

1 **TOWN OF LANSING PLANNING BOARD**

2 **MEETING November 18, 2024**

3 **Lansing Town Hall, 29 Auburn Road**

4
5
6 **Board Members Present:**

7 Al Fiorille, Chair
8 Sandy Dennis-Conlon, Vice-Chair
9 Larry Sharpsteen
10 Dean Shea
11 Christine Hass
12 John Licitra
13 Thomas Butler

Excused:

Danielle Hautaniemi

14
15 **Also Present:**

16 Kelly Geiger, Planning Clerk
17 Mason Molesso, Planner,
18 Joe Wetmore, TB Liaison

19
20 **Public Present:**

21 Jared Lusk
22 Brent Morgan
23 Pat Snyder
24 Steven Saggese
25 Lin Davidson

26
27 Chair Al Fiorille opened the meeting at 6:31 pm.

28
29 **Action Items:**

30
31 **Project: Site Plan Review of Minor Subdivision Plat of land at 172 Benson Road**

32 **Applicant:** Steve Saggese

33 **Location:** 172 Benson Rd Tax Parcel # 38.-1-2

34 **Project Description:** Minor subdivision of 172 Benson Road into 3 parcels: “Proposed Parcel A”
35 (123.56 acres), “Proposed Parcel B” (4.44 acres) and “Proposed Parcel C” (13.66 acres). This property
36 is located in the R3 zoning district

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

38 **Anticipated Action:** Public Hearing, SEQR, final approval pending public comments

39 **Summary of Discussion:**

- 40
 - Steve Saggese was present to discuss this project.
 - Board Approved this project

41
42
43 **RESOLUTION PB 24-14**

44
45 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
46 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND**
47 **MINOR SUBDIVISION PLAT APPROVAL FOR**
48 **172 BENSON ROAD TAX PARCEL # 38.-1-2**

49
50 **WHEREAS,** an application was submitted for Minor Subdivision Plat review by Steve Saggese, on
51 behalf of the owners of 172 Benson Road, for the proposed subdivision of the existing 141.66 acre lot,

52 Tax parcel number 38.-1-2, into 3 parcels: “Proposed Parcel A” (123.56 acers), “Proposed Parcel B” (4.44
53 acres) and “Proposed Parcel C” (13.66 acres). This property is located in R3 Residential Mixed-Use zoning;
54 and

55
56 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor
57 Subdivision, for which the respective completed applications were received September 25, 2024; and

58
59 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that
60 a Lead Agency be established for conducting environmental review of projects in accordance with
61 state environmental law and the Lead Agency shall be that local agency which has primary
62 responsibility for approving and funding or carrying out the action; and

63
64 **WHEREAS**, the Planning Board, being the local agency, which has primary responsibility for approving
65 the action declares itself the Lead Agency for the review of this action under SEQRA; and

66
67 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the Town's
68 local laws relative to subdivisions and the unique needs of the Town due to the topography, the soil
69 types and distributions, and other natural and man-made features upon and surrounding the area of
70 the proposed subdivision, and the Planning Board has also considered the Town's Comprehensive
71 Plan and compliance therewith; and

72 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate:
73 "Subdivision Plat – Lands of – Shari Lynn Kearl..”, prepared by Reagan Land Surveying and
74 dated “July 18 2024”; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the
75 Applicant, and Part 2, prepared by the Planning Staff; and other application materials;

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

83 **WHEREAS**, on November 18, 2024, the Planning Board reviewed and considered the
84 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New
85 York 14882 and duly held a public hearing on the minor subdivision application, and all evidence
86 and comments were considered, along and together with the requirements of the Town's subdivision
87 regulations, existing development in the surrounding area, the public facilities and services available,
88 the Town's Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any
89 potential on- and off-site environmental impacts; and

90
91 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board; and

92 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing determines
93 the proposed project will result in no significant impact on the environment and that a Negative
94 Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance
95 with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor
96 Subdivision approval for Town of Lansing Tax Parcel Number 38.-1-2, for Steve Saggese on behalf of
97 the property owners; and be it further

98
99 **RESOLVED**, that the Town of Lansing Planning Board Grants Final Approval of the Application for a
100 Minor Subdivision of certain land at 172 Benson Road, Lansing, New York, subject to the following
101 conditions:

- 102
103 1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board
104 Chair, thereafter, presenting and obtaining the signing of the plat by Tompkins County
105 Assessment Department stamp followed by filing in the Tompkins County Clerk's Office,
106 followed by provision of proof of such filing within the time limit requirements of 62 days
107 with the Town of Lansing Code Enforcement Office.
108

109 Dated: November 18, 2024

110
111 Motion by: Larry Sharpsteen

112 Seconded by: Christine Hass
113

114 **VOTE AS FOLLOWS:**

115
116 **Tom Butler -Aye**

117 **Sandy Conlon –Aye**

118 **Christine Hass –Aye**

119 **Danielle Hautaniemi-Absent**

120 **John Licitra -Aye**

121 **Larry Sharpsteen -Aye**

122 **Dean Shea –Aye**

123 **Al Fiorille - Aye**
124
125

126 **Project: Site Plan Review of Minor Subdivision Plat of land at 1187 Ridge Road**

127 **Applicant:** Norman (Lin) Davidson

128 **Location:** 1187 Ridge Road Tax Parcel # 15.-1-17.2

129 **Project Description:** Minor subdivision of 1187 Ridge Road into 3 parcels: “Parcel A” (6.28 acres),
130 “Parcel B” (a 3.28-acre flag lot) and “Parcel C” (.99 acres). This property is located in the RA Rural
131 Agricultural zoning district

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

133 **Anticipated Action:** Public Hearing, SEQR, final approval pending public comments
134

135 **Summary of Discussion:**

- 136
 - Lin Davidson was present to discuss this project.
 - The Board approved this project137
138

139 **RESOLUTION PB 24-15**

140
141 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
142 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND**
143 **MINOR SUBDIVISION PLAT APPROVAL FOR**
144 **1187 (15.-1-17.2), 1183 (15.-1-17.1) AND 1181 (15.-1-16) RIDGE ROAD**
145

146 **WHEREAS**, an application was submitted for Minor Subdivision Plat review by Norman Lin
147 Davidson, owner, for the proposed reconfiguration of the existing lots located at 1187 (15.-1-17.2),
148 1183 (15.-1-17.1) and 1181 (15.-1-16) Ridge Road. Three reconfigured lots are proposed: “Parcel A”
149 (6.28 acres), “Parcel B” (3.30 acres), and “Parcel C” (.98 acres). These parcels are located in the RA
150 Rural Agricultural zoning district; and

151
152 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor
153 Subdivision, for which the respective completed applications were received October 15, 2024; and
154

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

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

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

168 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate:
169 "Preliminary Subdivision Plat showing Lot Reconfiguration of Lands...", prepared by Sheive Land
170 Surveying and dated "9/23/24"; a Short Environmental Assessment Form (SEAF), Part 1, submitted
171 by the Applicant, and Part 2, prepared by the Planning Staff; and other application materials;

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

179 **WHEREAS**, on November 18, 2024, the Planning Board reviewed and considered the
180 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New
181 York 14882 and duly held a public hearing on the minor subdivision application, and all evidence
182 and comments were considered, along and together with the requirements of the Town's subdivision
183 regulations, existing development in the surrounding area, the public facilities and services available,
184 the Town's Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any
185 potential on- and off-site environmental impacts; and

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

188 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing determines
189 the proposed project will result in no significant impact on the environment and that a Negative
190 Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance
191 with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor
192 Subdivision approval for Town of Lansing Tax Parcel Numbers 15.-1-17.2, 15.-1-17.1, and 15.-1-16, for
193 Norman Lin Davidson; and be it further

194
195 **RESOLVED**, that the Town of Lansing Planning Board Grants Final Approval of the Application for a
196 Minor Subdivision of certain lands at 1187 (15.-1-17.2), 1183 (15.-1-17.1) and 1181 (15.-1-16) Ridge
197 Road, Lansing, New York, subject to the following conditions:

- 198
199 2. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board
200 Chair, thereafter, presenting and obtaining the signing of the plat by Tompkins County
201 Assessment Department stamp followed by filing in the Tompkins County Clerk's Office,
202 followed by provision of proof of such filing within the time limit requirements of 62 days
203 with the Town of Lansing Code Enforcement Office.
204

205 Dated: November 18, 2024
206
207 Motion by: Larry Sharpsteen
208 Seconded by: Christine Hass
209

210 **VOTE AS FOLLOWS:**

211
212 **Tom Butler -Aye**
213 **Sandy Conlon –Aye**
214 **Christine Hass –Aye**
215 **Danielle Hautaniemi-Absent**
216 **John Licitra -Aye**
217 **Larry Sharpsteen -Aye**
218 **Dean Shea –Aye**
219 **Al Fiorille - Aye**
220
221

222 **Project: Lot Line Adjustment – Lot Line Adjustment (totaling 1+acre) at 65 Brooks Hill Road**

223 **Applicant:** Patrick Snyder, agent on behalf of Coral Reeves

224 **Location:** 65 Brooks Hill Road

225 **Project Description:** Lot line adjustment moving approximately 4 acres of land from 8-1-21.22 and
226 adding it to the existing 1 acre 8-1-21.21 (total 5 acre “new” lot)

227 **SEQR:** Type II (617.5 (C)(16)), no further review required

228 **Anticipated Action:** Preliminary Plat review, schedule public hearing for next month
229

230 **Summary of Discussion:**

- 231 • Patrick Snyder was present to discuss this project.
 - 232 • The board approved the project, no public hearing necessary
- 233

234 **Project: Site Plan Review – Cellular Communications Tower located at 1767 E. Shore Drive**

235 **Applicant:** Jared Lusk, agent on behalf of Verizon Wireless

236 **Location:** 1767 E. Shore Drive

237 **Project Description:** Site Plan Review and coordinated SEQR review of proposed cellular
238 communication tower located at 1767 E. Shore Drive

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

240 **Anticipated Action:** review of site plans
241

242 **Summary of Discussion:**

- 243 • Jared Lusk and Brent Morgan were present to discuss this project.
 - 244 • The board discussed fall zone concerns and standards, limited area of coverage, view sheds,
245 weather balloon flight, notifying residents, chain link fence, and buffering
 - 246 • The Planning board declared Lead Agency
 - 247 • Project will go to Zoning Board in December
- 248
249
250

252 **STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION -**
253 **DECLARATION OF LEAD AGENCY – 149’ MONOPOLE VERIZON WIRELESS**
254 **CELLULAR COMMUNICATIONS TOWER LOCATED AT 1767 E. SHORE**
255 **DRIVE TPN 37.1-6-9**

256 **WHEREAS**, an application was made by Jared Lusk, of Nixon Peabody LLP, for Verizon
257 Wireless, Owner, for site plan approval of a 145’ (+ 5’ lightening rod) monopole cellular
258 communications tower and associated site facilities as shown on sheet “CA100” found in the
259 drawing set “Site Name: Reach Run Zoning Drawings..” dated 4/24/24, on lands situated at
260 1767 East Shore Drive in the Town of Lansing, New York, otherwise known as Tax Parcel
261 numbers 37.1-6-9. The project is located in the R2 Residential zoning district which does not
262 permit the use of a cellular communications tower, and will require the issuance of a Use Variance
263 through the Town of Lansing Zoning Board of Appeals; and

264
265 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA")
266 requires that a Lead Agency be established for conducting environmental review of projects
267 in accordance with local and state environmental law and the Lead Agency shall be that local
268 agency which has primary responsibility for approving and funding or carrying out the
269 action; and

270
271 **WHEREAS**, The Planning Board of the Town of Lansing is believed best suited to review
272 the impacts of this proposed Site Plan as (i) the Planning Board is the only body with
273 jurisdiction to review the Site Plan and issue the final Site Plan approval, (ii) the Planning
274 Board is best situate to understand and evaluate the potential unique impacts of such Site
275 Plan upon the Town based upon the developmental patterns, topography, and unique
276 natural and non-natural features of the Town of Lansing, including known streams,
277 wetlands, UNAs, agricultural resources of value, and archeosensitive sites within or near
278 the proposed Site Plan area, (iii) the Planning Board has the broadest governmental powers
279 for investigating the potential or actual impacts of the Site Plan and implementing
280 conditions or mitigating controls, and accordingly (iv) the Planning Board has the greatest
281 capacity for providing the most thorough environmental assessment of the proposed Site
282 Plan; and

283
284 **WHEREAS**, this proposed action is an Unlisted Action, per 6 NYCRR 617.4 for the purpose
285 of conducting a coordinated environmental review pursuant to the State Environmental
286 Quality Review Act ("SEQRA");

287
288 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

289
290 That the Town of Lansing Planning Board does hereby declare itself Lead Agency for the
291 coordinate environmental review for the action of site plan review.

292
293 Dated: November 18, 2024

294
295 Motioned by: Larry Sharpsteen
296 Seconded by: Dean Shea

297
298

299 **VOTE AS FOLLOWS:**

300

301 **Tom Butler - Aye**

302 **Sandy Conlon - Aye**

303 **Christine Hass - Aye**

304 **Danielle Hautaniemi - Absent**

305 **John Licitra - Aye**

306 **Larry Sharpsteen - Aye**

307 **Dean Shea - Aye**

308 **Al Fiorille - Aye**

309

310 **Other Business:**

311

- The Planning Board discussed the status of the Dandy project regarding curb cuts, silt fence and what type of signage is needed for large projects

312

- Joe Wetmore discussed the Lansing Trail Committee, CAC-grants for charging stations and interviews for the Planning Board vacancies and stated that the budget passed.

313

314

315

316 **Adjourn Meeting**

317 Meeting adjourned at the call of the Planning Board Chair at 8:10pm.

318 Minutes Taken and Executed by Kelly Geiger

319

320

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

322 **Planning Board Email** tolcodes@lansingtown.com

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

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326