

1 **TOWN OF LANSING PLANNING BOARD**  
2 **MEETING JUNE 27, 2022**  
3 **Lansing Town Hall, 29 Auburn Road**  
4

5 **Board members Present:**

6 Al Fiorille, Chair  
7 Thomas Butler  
8 Lin Davidson  
9 Dean Shea  
10 Deborah Trumbull  
11 Dale Baker, Alternate  
12

**Excused:**

Sandy Dennis-Conlon, Vice-Chair  
Larry Sharpsteen  
Erin Worsell, Alternate

13 **Also Present:**

14 John Zepko, Planner                      Heather Dries, Planning Clerk  
15 Edward Lavigne, Town Supervisor      Joe Wetmore, Councilmember  
16 Ruth Groff, Councilmember  
17

18 **Public Present:**

19 John Dietershagen,	James Gensel,	Duane Phillips,	Tim Buhl,
20 Katrina Thaler Medeiros,	Rocco Lucente,	Danyel Wierson,	Zoe Wierson,
21 Virginia Gould,	Larry Hoffman,	Richard Nygren,	Donna Nygren,
22 Nino Nocita,	R&K Hopkins,	Ruth Hopkins,	Bill Hinderliter,
23 Judy Hinderliter,	Diane Nangeroni,	Albert Lacko,	Sheri Munson,
24 Linda Lemmon Durham,	Joyce Rendano,	Victor Rendano,	Grey Bartholomew,
25 Kristen Bartholomew,	Carolyn Richards,	Mike Richards,	Sue Sullivan,
26 Dan Quest,	Ellen Quest,	Danny Pace,	Jen Makowsky,
27 Monroe Makowsky,	Sarah Lounsbery,	Linda Chapman,	Shirley Stone,
28 Fred Stone,	Erin Hays,	Cliff Babson,	Eileen Stout,
29 Wally Kusznir,	Alexia Zobel,	Dan Shipos,	Connie Shipos,
30 Adam Buck,	Rachel Bean,	Mary Sullivan,	Steve L.,
31 Diane Booth,	Mark Booth,	Bobbie Weaver,	Michael Sigler,
32 Robin Dubovi,	Jamie Wells,	Amy Fritz,	Andrew Sullivan,
33 Larry Cathles,	Susan Penny Goldin,	Marion George,	Michael C.,
34 Jamila Michener,	Justin Michener,	Dan Broadway,	Alan Lockett,
35 Michelle Heck,	Geoff Preston,	And Others.	

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37 Chair Al Fiorille opened the meeting at 6:29pm.

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39 Chair Al Fiorille enacted Dale Baker as a voting member.

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**Privilege of the Floor**

- No Public Comments

**Action Items:**

**Minor Subdivision- Farrell Rd.**

**Applicant:** John & Mary Dietershagan, owner  
**Location:** Farrell Road Tax Parcel numbers 39.-1-20.192  
**Project Description:** The applicant proposes to subdivide a 6.74 acre lot into two lots. Parcel A is .93 acres (40.537 sf), Parcel B is a flag lot, 5.81 acres in size. The project is located in the Low Density Residential (R1) Zone.  
**SEQR:** This is an Unlisted action under SEQR 617.4 environmental review.  
**Action:** Public Hearing, SEQR & Decision

**Motion to Open the Public Hearing for the Farrell Rd. Minor Subdivision at 6:33pm.**

**Summary of Discussion:**

- John Dietershagen was present to discuss this subdivision.
- This will create a flag lot.
- The Planning Board reviewed the EAF and did not have concerns.
- No public was present to discuss this project.

**Motion to Close the Public Hearing for the Farrell Rd. Minor Subdivision at 6:34pm.**

**RESOLUTION PB 22-10**

**TOWN OF LANSING PLANNING BOARD RESOLUTION  
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND  
MINOR SUBDIVISION APPROVAL  
FARRELL ROAD  
TAX PARCEL NO. 39.-1-20.192**

**WHEREAS,** an Application was submitted for Minor Subdivision review by John & Mary Dietershagen, owner, for the proposed subdivision of the existing ~6.74acre lot, Tax parcel number 39.-1-20.192, into two (2) parcels; Parcel A is .93 acres (40.537 sf), Parcel B is a flag lot, 5.81 acres in size. The project is located in the Low Density Residential (R1) Zone; and  
**WHEREAS,** this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor Subdivision,; and

79 **WHEREAS**, the project is an Unlisted Action under 6 NYCRR § 617 of the State Environmental  
80 Quality Review Act ("SEQRA") requires that a Lead Agency be established for conducting  
81 environmental review of projects in accordance with state environmental law and the Lead  
82 Agency shall be that local agency which has primary responsibility for approving and funding or  
83 carrying out the action; and

84  
85 **WHEREAS**, the Planning Board, being the local agency which has primary responsibility for  
86 approving the action declares itself the Lead Agency for SEQR; and

87  
88 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the  
89 Town's local laws relative to subdivisions and the unique needs of the Town due to the  
90 topography, the soil types and distributions, and other natural and man-made features upon  
91 and surrounding the area of the proposed subdivision, and the Planning Board has also  
92 considered the Town's Comprehensive Plan and compliance therewith; and

93  
94 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate:  
95 "Subdivision Plat showing lands of John & Mary Dietershagen," prepared by Sheive Land  
96 Surveying and dated 5/25/2021; a Short Environmental Assessment Form (SEAF), Part 1,  
97 submitted by the Applicant and other application materials; and

98  
99 **WHEREAS**, this action is exempt from the General Municipal Law County Planning referral  
100 requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-n through an Inter-  
101 Governmental Agreement between the Tompkins County Planning Department and the Town  
102 of Lansing dated 24 November 2003, as "residential subdivisions of fewer than 5 lots all of  
103 which comply with local zoning standards and Tompkins County Sanitary Code requirements,  
104 and do not involve new local roads or streets directly accessing a State or county road" are  
105 excluded from GML referral requirements: and

106  
107 **WHEREAS**, on 27 June 2022, the Planning Board reviewed and considered the aforementioned  
108 subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and  
109 duly held a public hearing on the Minor subdivision application, and all evidence and  
110 comments were considered, along and together with the requirements of the Town's  
111 subdivision regulations, existing development in the surrounding area, the public facilities and  
112 services available, the Town's Comprehensive Plan and the Land Use Ordinance, site  
113 characteristics and issues, and any potential on- and off-site environmental impacts; and

114  
115 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board;  
116 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing determines  
117 the proposed project will result in no significant impact on the environment and that a Negative

118 Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in  
119 accordance with the provisions of Part 617 of the State Environmental Quality Review Act for  
120 the action of Minor Subdivision approval for Town of Lansing Tax Parcel Number 39.-1-20.192  
121 by John & Mary Dietershagen, Owner; and be it further  
122

123 **RESOLVED**, that the Town of Lansing Planning Board grants Final Approval of the Application for  
124 a Minor Subdivision of Parcel Number 39.-1-20.192 located at Farrel Road, Lansing, New York,  
125 subject to the following conditions:  
126

127 1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board  
128 Chair, thereafter presenting and obtaining the signing of the plat by Tompkins County  
129 Assessment Department stamp followed by filing in the Tompkins County Clerk's Office,  
130 followed by provision of proof of such filing within the time limit requirements of 62 days with  
131 the Town of Lansing Code Enforcement Office.  
132

133 Dated: 27 June 2022  
134

135 Motion by: Norman 'Lin' Davidson

136 Seconded by: Deborah Trumbull  
137

138 **VOTE AS FOLLOWS:**

139 Dale Baker – Aye

140 Tom Butler – Aye

141 Norman L. Davidson – Aye

142 Dean Shea - Aye

143 Deborah Trumbull – Aye

144 Al Fiorille – Aye  
145

146 **Lot Line Adjustment- Asbury Hill**

147 **Applicant:** Sonia Thaler Revocable Trust, owner ; Larry Fabbroni, engineer/surveyor

148 **Location:** Asbury Hill Lot 27 & 28, Tax Parcel numbers 40.-3-27, 40.-3-28

149 **Project Description:** The applicant proposes to subdivide the existing Lot 28 into a 2.88 acres lot  
150 and combine the remaining 4.404 acres with Lot 27 to the North. The project is located in the  
151 Low Density Residential (R1) Zone.

152 **SEQR:** This is a Type II action under SEQR 617.5 (c) (16) and requires no further environmental  
153 review.  
154

155 **Summary of Discussion:**

- 156
  - Attorney Katrina Thaler Medeiros was present to discuss this project.

- 157 • The Planning Board had concerns over fire access, but were advised that the Code Enforcement  
158 Officer will ensure that the driveway meets the requirements.
- 159 • The Stormwater Management Officer has no concerns.

160 **Motion to Allow the Planning Department to Execute Lot Line Adjustment**

161 Moved by: Dean Shea                      Seconded by: Deborah Trumbull                      (Motion Carried)

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163 **Village Solars Phase VII**

164 **Applicant:** Rocco Lucente, owner ; Tim Buhl, engineer

165 **Location:** Village Solar, Tax Parcel numbers 39.-1-38.8, 39.-1-38.11, 39.-1-38.13, 39.-1-38.16

166 **Project Description:** The applicant proposes the demolition of four (4) existing apartment  
167 buildings, #21, #88, #96, & #28. The applicant proposes the construction of 138 multifamily  
168 units within six (6) apartment buildings. The project is located in PDA 1 – Village Circle//Village  
169 Solar.

170 **SEQR:** This is a Type I action under SEQR 617.4 (b) (9) and is subject to environmental review.

171 **Anticipated Action:** Discussion of Site Plan and SEQR

172  
173 **Summary of Discussion:**

- 174 • Rocco Lucente and Project Engineer Tim Buhl were present to discuss this project.
- 175 • The Town Planner provided a list of missing items. The Planning Board requests the following  
176 from the project developer:
  - 177 ○ Clarify existing pathways on the site plan
  - 178 ○ Include a photometric plan for each parcel (recommend 2700K CCT for light fixtures)
  - 179 ○ Photos of typical landscaping and a landscaping plan
  - 180 ○ Photos of exercise stations, keyed to the trails on the site map
  - 181 ○ Photos of the existing (new) buildings (in lieu of color elevations)
  - 182 ○ Provide a breakdown of the number and type of rental units (i.e. how many 1 bedroom,  
183 2 bedroom, etc. in each building).

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186 **RESOLUTION PB 22-11**

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**STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION –  
DECLARATION OF LEAD AGENCY – Village Solars Phase VII,  
TAX PARCEL NO. 39.-1-38.8, 39.-1-38.11, 39.-1-38.13, 39.-1-38.16**

**WHEREAS**, an Application was submitted for Site Plan review by Rocco Lucente, for the proposed site plan of Village Solars Phase VII; and

195 **WHEREAS**, the Project proposes the demolition of four (4) existing apartment buildings, #21,  
196 #88, #96, & #28, and the construction of 138 multifamily units within six (6) apartment  
197 buildings. The project is located in Planned Development Area No. 1 – The Village Circle-Village  
198 Solars PDA, Tax Parcel numbers 39.-1-38.8, 39.-1-38.11, 39.-1-38.13, 39.-1-38.16; and

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200  
201 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act (“SEQRA”) requires that  
202 a Lead Agency be established for conducting environmental review of projects in accordance with  
203 local and state environmental law and the Lead Agency shall be that local agency which has  
204 primary responsibility for approving and funding or carrying out the action; and

205  
206 **WHEREAS**, The Planning Board of the Town of Lansing is believed best suited to review the  
207 impacts of this proposed Subdivision as (i) the Planning Board is the only body with jurisdiction  
208 to classify the Subdivision and issue the final Subdivision approval, (ii) the Planning Board is best  
209 situate to understand and evaluate the potential unique impacts of such Subdivision upon the  
210 Town based upon the developmental patterns, topography, and unique natural and non-  
211 natural features of the Town of Lansing, including known streams, wetlands, UNAs, agricultural  
212 resources of value, and archeologically sensitive sites within or near the Major Subdivision area,  
213 (iii) the Planning Board has the broadest governmental powers for investigating the potential or  
214 actual impacts of the Subdivision and implementing conditions or mitigating controls, and  
215 accordingly (iv) the Planning Board has the greatest capacity for providing the most thorough  
216 environmental assessment of the proposed Subdivision; and

217  
218 **WHEREAS**, this proposed action is an Type I action for which the Town of Lansing Planning Board  
219 is the sole involved agency for the purposes of a State Environmental Quality Review Act  
220 (“SEQRA”) review.

221  
222 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**  
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224 That the Town of Lansing Planning Board does hereby declare itself Lead Agency for the  
225 environmental review for the action of Site Plan Review for Town of Lansing Tax Parcel Numbers  
226 39.-1-38.8, 39.-1-38.11, 39.-1-38.13, 39.-1-38.16.

227  
228 Dated: 28 March 2022

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230 Motioned by: Dean Shea  
231 Seconded by: Dale Baker

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233 **VOTE AS FOLLOWS:**

234 **Dale Baker – Aye**  
235 **Tom Butler – Aye**  
236 **Norman L. Davidson – Aye**

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Dean Shea – Aye  
Deborah Trumbull – Aye  
Al Fiorille – Aye

**Project: Site Plan – Dandy Mini Mart – Convenience (Mini) Mart**

**Applicant:** Brian Grose, Fagan Engineers, representing Dandy Mini Mart  
**Location:** 7 Ridge Rd, Tax Parcel No’s 31.-6-9,1, 31.-6-10, 31.-6-11, 31.-6-13, & 31.-6-14  
**Project Description:** The applicant proposes the consolidation of several lots to form an approximately 4.7 acre parcel. The site plan proposal consists of a 5,685 sf convenient store with a 128’x24’ gasoline fueling island, a 48’x22’ diesel fuel island, and a drive through window. 25 passenger vehicle parking spaces and six (6) tractor trailer parking stalls are proposed. The project is located in the B1 – Commercial Mixed Use Zoning District.  
**SEQR:** This is a Type I Action, under 6 NYCRR 617.4 (b)(6)(i) and 617.4 (b)(9) for the purposes of conducting a coordinated environmental review pursuant to the State Environmental Quality Review Act ("SEQRA")  
**Action:** Public Hearing

**Summary of Discussion:**

- Project representatives Duane Phillips and Jamie Gensel were present to discuss this project.
- The applicant provided an update on NYSDOT.
- The applicant will work on plans for sidewalks on the property.
- The applicant described several different community service programs they have.
- Stormwater is under review by the Town Engineer.
- Discussions with neighbor, Sheri Munson, are moving forward. They are working together to find an acceptable solution.

**Motion to Open Public Hearing for the Dandy Mini-Mart at 7:25pm**

**28 people spoke during this public hearing; please view the unabridged video recording on [YouTube](#).**

**Motion to Close Public Hearing for the Dandy Mini-Mart at 8:47pm.**

Moved by: Norman ‘Lin’ Davidson    Seconded by: Dale Baker    (Motion Carried)

**Adjourned Meeting**

Meeting adjourned at the call of the Planning Board Chair at 8:47pm.

Minutes Taken and Executed by Heather Dries.

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277 Access to public documents are available online at:

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

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

280 **Planning Board agendas, minutes & submittals** <https://www.lansingtown.com/town-docs>