

1 **TOWN OF LANSING PLANNING BOARD**

2 **MEETING March 24, 2025**

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

4
5
6 **Board Members Present:**

7 Dean Shea, Chair

8 Thomas Butler, Vice-Chair

9 Al Fiorille

10 Christine Hass

11 John Licitra

12 Danielle Hautaniemi

13 John Duthie

14 Fredric Villano

15
16 **Also Present:**

17 Kelly Geiger, Planning Clerk

18 Mason Molesso, Planner,

19 Joe Wetmore, TB Liaison

20
21 **Public Present:**

22 Gerry Pendell

23 Melissa Melko

24 Mollie Messenger

25 James Armstrong

26 Martin Moriwether

27 Matt Liponis

28 Debbie Loring

29 Roger Loring

30 Jesse Young

31 Andy Sciarabba

32 Claudia Brenner

33
34 Chair Dean Shea opened the meeting at 6:31 pm.

35
36 **Action Items:**

37
38 **Project: Site Plan Review – 0 & 2675 N. Triphammer Rd – Delaware River Solar**

39 **Applicant:** Mollie Messinger, DelSol

40 **Location:** 0 & 2675 N. Triphammer Road

41 **Project Description:** Site Plan Review of two solar energy facilities

42 **SEQR:** N/A; completed during Use Variance proceedings

43 **Anticipated Action:** Review updated planting plan, any additional comments or concerns the Board
44 may have, conditions & approval

45
46 **Summary of Discussion:**

- 47
- 48 • Mollie Messenger was present to discuss this project
 - 49 • Landscaping, tree height, solar panel height, berms, trails, wetland, fire dept. turnaround, snow plowing, community host agreement, landscaping bond, decommissioning bond
 - 50 • Board approved Final Site Plans with conditions
- 51
52

54
55 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
56 **DELAWARE RIVER SOLAR – NY LANSING I, LLC –**
57 **FINAL SITE PLAN APPROVAL WITH CONDITIONS**
58

59 **WHEREAS**, on 20 December 2024 an application was made by Mollie Messinger, on behalf of NY
60 Lansing I, LLC (Delaware River Solar), for Site Plan Approval for a 5 MW photovoltaic array facility
61 located on land at TPN 44.-1-1.2. “NY Lansing I, LLC” will consist of approximately 10,000
62 photovoltaic panels, an access road, utility connections, inverters, and all other facilities and site
63 modifications shown in the drawing set “NY Lansing I, LLC” dated 2/21/2025. The property parcel
64 consists of approximately 24.9 ± acres in the R2 – Residential Moderate Density zoning district which
65 does not permit Solar Energy Facilities. As such, NY Lansing I, LLC has received a Use Variance
66 (Resolution ZBA 24-16); and
67

68 **WHEREAS**; during the Use Variance proceedings legal notice was published on 28 June 2024, and
69 adjacent property owners within 600 linear feet were notified by mail on the same date, pursuant to Town
70 Code § 270-27(F); and
71

72 **WHEREAS**; during the Use Variance proceedings the Town of Lansing Zoning Board of Appeals did
73 on 10 July 2024 classify the project as a Type I Action and declared itself the Lead Agency for the
74 coordinated environmental review with the Town of Lansing Planning Board (Resolution ZBA 24-14);
75 and
76

77 **WHEREAS**; during the Use Variance proceedings a public hearing was held before the Town of
78 Lansing Zoning Board of Appeals on 10 July 2024, and the public was duly allowed to speak upon and
79 address the proposed project, including the SEQR environmental review portion in addition to
80 comments regarding the site plan’s; and
81

82 **WHEREAS**, during the Use Variance proceedings this project was reviewed by the Tompkins County
83 Planning Department, pursuant to Section 239-m of the New York General Municipal Law, during which
84 all inter-municipal concerns stated in the 18 September 2024 letter were adequately addressed by the
85 applicant; and
86

87 **WHEREAS**, during the Use Variance proceedings the Town of Lansing Zoning Board of Appeals issued
88 a Declaration of Negative Environmental Impact on 11 December 2024 (Resolution ZBA 24-14); and
89

90 **WHEREAS**, the Town of Lansing Planning Board has evaluated this project under the applicable
91 standards outlined in Town Code § 270-27 as well as Local Law # 3 of 2020 § 802.18-18.14; and
92

93 **WHEREAS**, TG Miller has reviewed all necessary application materials including, but not limited to,
94 the drawings titled “NY Lansing I, LLC” dated 2/21/2025, the “Operations & Maintenance Plan” dated
95 4/8/2025, and the projects SWPPP in which they subsequently offered their comments on 22 January
96 2025 & 19 March 2025 in letters to the applicant; and
97

98 **WHEREAS**, NY Lansing I, LLC has agreed to work with Cayuga Landscape, or a similarly approved
99 landscaping company, who will handle planting and post planting maintenance of all approved site
100 plantings for the duration specified within the required Landscaping Bond; and
101

102 **WHEREAS**, this project was reviewed by the Town of Lansing Code Enforcement Officer for concerns
103 regarding fire apparatus access and NYS Fire Code compliance, in which comments were provided to
104 the applicant in a 24 March 2025 email; and
105

106 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

107 That the Planning Board of the Town of Lansing does hereby grant Site Plan approval for NY Lansing
108 I, LLC on land located at TPN 44.-1-1.2, as well as all applications, forms and materials, subject to the
109 following conditions which must be met as specified below:
110

- 111 1) Town of Lansing shall receive a raised – seal Final Plat, to certify and complete the Lot Line
112 Adjustment related to this project, prior to issuance of Building Permits.
113

114 a. The final Plat shall show Trail Easement lands being dedicated to the Town of Lansing.
115

- 116 2) NY Lansing I & II, LLC shall successfully address any withstanding comments from the 19
117 March 2025 letter from TG Miller prior to the issuance of Building Permits.
118

- 119 3) Project Site Plans shall be amended to meet fire code compliance and deemed complaint by the
120 Town of Lansing Code Enforcement Officer prior to the issuance of Building Permits.
121

- 122 4) Project Planting Plans shall be revised to include a 2’ (foot) raised planting berm along the
123 northern project boundary (NY Lansing I, LLC), prior to the issuance of Building Permits.
124

125 a. Berm is to be located along the norther property line between Bean Hill Road and Stormy
126 View Drive.
127

128 b. The applicant shall update the project Details Sheet to include any technical detail(s) of
129 berm construction & associated plantings.
130

- 131 5) An Owner/Operator Agreement form shall be approved by the Town of Lansing Town Board
132 prior to the issuance of Building Permits.
133

134 a. This agreement shall include terms regarding snow clearance during the applicable
135 months as agreed upon between Lansing FD and NY Lansing I & II, LLC.
136

- 137 6) NY Lansing I & II, LLC shall execute a Host Community Benefit Agreement with the Town of
138 Lansing prior to the issuance of Building Permits.
139

- 140 7) Decommissioning Plan shall be reviewed and approved by the Towns engineering consultant,
141 and Decommissioning Bond shall be set, secured and approved by the Town of Lansing Town
142 Board prior to the issuance of Building Permits.
143

144 a. Decommissioning Bond terms shall include a 5-year re-evaluation clause.
145

- 146 8) NY Lansing I & II, LLC shall offer, for Town Board consideration and approval, dedication of
147 trail easement between all parties for affected lands on TPN 44.-1-1.2 & 44.-1-1.3 prior to the
148 issuance of Certificate of Compliance.
149

150 a. Trail easement lands, and the use thereof, shall not interfere or impede with any solar
151 array facility functions or easement agreement may be terminated by NY Lansing I & II,
152 LLC.
153

154 b. Trail easement shall be 60’ wide and shall span the northern portion of 44.-1-1.2 & 44.-
155 1-1.3 and tie into the existing easement on TPN 44.-1-5.4.
156

- 157 9) The Town of Lansing shall receive a Landscaping Bond in the minimum amount of \$90,910 USD
158 to ensure the proper installation and maintenance of project (screening) plantings prior to the
159 issuance of Building Permits.
160

- 161 a. Bond amount shall increase to include the construction of 2' raised berm pending
162 submittal of quote from installing contractor.
163

164 10) Both northern and southern screening plantings shall be installed prior to the issuance of
165 Certificate of Compliance.
166

167 Dated: 24 March 2025
168

169 Motion by: Tom Butler

170 Seconded by: John Licitra
171

172 **VOTE AS FOLLOWS:**
173

174 **Tom Butler - Aye**

175 **Sandy Conlon - Absent**

176 **John Duthie - Aye**

177 **Al Fiorille - Aye**

178 **Christine Hass -Aye**

179 **Danielle Hautaniemi - Aye**

180 **John Licitra - Aye**

181 **Fredric Villano – Not Voting**

182 **Dean Shea - Aye**
183

184 **RESOLUTION PB 25-06**
185

186 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
187 **DELAWARE RIVER SOLAR – NY LANSING II, LLC –**
188 **FINAL SITE PLAN APPROVAL WITH CONDITIONS**
189

190 **WHEREAS**, on 24 April 2024 an application was made by Mollie Messinger, on behalf of NY Lansing
191 II, LLC (Delaware River Solar), for Site Plan Approval for a 3 MW photovoltaic array facility located
192 on land at TPN 44.-1-1.3. “NY Lansing II, LLC” will consist of approximately 6,000 photovoltaic
193 panels, an access road, utility connections, inverters, and all other facilities and site modifications shown
194 in the drawing set “NY Lansing II, LLC” dated 2/21/2025. The property parcel consists of approximately
195 42.78 ± acres in the R2 – Residential Moderate Density zoning district which does not permit Solar
196 Energy Facilities. As such, NY Lansing I, LLC has received a Use Variance (Resolution ZBA 24-17);
197 and
198

199 **WHEREAS**; during the Use Variance proceedings legal notice was published on 28 June 2024, and
200 adjacent property owners within 600 linear feet were notified by mail on the same date, pursuant to Town
201 Code § 270-27(F); and
202

203 **WHEREAS**; during the Use Variance proceedings the Town of Lansing Zoning Board of Appeals did
204 on 10 July 2024 classify the project as a Type I Action and declared itself the Lead Agency for the
205 coordinated environmental review with the Town of Lansing Planning Board (Resolution ZBA 24-15);
206 and
207

208 **WHEREAS**; during the Use Variance proceedings a public hearing was held before the Town of
209 Lansing Zoning Board of Appeals on 10 July 2024, and the public was duly allowed to speak upon and
210 address the proposed project, including the SEQR environmental review portion in addition to comments
211 regarding the site plan’s; and
212

213 **WHEREAS**, during the Use Variance proceedings this project was reviewed by the Tompkins County
214 Planning Department, pursuant to Section 239-m of the New York General Municipal Law, during which
215 all inter-municipal concerns stated in the 18 September 2024 letter were adequately addressed by the
216 applicant; and
217

218 **WHEREAS**, during the Use Variance proceedings the Town of Lansing Zoning Board of Appeals issued
219 a Declaration of Negative Environmental Impact on 11 December 2024 (Resolution ZBA 24-15); and
220

221 **WHEREAS**, the Town of Lansing Planning Board has evaluated this project under the applicable
222 standards outlined in Town Code § 270-27 as well as Local Law # 3 of 2020 § 802.18-18.14; and
223

224 **WHEREAS**, TG Miller has reviewed all necessary application materials including, but not limited to,
225 the drawings titled “NY Lansing II, LLC” dated 2/21/2025, the “Operations & Maintenance Plan” dated
226 4/8/2025, and the projects SWPPP in which they subsequently offered their comments on 22 January
227 2025 & 19 March 2025 in letters to the applicant; and
228

229 **WHEREAS**, NY Lansing II, LLC has agreed to work with Cayuga Landscape, or a similarly approved
230 landscaping company, who will handle planting and post planting maintenance of all approved site
231 plantings for the duration specified within the required Landscaping Bond; and
232

233 **WHEREAS**, this project was reviewed by the Town of Lansing Code Enforcement Officer for concerns
234 regarding fire apparatus access and NYS Fire Code compliance, in which comments were provided to
235 the applicant in a 24 March 2025 email; and
236

237 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**
238

239 That the Planning Board of the Town of Lansing does hereby grant Site Plan approval for NY Lansing
240 II, LLC on land located at TPN 44.-1-1.3 , as well as all applications, forms and materials, subject to the
241 following conditions which must be met as specified below:
242

- 243 1) Town of Lansing shall receive a raised – seal Final Plat, to certify and complete the Lot Line
244 Adjustment related to this project, prior to issuance of Building Permits.
245
 - 246 a. The final Plat shall show Trail Easement lands being dedicated to the Town of Lansing.
247
- 248 2) NY Lansing I & II, LLC shall successfully address any withstanding comments from the 19
249 March 2025 letter from TG Miller prior to the issuance of Building Permits.
250
- 251 3) Project Site Plans shall be amended to meet fire code compliance and deemed complaint by the
252 Town of Lansing Code Enforcement Officer prior to the issuance of Building Permits.
253
- 254 4) Project Planting Plans shall be revised to include a 2’ (foot) raised planting berm along the
255 northern project boundary (NY Lansing I, LLC), prior to the issuance of Building Permits.
256
 - 257 a. Berm is to be located along the norther property line between Bean Hill Road and Stormy
258 View Drive.
259
 - 260 b. The applicant shall update the project Details Sheet to include any technical detail(s) of
261 berm construction & associated plantings.
- 262 5) An Owner/Operator Agreement form shall be approved by the Town of Lansing Town Board
263 prior to the issuance of Building Permits.
264
 - 265 a. This agreement shall include terms regarding snow clearance during the applicable

266 months as agreed upon between Lansing FD and NY Lansing I & II, LLC.

- 267
- 268 6) NY Lansing I & II, LLC shall execute a Host Community Benefit Agreement with the Town of
- 269 Lansing prior to the issuance of Building Permits.
- 270
- 271 7) Decommissioning Plan shall be reviewed and approved by the Towns engineering consultant,
- 272 and Decommissioning Bond shall be set, secured and approved by the Town of Lansing Town
- 273 Board prior to the issuance of Building Permits.
- 274
- 275 a. Decommissioning Bond terms shall include a 5-year re-evaluation clause.
- 276
- 277 8) NY Lansing I & II, LLC shall offer, for Town Board consideration and approval, dedication of
- 278 trail easement between all parties for affected lands on TPN 44.-1-1.2 & 44.-1-1.3 prior to the
- 279 issuance of Certificate of Compliance.
- 280
- 281 a. Trail easement lands, and the use thereof, shall not interfere or impede with any solar
- 282 array facility functions or easement agreement may be terminated by NY Lansing I & II,
- 283 LLC.
- 284
- 285 b. Trail easement shall be 60' wide and shall span the northern portion of 44.-1-1.2 & 44.-
- 286 1-1.3 and tie into the existing easement on TPN 44.-1-5.4.
- 287
- 288 9) The Town of Lansing shall receive a Landscaping Bond in the minimum amount of \$90,910 USD
- 289 to ensure the proper installation and maintenance of project (screening) plantings prior to the
- 290 issuance of Building Permits.
- 291
- 292 a. Bond amount shall increase to include the construction of 2' raised berm pending
- 293 submittal of quote from installing contractor.
- 294
- 295 10) Both northern and southern screening plantings shall be installed prior to the issuance of
- 296 Certificate of Compliance.
- 297

298 Dated: 24 March 2025

299 Motion by: John Licitra

300 Seconded by: Christine Hass

301

302

303 **VOTE AS FOLLOWS:**

304

305 **Tom Butler - Aye**

306 **Sandy Conlon - Absent**

307 **John Duthie - Aye**

308 **Al Fiorille - Aye**

309 **Christine Hass - Aye**

310 **Danielle Hautaniemi - Aye**

311 **John Licitra - Aye**

312 **Fredric Villano – Not Voting**

313 **Dean Shea - Aye**

314

315 **Project: Sketch Plan Site Plan Review for new Zamboni storage facility at “The Rink”**

316 **Applicant:** Gerry Pendell

317 **Location:** 1767 E Shore Drive “The Rink”

318 **Project Description:** Construction of a 30' x 40' pole barn to be used as storage for new electric

319 Zamboni machine. This project is located in the R2 zoning district

320 **SEQR: Type II** – no action needed
321 **Anticipated Action: Review Site Plan and provide comments/ concerns, schedule PH for April (if**
322 **needed?)**

323
324 **Summary of Discussion:**

- 325 • Gerry Pendell was present to discuss this project
- 326 • 30x40 pole barn, heated environment, doesn't require SEQR, under 4,000 sq ft., underground
- 327 electric, asphalt driveway, fire truck access
- 328 • Board approved project
- 329

330 **RESOLUTION PB 25-07**

331
332 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
333 **ZAMBONI STORAGE FACILITY LOCATED AT “THE RINK”**
334 **SEQRA NEG DEC & FINAL SITE PLAN APPROVAL**
335

336 **WHEREAS;** an application was made by Gerry Pendell, general contractor, for Site Plan Review of
337 a 30' x 40' pole barn type storage structure (as shown in the drawing set “Community Recreation Center
338 Machine Storage Building Site Plan” dated 1/28/2025) on land owned by the Community Rec Center
339 INC located at TPN 37.1-6-9. The purpose of this storage facility is to house The Rink's new electric
340 Zamboni machine. The project consists of the erecting of a 30' x 40' pole barn structure as well as
341 installation of related underground electrical utility line. This project is located in the R2 – Residential
342 Moderate Density zoning district which does permit the construction of a commercial assessor structure
343 pending site plan approval; and
344

345 **WHEREAS,** 6 NYCRR § 617 of the State Environmental Quality Review Act (“SEQRA”) requires that
346 a Lead Agency be established for conducting environmental review of projects in accordance with state
347 environmental law, and the Lead Agency shall be that local agency which has primary responsibility for
348 approving and funding or carrying out the action; and
349

350 **WHEREAS,** the Planning Board, being the local agency, which has primary responsibility for
351 approving the action declares itself the Lead Agency for the review of this action under
352 SEQRA; and
353

354 **WHEREAS,** 6 NYCRR § 617.5 (C)(9) determines “construction or expansion of a primary or
355 accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of
356 gross floor area and not involving a change in zoning or a use variance and consistent with local land
357 use controls, but not radio communication or microwave transmission facilities” to be a Type II action,
358 which is not subject to further review under SEQRA; and
359

360 **WHEREAS,** the action noted above is exempt from NYS General Municipal Law § 239 -l, -m, and -n,
361 and will not require further review from the Tompkins County Planning and Sustainability Department;
362 and
363

364 **WHEREAS;** the Town of Lansing Planning Board, the agency with authority to approve this action,
365 determined that, due to insignificant size and location, no public hearing was necessary for this project;
366 and
367

368 **WHEREAS,** the Town of Lansing Planning Board has evaluated this project under the applicable
369 standards outlined in Town Code § 270-27; and
370

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

377
378 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

379
380 That the Planning Board of the Town of Lansing does hereby grant Site Plan Review approval to
381 construct a 3’ x 40’ pole barn type storage structure (as shown in the drawing set “Community
382 Recreation Center Machine Storage Building Site Plan” dated 1/28/2025) on land located at TPN 37.1-
383 6-9, as well as all applications, forms and materials.

384
385 Dated: 24 March 2025

386
387 Motion by: Al Fiorille
388 Seconded by: Christine Hass

389
390 **VOTE AS FOLLOWS:**

- 391
392 **Tom Butler - Aye**
393 **Sandy Conlon - Absent**
394 **John Duthie – Aye**
395 **Al Fiorille - Aye**
396 **Christine Hass - Aye**
397 **Danielle Hautaniemi - Aye**
398 **John Licitra - Aye**
399 **Fredric Villano – Not Voting**
400 **Dean Shea - Aye**

401
402
403 **Project: Preliminary Plat Review of Minor Subdivision (2 Lots) of land at 25 Sperry Lane**

404 **Applicant:** Joseph Lovejoy

405 **Location:** 25 Sperry Lane

406 **Project Description:** Minor subdivision of lands located at 25 Sperry Lane into two new parcels:
407 Parcel A (.748 ac) and Parcel B (.726 ac). This project is located in the R2 zoning district

408 **SEQR:** Unlisted Action – part 2 required

409 **Anticipated Action:** Preliminary Plat review, schedule Public Hearing for April, complete SEQR pt. 2

410
411 **Summary of Discussion:**

- 412 • Joseph Lovejoy was present to discuss this project
413 • Divide to build another house
414 • Board scheduled public hearing for April

415
416 **Project: Preliminary Plat Review of Conlon Corners Minor Subdivision (4 Lots)**

417 **Applicant:** Andy Sciarabba on behalf of Jesse Young (owner)

418 **Location:** 113 Bower Road

419 **Project Description:** Minor subdivision of lands located at 113 Bower Road into four new parcels:
420 Lots 1-3 (1.5 ac each) and the remaining 182-acre parent lot. This project will also have a 20’ easement
421 with the Town for the installation of a walking trail. This project is located in the RA zoning district

422 **SEQR:** Unlisted Action – part 2 required
423 **Anticipated Action:** Preliminary Plat review, schedule Public Hearing for April, complete SEQR pt. 2
424

425 **Summary of Discussion:**

- 426 • Andy Sciarabba and Jesse Young were present to discuss this project
 - 427 • Downsized to 3 lots, now minor instead of major subdivision, basic SWPPP, lot line
 - 428 adjustment, trails
 - 429 • Board set public hearing for April
- 430

431 **Project: Sketch Plan / Site Plan Review of “Sperling Studio”**

432 **Applicant:** Andy Sciarabba on behalf of Josh Sperling (owner)

433 **Location:** 2073 E Shore Drive (located in the old IGA building)

434 **Project Description:** Art / woodworking studio including new site improvements. This project is
435 located in the B1 zoning district

436 **SEQR:** Unlisted Action – part 2 required

437 **Anticipated Action:** Review Site Plan and provide comments/ concerns, schedule PH for April,
438 complete SEQR pt. 2

439
440 **Summary of Discussion:**

- 441 • Andy Sciarabba and Claudia Brenner were present to discuss this project
 - 442 • Septic, new pump system, ornamental landscaping, repave & reline, parking spaces, private
 - 443 charging station, art and woodworking, fenced in patio, inside totes, no dumpsters, outside
 - 444 façade/design, interior design, confer with trails committee
 - 445 • Board set public hearing for April
- 446

447 **Project: Sketch Plan / Site Plan Review 89 Goodman Rd**

448 **Applicant:** Kevin Kirby, owner

449 **Location:** 89 Goodman Road

450 **Project Description:** Site Plan Review of small, home-based business named the “Barksville Inn”.
451 This project is located in the AG zoning district

452 **SEQR: Type II** – no action needed

453 **Anticipated Action:** Review Site Plan and provide comments/ concerns, conditions of ZBA approval
454 & approval

455
456 **Summary of Discussion:**

- 457 • Applicant did not show
 - 458 • Board discussed fencing, signs, dogs, and zoning. Project will be tabled until April meeting
- 459
460

461 **Other Business:**

- 462 • Joe Wetmore discussed zoning items that passed and Delaware River Solar
 - 463 • Board discussed Capital Improvement Committee meeting, budget for salt, status of Dandy and
 - 464 Planning Board training
- 465

466 **Adjourn Meeting**

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

468 Minutes Taken and Executed by Kelly Geiger

469
470 **Access to public documents available online at:**

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

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