

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14

**TOWN OF LANSING PLANNING BOARD**  
**MEETING August 26, 2024**  
**Lansing Town Hall, 29 Auburn Road**

15  
16  
17

**Board members Present:**

Al Fiorille, Chair  
Sandy Dennis-Conlon, Vice-Chair  
Larry Sharpsteen  
Dean Shea  
Christine Hass  
John Licitra  
Danielle Hautaniemi

**Excused:**

Thomas Butler

18  
19  
20  
21  
22  
23  
24  
25  
26  
27

**Also Present:**

Kelly Geiger, Planning Clerk, Mason Molesso, Planner, John Zepko, Joe Wetmore

**Public Present:**

Arlene Krebs  
Rhonda Schweiger  
Steve Schweiger  
Andy Sciarabba  
Chris Hesse  
Scott Morgan  
Jack Litzenberger  
Scott Cardamone

28 Chair Al Fiorille opened the meeting at 6:30 pm.

29  
30  
31

**Action Items:**

32 **Project: Site Plan Review** Site Plan Review of Salt Point Brewery's site modifications: new walk-in  
33 cooler, stage/performance area

34 **Applicant:** Chris Hesse

35 **Location:** 6 Louise Bement Lane Tax Parcel # 31.-1-16.6

36 **Project Description:** The applicant proposes to add a new walk-in cooler and to construct a new stage/  
37 music performance area once time and money allows. This project is located in the B1 Zoning District.

38 **SEQR:** This is a Type II action under SEQR 617.4 (c)(9), requiring no further action  
39 **Anticipated Action:** Review of updated drawing, Public Hearing, final decisions/conditions of  
40 approval.

41

42 **Summary of Discussion:**

- 43 • Chris Hesse was present to discuss this project.
- 44 • Board discussed Fencing, Egress, location and dimension siting location of future  
45 stage/pavilion area, parking, bike rack, parking in proximity to future EV charging station.
- 46 • Board approved the project

47

48 **RESOLUTION PB 24-08**

49

50

51

52

53

54

55

**TOWN OF LANSING PLANNING BOARD RESOLUTION - STATE  
ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND  
SITE PLAN APPROVAL - SALT POINT BREWERY SITE PLAN MODIFICATIONS, 6  
LOUIS BEMENT LANE TAX PARCEL # 31.-1-16.6**

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

**WHEREAS,** an application was made by Chris Hesse, owner, for Site Plan Review of modifications made to the original site plan: addition of a new walk – in cooler, as well as a new stage and musical performance area. Some labeling was also edited to accurately reflect what had and had not been built to date. This project is located in the B1 Zoning district; and

**WHEREAS,** 6 NYCRR § 617 of the State Environmental Quality Review Act (“SEQRA”) requires that a Lead Agency be established for conducting environmental review of projects in accordance with state environmental law, and the Lead Agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action; and

**WHEREAS,** the Planning Board, being the local agency, which has primary responsibility for approving the action declares itself the Lead Agency for the review of this action under SEQRA; and

**WHEREAS,** 6 NYCRR § 617.5 (c)(9) determines “construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent

73 with local land use controls, but not radio communication or microwave transmission  
74 facilities” to be a Type II action, which is not subject to further review under SEQRA; and  
75

76 **WHEREAS**, Project plans, and related information, were duly delivered to the Tompkins  
77 County Planning and Sustainability Department per General Municipal Law § 239; *et seq.*, and  
78 such **Department responded** in a May 8, 2024, letter from Katherine Borgella, Tompkins  
79 County Commissioner of Planning, pursuant to §239 -l, -m, and -n of the New York State  
80 General Municipal Law found no intermunicipal impacts; and  
81

82 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of  
83 the Town code relative to site plan review, the unique needs of the Town due to the  
84 topography, the soil types and distribution, and other natural and man-made features upon  
85 and surrounding the area of the proposed site plan, and the Planning Board has also  
86 considered the zoning in the area and the project in light of the Town’s Comprehensive Plan  
87 and compliance therewith, and as the underlying use is a permitted use in the zone in which  
88 located; and  
89

90 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning  
91 Board, now therefore be it **RESOLVED** as follows:  
92

- 93 1. That the Planning Board of the Town of Lansing does hereby grant Site Plan approval  
94 for the (modifications) addition of a new walk-in cooler as well as stage and musical  
95 performance area.
- 96 2. Applicant must update final site plan drawings to show dimensions siting location off  
97 future stage/ pavilion area -dimension off northwest corner of “cov. porch” or some  
98 other relevant fixed location.
- 99 3. Applicant must update final site plan drawings to show bike rack/parking in  
100 proximity to “future EV charging station”.  
101  
102

103 Dated: August 26, 2024  
104

105 Motioned by: John Licitra

106 Seconded by: Dean Shea  
107

108 VOTE AS FOLLOWS:

109

110 Tom Butler -Absent

111 Sandy Conlon -Aye

112 Christine Hass -Aye

113 Danielle Hautaniemi-Aye

114 John Licitra -Aye

115 Larry Sharpsteen -Aye

116 Dean Shea -Aye

117 Al Fiorille - Aye

118

119

120

121 **Project: Review of Minor Subdivision Plat of Land at 2661 N Triphammer Road**

122

123 **Project:** Review of Minor Subdivision Plat of land at 2661 N Triphammer Road

124 **Applicant:** Jack Litzenberger

125 **Location:** 2661 N. Triphammer Road Tax Parcel # 44.-1-25

126 **Project Description:** The applicant proposes to subdivide the lot at 2661 N. Triphammer Road into  
127 two lots: Parcel A (parent lot), a 1.15-acre parcel including the dwelling unit and Parcel B, a 1.21-acre  
128 vacant lot. This property is located in the R2 Zoning District.

129 **SEQR:** This is an Unlisted action under SEQR 617.4 and will require further review

130 **Anticipated Action:** Public Hearing, SEQR pt. 2, Final decision / conditions

131

132 **Summary of Discussion:**

133 • Jack Litzenberger was present to discuss this project.

134 • The Board approved the project

135

136 **RESOLUTION PB 24-09**

137

138 **TOWN OF LANSING PLANNING BOARD RESOLUTION**

139 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION**

140 **AND MINOR SUBDIVISION PLAT APPROVAL FOR**

141 **2661 N. TRIPHAMMER ROAD TAX PARCEL # 44.-1-25**

142

143 **WHEREAS,** an application was submitted for Minor Subdivision Plat review by Jack

144 Litzengerger owner of 2661 N. Triphammer Road, for the proposed subdivision of the existing  
145 2.36 acre lot (tax parcel number 44.-1-25) into 2 parcels: the parent lot "Parcel A" (1.15 acres)  
146 and the new, vacant lot "Parcel B" (1.21 acres). This property is located in the R2 zoning; and  
147

148 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor  
149 Subdivision, for which the respective completed applications were received May 17, 2024;  
150 and  
151

152 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA")  
153 requires that a Lead Agency be established for conducting environmental review of projects  
154 in accordance with state environmental law and the Lead Agency shall be that local agency  
155 which has primary responsibility for approving and funding or carrying out the action; and  
156

157 **WHEREAS**, the Planning Board, being the local agency, which has primary responsibility for  
158 approving the action declares itself the Lead Agency for the review of this action under  
159 SEQRA; and  
160

161 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the  
162 Town's local laws relative to subdivisions and the unique needs of the Town due to the  
163 topography, the soil types and distributions, and other natural and man-made features upon  
164 and surrounding the area of the proposed subdivision, and the Planning Board has also  
165 considered the Town's Comprehensive Plan and compliance therewith; and

166 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as  
167 adequate: "Subdivision Plat showing the lands of Jack Litzengerger...", prepared by Sheive  
168 Land Surveying and dated 6/13/2024; a Short Environmental Assessment Form (SEAF),  
169 Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Staff; and other  
170 application materials;

171 **WHEREAS**, this action is exempt from the General Municipal Law County Planning  
172 referral requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-n  
173 through an Inter-Governmental Agreement between the Tompkins County Planning  
174 Department and the Town of Lansing dated 24 November 2003, as "residential subdivisions  
175 of fewer than 5 lots all of which comply with local zoning standards and Tompkins County  
176 Sanitary Code requirements, and do not involve new local roads or streets directly accessing  
177 a State or county road" are excluded from GML referral requirements: and

178 **WHEREAS**, on 26 August 2024, the Planning Board reviewed and considered the  
179 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road,  
180 Lansing, New York 14882 and duly held a public hearing on the Minor subdivision  
181 application, and all evidence and comments were considered, along and together with the  
182 requirements of the Town's subdivision regulations, existing development in the surrounding  
183 area, the public facilities and services available, the Town's Comprehensive Plan and the  
184 Land Use Ordinance, site characteristics and issues, and any potential on- and off-site  
185 environmental impacts; and

186  
187 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning  
188 Board.

189 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing  
190 determines the proposed project will result in no significant impact on the environment and  
191 that a Negative Declaration for purposes of Article 8 of the Environmental Conservation  
192 Law be filed in accordance with the provisions of Part 617 of the State Environmental  
193 Quality Review Act for the action of Minor Subdivision approval for Town of Lansing Tax  
194 Parcel Number 44.-1-25, for Jack Litzenberger; and be it further

195  
196 **RESOLVED**, that the Town of Lansing Planning Board Grants Final Approval of the  
197 Application for a Minor Subdivision of certain land at 2661 N. Triphammer Road, Lansing,  
198 New York, subject to the following conditions:

- 199
- 200 1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning  
201 Board Chair, thereafter, presenting and obtaining the signing of the plat by Tompkins  
202 County Assessment Department stamp followed by filing in the Tompkins County  
203 Clerk's Office, followed by provision of proof of such filing within the time limit  
204 requirements of 62 days with the Town of Lansing Code Enforcement Office.

205  
206 Dated: 26 August 2024

207  
208 Motion by: Sandy Conlon  
209 Secoded by: Christine Hass

210  
211  
212

213 **VOTE AS FOLLOWS:**

214

215 **Tom Butler -Absent**

216 **Sandy Conlon -Aye**

217 **Christine Hass -Aye**

218 **Danielle Hautaniemi-Aye**

219 **John Licitra -Aye**

220 **Larry Sharpsteen -Aye**

221 **Dean Shea -Aye**

222 **Al Fiorille - Aye**

223

224

225 **Project: Review of Minor Subdivision Plat of Land at 372 Holden Rd**

226 **Applicant:** Arlene Krebs

227 **Location:** 372 Holden Rd Tax Parcel # 4.-1-9

228 **Project Description:** Minor subdivision of 372 Holden Road into 3 parcels: the parent lot, “Parcel A”  
229 and “Parcel B”.

230 **SEQR:** This is an Unlisted action under SEQR 617.4 and will require further review

231 **Anticipated Action:** Preliminary Subdivision Plat Review, Set Public Hearing Date

232

233 **Summary of Discussion:**

- 234 • Arlene Krebs was present to discuss this project.
- 235 • The Board set Public Hearing for September 2024

236

237

238 **Project: Sketch Plan Review of Major Subdivision at 0 Teeter Rd**

239 **Applicant:** Scott Cardamone

240 **Location:** 0 Teeter Road Tax Parcel # 37.1-7-18.12

241 **Project Description:** Major Subdivision of approximately 8.9 acres into three lots, including 580’ of  
242 8” DI water main plus three (3) services.

243 **SEQR:** This is an Unlisted action and will require further review

244 **Anticipated Action:** Sketch Plan Review of project.

245

246 **Summary of Discussion:**

- 247 • Andy Sciarabba and Scott Cardamone were present to discuss this project.
- 248 • The Board set Public Hearing for September 2024

249 **Project: Extension of Site Plan Approval for Cayuga Vista Apartments**

250 **Project:** Extension of Site Plan Approval for Cayuga Vista Apartments

251 **Applicant:** Scott Morgan, SDM Rentals

252 **Location:** Cayuga Vista Drive, TPN 37.1-2-53.59

253 **Project Description:** Extension of Site Plan Approval

254

255 **Summary of Discussion:**

- 256 • Scott Morgan was present to discuss this project.
- 257 • The Board approved a 3-year extension

258

259

260 **Other Business:**

- 261 • Joe Wetmore gave a liaison report from the August 21, 2024, Town Board meeting

262

263

264 **Adjourn Meeting**

265 Meeting adjourned at the call of the Planning Board Chair at 7:25pm.

266 Minutes Taken and Executed by Kelly Geiger

267

268 **Access to public documents available online at:**

269 **Planning Board Email** [tolcodes@lansingtown.com](mailto:tolcodes@lansingtown.com)

270 **Town Website** <https://www.lansingtown.com>