

1 **TOWN OF LANSING PLANNING BOARD**

2 **MEETING January 27, 2025**

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

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Board Members Present:

Dean Shea, Chair
Thomas Butler, Vice-Chair
Al Fiorille
Sandy Dennis-Conlon
Christine Hass
Danielle Hautaniemi
John Licitra
John Duthie

Excused:

Fredric Villano

Also Present:

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

Public Present:

Jacob Marnell
Doug Emerick
Tom Keane
Paula Grant
Joe Hopkins
Linda Hopkins
Roger Loring
Debbie Loring
Usman Chaudhry
Mina Agmal
Melissa Melko
Mollie Messenger, DRS
Jill Rosentel
Thomas Robinson
Jesse Young
Jack Young

Chair Dean Shea opened the meeting at 6:30 pm.

Action Items:

Project: Final Plat Review/Approval of Major Subdivision of land at 0 Teeter Road

Applicant: Andy Sciarabba, representing Scott Cardamone

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

Project Description: Major Subdivision of approximately 8.9 acres into three lots, including 580' of 8" DI water main plus three (3) services. This project is located in the R1 zoning district

SEQR: This is an Unlisted action and will require further review – **completed on 9/23/24**

Anticipated Action: Review of Final Plat, issue final conditions/ approvals

Summary of Discussion:

- Andy Sciarabba and Scott Cardamone were present to discuss this project.

- The Board approved the project

RESOLUTION PB 25-01

**TOWN OF LANSING PLANNING BOARD RESOLUTION
FINAL PLAT APPROVAL FOR
0 TEETER ROAD MAJOR SUBDIVISION TAX PARCEL # 37.1-7-18.12**

WHEREAS, an application was submitted for Major Subdivision review and approval by Andrew Sciarabba on behalf of Scott Cardamone, owner of the lands at 0 Teeter Road, for the proposed subdivision of the existing 8.903 acre lot, Tax parcel number 37.1-7-18.12, into 3 lots: “Lot 1” (3.281 acres), “Lot 2” (2.953 acres) and “Lot 3” (2.669 acres). An 8” ductile iron water main, and all required Town appurtenances, will also be installed to service the three new lots and eliminate two (2) dead ends. This property is located in R1 zoning; and

WHEREAS, this proposed action was reviewed under Town of Lansing Code § 235-7 Major Subdivision, for which the respective completed applications were received August 15, 2024; 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, the Planning Board has considered and carefully reviewed the requirements of the Town's local laws relative to subdivisions and the unique needs of the Town due to the topography, the soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed subdivision, and the Planning Board has also considered the Town's Comprehensive Plan and compliance therewith; and

WHEREAS, this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate: "Preliminary Subdivision Map showing lands of Cardamone Home Builders Inc..", prepared by TG Miller PC and dated "8/06/2024"; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Staff; and other application materials; and

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

WHEREAS, on 23 September 2024, the Planning Board reviewed and considered the aforementioned major subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and duly held a public hearing on the major subdivision application, and all evidence and comments were considered, along and together with the requirements of the Town's subdivision regulations, existing development in the surrounding area, the public facilities and services available, the Town's Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on- and off-site environmental impacts; and

103 **WHEREAS**, all of the applicants supporting documentation including water main layout and details,
104 subdivision plat maps, and a Map Plan Report was provided to TG Miller, the Towns Engineering
105 firm, for comments, with all comments being subsequently addressed by the applicant as of
106 12/16/2024; and

107 **WHEREAS**, the Town of Lansing Town Board / Sewer Water Advisory Board has authorized the
108 applicants Map Plan Report; and

109
110 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board; and

111 **NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board of the Town of Lansing determines
112 the proposed project will result in no significant impact on the environment and that a Negative
113 Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance
114 with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Major
115 Subdivision Final Plat approval for Town of Lansing Tax Parcel Number 37.1-7-18.12, for Cardamone
116 Home Builders Inc.; and be it further

117
118 **AND FURTHER RESOLVED**, that the Town of Lansing Planning Board Grants Final Plat Approval of
119 the Application for a Major Subdivision Plat approval of certain land at 0 Teeter Road, Lansing, New
120 York, subject to the following conditions:

- 121
- 122 1. Applicant / project team must address all comments presented in TGM’s SWPPP
123 review and update accordingly. Final SWPPP must be submitted to Town upon
124 completion.
 - 125 2. Three final endorsed Plat maps will be provided to the Planning Department for
126 certification and filing.
- 127

128 Dated: 27 January 2025

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130 Motion by: Al Fiorille
131 Seconded by: Christine Hass

132
133 **VOTE AS FOLLOWS:**

- 134
135 **Tom Butler - Aye**
136 **Sandy Conlon - Aye**
137 **John Duthie – Not Voting**
138 **Al Fiorille - Aye**
139 **Christine Hass - Aye**
140 **Danielle Hautaniemi - Aye**
141 **John Licitra - Aye**
142 **Fredric Villano - Absent**
143 **Dean Shea - Aye**

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146 **Project: Final Plat Review of Minor Subdivision of land at 555 Ridge Road**

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

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

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

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

152 **Anticipated Action:** Hold Public Hearing, Complete SEQR pt. 2 review, issue final conditions/approvals

153
154 **Summary of Discussion:**

- 155
- Jill Rosentel was present to discuss this project.

- 156 • Linda Hopkins presented concerns during the public hearing regarding loss of view the
157 driveway that borders their property, and GPS always taking people to their driveway (571)
- 158 • Tom Cain presented concerns during public hearing regarding the lots not being maintained
159 due to overgrowth and the continued loss of view each year
- 160 • The board approved the project, with conditions
161

162 **RESOLUTION PB 25-02**

163
164 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
165 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND**
166 **MINOR SUBDIVISION PLAT APPROVAL FOR**
167 **555 RIDGE ROAD TAX PARCEL # 26.-4-7.232**
168

169 **WHEREAS**, an application was submitted for Minor Subdivision Plat review by Jill Rosentel,
170 representing Molly Kornblum, owner of 555 Ridge Road, for the proposed subdivision of the existing
171 7.64 acre lot, Tax parcel number 26.-4-7.232, into 3 parcels: “Parcel A” (4.21 acers), “Parcel B” (2.45
172 acres) and “Parcel C” (.99 acres). This property is located in R2 Residential Moderate Density zoning; and
173

174 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor
175 Subdivision, for which the respective completed applications were received September 29, 2024; and
176

177 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that
178 a Lead Agency be established for conducting environmental review of projects in accordance with
179 state environmental law and the Lead Agency shall be that local agency which has primary
180 responsibility for approving and funding or carrying out the action; and
181

182 **WHEREAS**, the Planning Board, being the local agency, which has primary responsibility for approving
183 the action declares itself the Lead Agency for the review of this action under SEQRA; and
184

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

190 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate:
191 "Preliminary Subdivision Map No. 555 Ridge." prepared by TG Miller and dated "4/26/2011"; a
192 Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2,
193 prepared by the Planning Staff; and other application materials; and

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

201 **WHEREAS**, on 27 January 2025, the Planning Board reviewed and considered the aforementioned
202 subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and
203 duly held a public hearing on the minor subdivision application, and all evidence and comments were
204 considered, along and together with the requirements of the Town's subdivision regulations, existing
205 development in the surrounding area, the public facilities and services available, the Town's

206 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential
207 on- and off-site environmental impacts; and

208
209 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board; and

210 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing determines
211 the proposed project will result in no significant impact on the environment and that a Negative
212 Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance
213 with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor
214 Subdivision approval for Town of Lansing Tax Parcel Number 26.-4-7.232, for Jill Rosental on behalf
215 of Molly Kornblum; and be it further

216
217 **RESOLVED**, that the Town of Lansing Planning Board Grants Final Approval of the Application for a
218 Minor Subdivision of certain land at 555 Ridge Road, Lansing, New York, subject to the following
219 conditions:

- 220
- 221 1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board
222 Chair, thereafter, presenting and obtaining the signing of the plat by Tompkins County
223 Assessment Department stamp followed by filing in the Tompkins County Clerk's Office,
224 followed by provision of proof of such filing within the time limit requirements of 62 days
225 with the Town of Lansing Code Enforcement Office.
 - 226 2. Three new address identification placards must be installed in a visibly obvious location at
227 the beginning of the shared driveway. Address placards will clearly identify each new parcels
228 address and location (using a directional arrow if needed).
- 229

230
231 Dated: January 27th, 2025

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233 Motion by: Danielle Hautaniemi

234 Secoded by: Al Fiorille

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236 **VOTE AS FOLLOWS:**

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238 **Tom Butler - Aye**

239 **Sandy Conlon - Aye**

240 **John Duthie – Not Voting**

241 **Al Fiorille - Aye**

242 **Christine Hass - Aye**

243 **Danielle Hautaniemi - Aye**

244 **John Licitra – Aye**

245 **Fredric Villano - Absent**

246 **Dean Shea - Aye**

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249 **Project: Lot Line Adjustment totaling 1+ acre at 1868 E. Shore Drive**

250 **Applicant:** John Young

251 **Location:** 1868 E. Shore Drive Tax Parcel # 37.1-7-10.5

252 **Project Description:** Lot Line Adjustment of land totaling more than 1 acre. This project is located in
253 the R2 zoning district

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

255 **Anticipated Action:** Review of Lot Line Adjustment, comments, and referral to Planning Dept. for
256 sign – off

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Summary of Discussion:

- Jack Young was present to discuss this project. He explained reason for purchase and interest in creating a park near Jonas Falls
- The board discussed Deed restrictions, purchase agreement and right away of the road

Project: Sketch Plan Review – Minor Subdivision of land at 113 Bower Road

Applicant: Jesse Young

Location: 113 Bower Road Tax Parcel # 31-1-11.22

Project Description: Minor subdivision of land at 113 Bower Road (188 acres) into 4 new residential lots, each totaling 1.25 acres. No new structures or infrastructure are being proposed. This project is located in the R2 zoning district

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

Anticipated Action: Sketch Plan Review of project and preliminary comments

Summary of Discussion:

- Jesse Young and Andy Sciarraba were present to discuss this project.
- Jesse Young discussed location of runoff, clean up of property, use of road frontage lots at this time, expense of building a road. Jack Young expressed concern of shared driveways
- The Board discussed runoff, disturbed acreage, agriculture road entrance, centering line from Wilson to Conlon, timeframe allowed to request adding more lots, shared driveways

Project: Sketch Plan Review – Major Subdivision of land at 106 E. Shore Circle

Applicant: Jesse Young

Location: 106 E. Shore Circle Tax Parcel # 37.1-7-12.2

Project Description: Major subdivision of land at 106 E. Shore Circle (9.9 acres) into 7 lots of varying size. No structures are being proposed; however, each parcel will include stormwater management practices, with a SWPPP being prepared by the applicant. This project is located in the R2 zoning district

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

Anticipated Action: Sketch Plan review of project and preliminary comments

Summary of Discussion:

- Jesse Young and Andy Sciarabba were present to discuss this project
- The Board discussed concern of 4 driveways entering and exiting onto E. Shore Dr. and suggested entrance from E. Shore Circle
- Jesse Young stated that it would be a great expense to relocate entrances from E. shore circle due to the distance, and that the E. Shore entrances are legal

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

Applicant: Jared Lusk, representing Verizon Wireless

Location: 1767 E. Shore Drive Tax Parcel # 37.1-6-9

Project Description: Site Plan Review of a proposed 149’ monopole cellular communication tower and associated facility located at 1767 E. Shore Drive. This project is located in the R2 zoning district, which does not permit the siting of a cellular communications tower, and will require the issuance of a Use Variance through the TOL ZBA

Summary of Discussion:

- No one was present to discuss this project.

309 **Project: Site Plan Review of Two solar Energy Facilities – NY Lansing I and NY Lansing II**
310 **(Delaware River Solar)**

311 **Applicant:** Mollie Messenger, representing Delawar River Solar

312 **Location:** 0 North Triphammer Road Tax Parcel # 44.-1-1.2 and 44.-1-3.3

313 **Project Description:** Site Plan Review of two solar energy facilities located off N. Triphammer Road

314 **SEQR:** This project is a Type I action (617.4 (B)(2) and 617.4 (6)(i)) and will require further review-
315 **completed during ZBA review**

316 **Anticipated Action:** Site Plan Review of project

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318 **Summary of Discussion:**

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- Mollie Messenger, Usman Chaudhry and Melissa Melko were present to discuss this project
 - Wetlands, Coverts, Driveway, SWPPP, Tracker Panels, Inverter, Noise, FAA, Soil, Berms, Buffering, Landscape Plan, Fire Response Plan, Operation and Maintenance Plan, Monitored Remotely, Waterline Easement, 2 Lots, 1 Phase, More of a Winter Project, Underground Conduit, No Power Storage, Gate with Knox Box, No Lighting, Fire Rate, Taxes
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326 **Project: Lot Line Adjustment of lands at N. Triphammer Road - Delaware River Solar**

327 **Applicant:** Mollie Messenger, representing Delawar River Solar

328 **Location:** North Triphammer Road Tax Parcel # 44.-1-1.2 and 44.-1-3.3

329 **Project Description:** Lot Line Adjustment of land needed for Solar Energy Facility

330 **SEQR:** This is a Type II action and will not require further review

331 **Anticipated Action:** Preliminary Plat Review

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333 **Summary of Discussion:**

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- The Board stated that a Lot Line Adjustment is necessary to facilitate the project.
- 335

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336 **Other Business:**

- 337
- Joe Wetmore thanked Al Fiorille (Chair) and Sandy Conlon (Co-Chair) for their time in these positions, while they will remain on the Board, Dean Shea will step up as Chair and Tom Butler as Co-chair, He also welcomed new Board member, John Duthie (Alternate), Resolution for DEC to hold public comment on Cargill Mine passed, Community Center Repairs, Trails committee would like to meet with the Planning Board to discuss projects going on that are near trails
 - Al Fiorille stated that the Dandy Mart wants to come back to the Board looking for Site Plan Amendments due to increased costs
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347 **Adjourn Meeting**

348 Meeting adjourned at the call of the Planning Board Chair at 8:58pm.

349 Minutes Taken and Executed by Kelly Geiger

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

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

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

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