

1 **TOWN OF LANSING PLANNING BOARD**

2 **MEETING December 16, 2024**

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

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6 **Board Members Present:**

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

**Excused:**

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16 **Also Present:**

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

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21 **Public Present:**

22 Jared Lusk  
23 Nixon Peabody LLP  
24 Tony St. Clair  
25 Carol Palmer  
26 Hallie Mitnick  
27 Brandon Kawaski  
28 Lisa Searle  
29 Christina Forties  
30 James Worthington  
31 Jacob Marnell  
32 Myriah Marnell  
33 Bruce Barber  
34 John Winslow  
35 Amy Winslow  
36 Mary Ellen Barber  
37 Maeve Stuellae  
38 Olivia Budzuk  
39 Jill Rosentel  
40 Paul Gardner

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

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44 **Action Items:**

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46 **Project: Preliminary Plat Review of Minor Subdivision of land at 555 Ridge Road**

47 **Applicant:** Jill Rosentel, representing Molly Kornblum

48 **Location:** 555 Ridge Road TPN 26.-4-7.232

49 **Project Description:** Preliminary Plat review of subdivision of land at 555 Ridge Road into three parcels:  
50 Parcel A (4.21 acres), Parcel B (2.45 acres) and Parcel C (.99 acres)

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

52 **Anticipated Action:** Preliminary Plat review, schedule public hearing for January's meeting (SEQR pt. 2  
53 during January meeting)

54 **Summary of Discussion:**

- 55 • Jill Rosentel was present to discuss this project.
- 56 • Board discussed the shared driveway agreement
- 57 • Board set public hearing for January 27, 2025

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62 **Project: Site Plan Review-Fittnell BBQ new restaurant building-42 Seacord Lane**

63 **Applicant:** Jacob Marnell

64 **Location:** 42 Seacord Lane Tax Parcel # 37.1-2-53.222

65 **Project Description:** Site Plan Review of new restaurant building and accompanying site improvements.  
66 The applicant proposes to convert the existing steel structure into a restaurant space. Site improvements  
67 are to include the widening of the existing driveway, addition of a 35-space gravel parking area and site  
68 lighting located around parking and building areas. This project is located in the B1 zoning district

69 **SEQR:** This is a Type II (617.5)(9)(18)) action under SEQR 617.4 and does not require further review

70 **Anticipated Action:** Sketch Plan Review and preliminary project comments

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72 **Summary of Discussion:**

- 73 • Jacob Marnell was present to discuss this project.
- 74 • Board discussed physical changes, outside smoker, 2<sup>nd</sup> story of building (storage loft), lower  
75 level of building (originally built as a greenhouse) no plans for it at this time, planned time to  
76 be open, counter service, seating, lighting, music, alcohol, fencing, buffering, noise, amount of  
77 traffic, access road, widen driveway, add parking, residential road to establishment, adequate  
78 signage, what the business is now compared to what it will be in the future. Where to direct  
79 letters of concern from the community and how a public hearing works.
- 80 • Board scheduled public hearing for January 27, 2025

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

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

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

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

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

91 **Anticipated Action:** review of site plans

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93 **Summary of Discussion:**

- 94 • Jared Lusk and Nixon Peabody were present to discuss this project.
- 95 • The board discussed buffering (Northern Spruce) weather balloon flight, lighted signage 2 days  
96 before flight and permanent signage to direct community to project info, whether the site is the  
97 only viable location, co-locators, SEQR, revised site plan, 2 Planning Board members to listen  
98 in on ZBA public hearing.
- 99 • Board scheduled public hearing for February 12, 2025

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104 **Other Business:**

- 105 • Congratulations to Larry Sharpsteen for 40 years of service
- 106 • Joe Wetmore stated that the Town Board created a department of public works that the
- 107 Highway is now a part of-acknowledging the Highways expanded function as they are also
- 108 doing maintenance around town, members to fill the Planning Board vacancies and that the
- 109 Town Board passed an organizational chart which gives a clearer chain of who is reporting to
- 110 who.

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114 **Adjourn Meeting**

115 Meeting adjourned at the call of the Planning Board Chair at 8:03pm.

116 Minutes Taken and Executed by Kelly Geiger

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

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

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

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