner; Greg Mosure and Grete Day, representing the Bolton Point project; Tina Arcuri, representing Coastal Sign Services, Inc; David Fernandez and Athena Conzone, representing Cayuga Landscaping; and Lisa Skrubis.

Approval of the Minutes

Gillespie moved to approve the November 11, 2024 minutes. Seconded by Capogrossi.

Ayes: Baker, Capogrossi, Gillespie, McCauley and Schleelein

Nays: None

Public Comment Period:

Susan Ainslie as Trustee liaison.

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

Ayes: Baker, Capogrossi, Gillespie, McCauley and Schleelein

Nays: None

Baker read the following agenda item:

Planning Board Review for Ross Signage

Ross Dress For Less has signage for their proposed new store located at the Cayuga

Mall (2309 N Triphammer Road) which has a Planned Sign Area (PSA). As per the

44 *PSA Section V(b), Planning Board approval shall be required for sign(s) that exceed 55 sq.*
45 *ft. prior to the issuance of a sign permit by the Village Zoning Officer.*

46

47 Scott explained that Ross Dress For Less will be moving into the JoAnn Fabrics tenant space at
48 the Cayuga Mall. This move does not require a special permit but the proposed signage supplied
49 by Tina Arcuri does require review by the Planning Board as per the requirements of the Cayuga
50 Mall Planned Sign Area (PSA). The PSA states that any signage over 56 square feet would require
51 Planning Board approval.

52 Scott reviewed the proposed signage which calculated out to be 313.85 square feet which included
53 a façade sign, side building sign and 3 other small signs. As per the PSA, the maximum square
54 footage allowed without requiring a variance would be 150 square feet.

55 The Planning Board was concerned about the double amount of sign square footage as well as the
56 aesthetics of a 126 square foot side building sign.

57 After reviewing all of the information provided, The Planning Board agreed to allow just the front
58 façade sign which measures 164.5 square feet.

59 It was explained to Arcuri that if the intention was to go ahead with the 164.5 square foot façade
60 sign, a variance would need to be approved for the 14.5 square foot overage of the allowed 150
61 square feet. If Arcuri reduces the proposed sign to 150 square feet or less, no further Board
62 approval would be necessary.

63 Baker read the following agenda item:

64

65 **Public Hearing for Lot Line Change #2025-4835**

66 *Borg Warner Ithaca, LLC is proposing to reconfigure lot lines of parcels solely owned by their*
67 *company. The lots involved are located on the north side of Bomax Drive and include 780 Warren*
68 *Road. The proposed plat changes can be viewed at the Village of Lansing Office.*

69

70 Gillespie moved to open the public hearing for Lot Line Change #2025-4835. Seconded by
71 Capogrossi.

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

73 Nays: None

74

75 Scott stated that he received the require mailings for the subdivision.

76

77 Scott explained that the Village is currently working on a proposed local law dealing with strictly
78 lot line changes but, until then, the current process would be to use the language provided for a
79 subdivision.

80

81 The Planning Board would first need to declare whether the proposed Subdivision is a Major or
82 Minor Subdivision.

83

84 Scott continued and stated that the proposed lot line changes maintain 2 parcels that would be
85 classified as “land locked” due to the Town of Lansing and Village of Lansing Municipal
86 Boundary. French had suggested a condition be required on the resolution which states; *The*
87 *proposed Parcels E and B are "landlocked" due in part to a municipal boundary. As a condition*
88 *of this subdivision, any future conveyance of Parcel E and Parcel B must include a tax map parcel*
89 *with frontage on a public highway or street, or a deeded right of way access to a public highway*
90 *or street. Further, the Applicant shall not convey their adjacent parcels in such a way that would*
91 *landlock Parcel E or Parcel B.*

92

93 Scott added that no SEQR or GML-239 is required for this proposal.

94

95 Huckle explained that he was there to represent Borg Warner and there were 2 reasons for these
96 parcel changes. First, changes were made to “clean up” the boundary lines and second, provide
97 parcels appropriate for future projects.

98

99 Cross said that a parcel (with a stormwater facility) currently owned by Borg Warner, if sold, would
100 need to have a stormwater maintenance agreement provided. Although the agreement would not
101 pertain to this application, Cross wanted everyone to be aware for any future sales and development.

102

103 Huckle is aware of the situation and sees no issues when moving forward.

104

105 Baker stated that the Planning Board usually holds public hearings for 2 meetings but, sees this lot
106 line change as a simple process and asked the Planning Board members if they had an issue with
107 closing this out tonight.

108

109 Gillespie moved to close the public hearing for Lot Line Change #2025-4835. Seconded by
110 Capogrossi.

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

112 Nays: None

113

114 Baker read the following resolution:

115

116 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR FINAL PLAT*
117 *APPROVAL OF MINOR SUBDIVISION #2025-4835 ADOPTED ON JANUARY*
118 *28, 2025*

119 *Motion made by: Pat Gillespie*

120

121 *Motion seconded by: Lorraine Capogrossi*

122 **WHEREAS:**

123 A. *This matter involves Final Plat approval consideration of the following proposed action:*
124 *BorgWarner Ithaca, LLC is proposing to reconfigure lot lines of parcels solely owned by*
125 *their company. The lots involved are located on the north side of Bomax Drive and include*
126 *780 Warren Road; and*

127
128 B. *On January 28, 2025, the Village of Lansing Planning Board, in accordance with*
129 *subsection D of Section 125-5 of the Village of Lansing Code, (i) reviewed the sketch plan*
130 *submitted with respect to this proposed action; and (ii) classified the proposed subdivision*
131 *as a minor subdivision; and*

132
133 C. *The Planning Board finds this to be a Type II action for SEQR purposes; and*

134
135 D. *On January 28, 2025, the Village of Lansing Planning Board held a public hearing*
136 *regarding this proposed action, and thereafter thoroughly reviewed and analyzed (i) the*
137 *proposed final subdivision plat and accompanying materials and information presented by*
138 *and on behalf of the applicant in support of this proposed action, including information*
139 *and materials related to environmental issues, if any, which the Board deemed necessary*
140 *or appropriate for its review; (ii) all other information and materials rightfully before the*
141 *Board; and (iii) all issues raised during the public hearing and/or otherwise raised in the*
142 *course of the Board's deliberations.*

143
144 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

145 1. *Based upon all of its foregoing review and action, it is hereby determined by the Village*
146 *of Lansing Planning Board that approval of the proposed BorgWarner Minor*
147 *Subdivision is **GRANTED**, subject to the conditions and requirements set forth below;*
148

149 *Conditions and Requirements:*

150

151 A. *The proposed Parcels E and B are "landlocked" due in part to a municipal boundary.*
152 *As a condition of this subdivision, any future conveyance of Parcel E and Parcel B*
153 *must include a tax map parcel with frontage on a public highway or street, or a deeded*
154 *right of way access to a public highway or street. Further, the Applicant shall not*
155 *convey their adjacent parcels in such a way that would landlock Parcel E or Parcel B.*
156

157 2. *The Chairperson of the Village of Lansing Planning Board is hereby authorized and*
158 *directed to sign the final plat for the approved minor subdivision in accordance with*
159 *subsection G of Section 125-6 and subsection A of Section 125-15 of the Village of*
160 *Lansing Code.*
161

162 *The vote on the foregoing motion was as follows:*

163 *AYES: Baker, Capogrossi, Gillespie, McCauley and Schleelein*

164 *NAYS: None*

165

166 *The motion was declared to be carried.*

167

168 Baker read the following agenda item:

169

170 **Public Hearing for Special Permit #2025-4836**

171 *The Southern Cayuga Lake Intermunicipal Water Commission (SCLIWC) is planning to upgrade*
172 *the electrical control equipment at the Raw Water Pumping Station located at Bolton Point Road*
173 *(TP # 42.1-1-37.1).*

174 Scott stated that a GML-239 application was sent out a few days earlier and the County has 30 days
175 to respond.

176

177 Greg Mosure described the workings of the pump station and stated that the electrical switch gear is
178 approaching 50 years old and need to be replaced. The new pole barn will house much of the new
179 and upgraded equipment.

180

181 Cross was able to communicate with Grete Day earlier in the day to answer many of the outstanding
182 questions he had. Day had provided a completed Short EAF including both Parts 2 and 3 essentially
183 declaring themselves as the Lead Agency. After the conversation, Day has no issue with the Village
184 conducting their own SEQR review.

185

186 Cross stated that he cannot remember ever having a project within the Village of Lansing Floodplain
187 Area because of the lack of Floodplains.

188

189 Cross continued by describing the difference between the project's flood line and the Lake's high-
190 water mark along with question as to how the proposed fill will affect these. After speaking with
191 Day, Cross learned that Day has already reached out to the Army Corp of Engineers and has been

192 issued a permit which covers them for slope stabilization. Day will send a copy of the permit received
193 from the Army Corp. Cross will review this permit which hopefully will answer his questions.

194

195 Cross also stated that there is minimal ground disturbance which would not require a Full SWPPP
196 but, would recommend an erosion plan for the construction aspect of the job along with 2 of the
197 DEC recommended green practices.

198

199 Day will do more research on the green practices requirements.

200

201 Scott added that because the site is within the Unique Natural Area, generally the Planning Board
202 would require a botanist report for fauna and flora however, the provided Short EAF has information
203 about local species which would seem adequate enough in this case.

204

205 Schleelein is concerned about the structure's elevation given the recent extreme weather events and
206 asked if Cayuga Lake has water level controls.

207

208 Mosure answered that water levels of Cayuga and Seneca Lakes are controlled at the main outlets.

209

210 The proposed structure will be heated and cooled with a split system and outside condenser.

211

212 Fournier brought up the planting plan which the Planning Board discussed.

213

214 There is also enough density on the site to satisfy the Tree Law.

215

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

217

218 The public hearing will remain open.

219

220

221 **Other Business**

222

223 The Planning Board had a discussion with David Fernandez and Athena Conzone about the local
224 Tree law. Because of the extent of information discussed, please see the YouTube video uploaded.

225

226 Topics of Discussion include:

227

1) Village Tree Planting Program

228

2) Appropriate trees to plant under certain different conditions.

229

3) How trees are sold

230

4) How to plant

231

5) Types of soil

232

6) Density and unit calculation

233

7) Developments vs. Home owner

234

8) Reducing the 2" caliper requirement

235

9) Refiguring Tree Unit Value of Existing Trees

236

237 **Trustee Report**

238 McCauley reported on the January 6th Board of Trustees meeting. The meeting can be viewed on
239 YouTube

240

241 **Adjournment**

242

243 Capogrossi moved to adjourn at 9:19. Seconded by Gillespie.

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

245 Nays: None

246

247 Minutes taken by: Michael Scott, CEO