

1 **TOWN OF LANSING PLANNING BOARD**
2 **MEETING May 22, 2023**
3 **Lansing Town Hall, 29 Auburn Road**
4

5 **Board members Present:**

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

Excused:

Christine Hass
Deborah Trumbull

14 **Also Present:**

15 Heather Dries, Code Enforcement Officer Joe Wetmore, Councilmember
16

17 **Public Present:**

18 Doug Baird, Nicole Benenati, Shelby Rose, Chris Koenig,
19 Barbara Cerza, Zack Tull, Rocco Lucente, Joe Huizinga,
20 Nathan Knapke, Barry & Cathy Putnam.
21

22 Chair Al Fiorille opened the meeting at 6:28pm.

23
24 Chair Al Fiorille enacted Alternate Laurie Hemmings as a voting member in the absence of the
25 regular voting member.
26

27 **Action Items:**

28 **Project: Minor Subdivision- 1547 Ridge Rd**

29 Applicant: Barry & Cathy Putnam, owners

30 Location: 1547 Ridge Rd, Tax Parcel Number 12.-1-17.4

31 Project Description: The applicant proposes to subdivide an ~12.26 acre lot into two parcels.

32 Parcel A is 6.48 acres and Parcel B is a 5.78 acre flag lot. The property is in the RA Zone.

33 SEQR: This is an Unlisted action under SEQR 617.4 environmental review.
34

35 **Summary of Discussion:**

- 36 • Barry and Cathy Putnam were present to discuss this project.
- 37 • The applicant described their project.
- 38 • The Planning Board has set a public hearing for the June 26, 2023 meeting.
39

40 **RESOLUTION PB 23-10**

41 **STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION -**

42 **DECLARATION OF LEAD AGENCY – PUTNAM MINOR SUBDIVISION**

43 **WHEREAS**, an application was made by Barry & Cathy Putnam, Owners, for
44 subdivision approval. The applicant proposes to subdivide TPN 12.-1-17.4, a ~12.26-
45 acre lot into two parcels. Parcel A is 6.48 acres and Parcel B is a 5.78 acre flag lot.
46 The property is in the RA Zone; and

47
48 **WHEREAS**, this proposed action is an Unlisted Action, State Environmental Quality
49 Review Act ("SEQRA") and NYCRR § 617 of SEQRA requires that a Lead Agency
50 be established for conducting environmental review of projects in accordance with local
51 and state environmental law and the Lead Agency shall be that local agency which has
52 primary responsibility for approving and funding or carrying out the action; and

53
54 **WHEREAS**, The Planning Board of the Town of Lansing is believed best suited to
55 review the impacts of this proposed subdivision as (i) the Planning Board is the only
56 body with jurisdiction to review the subdivision and issue the final subdivision
57 approval, (ii) the Planning Board is best situate to understand and evaluate the
58 potential unique impacts of such subdivision upon the Town based upon the
59 developmental patterns, topography, and unique natural and non-natural features of
60 the Town of Lansing, including known streams, wetlands, UNAs, agricultural
61 resources of value, and archeosensitive sites within or near the proposed subdivision
62 area, (iii) the Planning Board has the broadest governmental powers for investigating
63 the potential or actual impacts of the subdivision and implementing conditions or
64 mitigating controls, and accordingly (iv) the Planning Board has the greatest capacity
65 for providing the most thorough environmental assessment of the proposed
66 subdivision; and

67
68 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

69
70 That the Town of Lansing Planning Board does hereby declare itself Lead Agency for
71 the coordinate environmental review for the action of subdivision review.

72 Dated: 22 May 2023

73
74 Motioned by: Larry Sharpsteen
75 Seconded by: Sandra Dennis Conlon

76
77 **VOTE AS FOLLOWS:**

78
79 Tom Butler – Aye
80 Sandra Dennis Conlon – Aye
81 Christine Hass – Absent
82 Laurie Hemmings – Aye

83 John Licitra – Aye
84 Larry Sharpsteen – Aye
85 Dean Shea – Aye
86 Deborah Trumbull – Absent
87 Al Fiorille – Aye
88

89 **Project: Minor Subdivision- 365 Fenner Rd**

90 Applicant: James Toll, owner
91 Location: 365 Fenner Rd, Tax Parcel Number 9.-1-1,2
92 Project Description: The applicant proposes to subdivide a ~6.7 acre flag lot from the 79.58
93 parent lot. The property is in the RA Zone.
94 SEQR: This is an Unlisted action under SEQR 617.4 environmental review.
95

96 **Summary of Discussion:**

- 97 • Barbara Tull was present to discuss this project.
 - 98 • The Planning Board has set a public hearing for the June 26,2023 meeting.
- 99

100 **RESOLUTION PB 23-11**

101 **STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION -**
102 **DECLARATION OF LEAD AGENCY – TULL MINOR SUBDIVISION**

103 **WHEREAS**, an application was made by James Tull, owner, for subdivision approval.
104 The applicant proposes to subdivide TPN 9.-1-1.2, a ~6.7 acre flag lot from the 79.58
105 parent lot. The property is in the RA Zone; and
106

107 **WHEREAS**, this proposed action is an Unlisted Action, State Environmental Quality
108 Review Act ("SEQRA") and NYCRR § 617 of SEQRA requires that a Lead Agency
109 be established for conducting environmental review of projects in accordance with local
110 and state environmental law and the Lead Agency shall be that local agency which has
111 primary responsibility for approving and funding or carrying out the action; and
112

113 **WHEREAS**, The Planning Board of the Town of Lansing is believed best suited to
114 review the impacts of this proposed subdivision as (i) the Planning Board is the only
115 body with jurisdiction to review the subdivision and issue the final subdivision
116 approval, (ii) the Planning Board is best situate to understand and evaluate the
117 potential unique impacts of such subdivision upon the Town based upon the
118 developmental patterns, topography, and unique natural and non-natural features of
119 the Town of Lansing, including known streams, wetlands, UNAs, agricultural
120 resources of value, and archeosensitive sites within or near the proposed subdivision
121 area, (iii) the Planning Board has the broadest governmental powers for investigating
122 the potential or actual impacts of the subdivision and implementing conditions or
123 mitigating controls, and accordingly (iv) the Planning Board has the greatest capacity

124 for providing the most thorough environmental assessment of the proposed
125 subdivision; and

126
127 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

128
129 That the Town of Lansing Planning Board does hereby declare itself Lead Agency for
130 the coordinate environmental review for the action of subdivision review.

131
132 Dated: 22 May 2023
133 Motioned by: Tom Butler
134 Seconded by: Larry Sharpsteen

135
136 **VOTE AS FOLLOWS:**

137
138 Tom Butler – Aye
139 Sandra Dennis Conlon – Aye
140 Christine Hass – Absent
141 Laurie Hemmings – Aye
142 John Licitra – Aye
143 Larry Sharpsteen – Aye
144 Dean Shea – Aye
145 Deborah Trumbull – Absent
146 Al Fiorille – Aye

147
148 **Project : Major Subdivision- 88 & 96 Village Circle**

149 Applicant: Rocco Lucent, Village Solars LLC
150 Location: 88 & 96 Village Circle, Tax Parcel Numbers 39.-1-38.8 & 38.-1-38.16
151 Project Description: The applicant proposes to reconfigure lots 88 and 96 into three lots. Lot 1 is
152 .72 acres; Lot 2 is .74 acres; Lot 3 is .92 acres. The property is in Village Circle – Village Solar
153 PDA #1
154 SEQR: This is a Type I action under SEQR 617.4 environmental review.

155
156 **Summary of Discussion:**

- 157 • Rocco Lucente was present to discuss this project.
- 158 • The applicant described the reasoning for this subdivision.
- 159 • The Planning Board has set a public hearing for the June 26, 2023 meeting.

160
161 **RESOLUTION PB 23-12**

162 **STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION -**
163 **DECLARATION OF LEAD AGENCY – VILLAGE SOLAR MAJOR**
164 **SUBDIVISION**

165 **WHEREAS**, an application was made by Rocco Lucente, for Village Solar, Owner, for
166 subdivision approval The applicant proposes to reconfigure tax Parcel Numbers 39.-1-
167 38.8 & 38.-1-38.16 (lots 88 and 96) into three lots. Lot 1 is .72 acres; Lot 2 is .74 acres;
168 Lot 3 is .92 acres. The property is in the Village Circle – Village Solar PDA #1.; and

169
170 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act
171 ("SEQRA") requires that a Lead Agency be established for conducting environmental
172 review of projects in accordance with local and state environmental law and the Lead
173 Agency shall be that local agency which has primary responsibility for approving and
174 funding or carrying out the action; and

175
176 **WHEREAS**, The Planning Board of the Town of Lansing is believed best suited to
177 review the impacts of this proposed Site Plan as (i) the Planning Board is the only
178 body with jurisdiction to review the Site Plan and issue the final Site Plan approval,
179 (ii) the Planning Board is best situate to understand and evaluate the potential unique
180 impacts of such subdivision upon the Town based upon the developmental patterns,
181 topography, and unique natural and non-natural features of the Town of Lansing,
182 including known streams, wetlands, UNAs, agricultural resources of value, and
183 archeosensitive sites within or near the proposed subdivision area, (iii) the Planning
184 Board has the broadest governmental powers for investigating the potential or actual
185 impacts of the Site Plan and implementing conditions or mitigating controls, and
186 accordingly (iv) the Planning Board has the greatest capacity for providing the most
187 thorough environmental assessment of the proposed subdivision; and

188
189 **WHEREAS**, this proposed action is a Type I Action, per 6 NYCRR 617.4 (b)(6)(i) and
190 617.4 (b)(9) for the purposes of conducting a coordinated environmental review
191 pursuant to the State Environmental Quality Review Act ("SEQRA") ;

192
193 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

194
195 That the Town of Lansing Planning Board does hereby declare itself Lead Agency for
196 the coordinate environmental review for the action of site plan review.

197 Dated: 22 May 2023

198 Motioned by: Dean Shea

199 Seconded by: Laurie Hemmings

200

201 **VOTE AS FOLLOWS:**

202

203 Tom Butler – Aye

204 Sandra Dennis Conlon – Aye
205 Christine Hass – Absent
206 Laurie Hemmings – Aye
207 John Licitra – Aye
208 Larry Sharpsteen – Aye
209 Dean Shea – Aye
210 Deborah Trumbull – Absent
211 Al Fiorille – Aye

212

213 **Project: Sketch Plan – Lansing Community Solar**

214 **Applicant:** Genie Solar Energy, sponsor

215 **Location:** Lansingville Road, Tax Parcel Number 16.-1-19.2

216 **Project Description:** The applicant proposes to construct a 5 MW ground-mounted solar,
217 approximately 18 acres in size, on a 107.2 acre parcel in the RA zone. The project will be
218 subject to Town of Lansing code §270-27 site plan review, and §270-35 R. Solar Energy Facility
219 Special Conditions

220 **SEQR:**

221

222 **Motion to open the public hearing for Genie Solar, Lansingville Rd. at 6:42pm.**

223 Moved by: Dean Shea Seconded by: John Licitra (Motion Carried)

224

225 **Summary of Discussion:**

- 226 • Nathan Knapke and Chris Koenig were present to discuss this project.
- 227 • Two members of the public expressed support for the project, but would like the
- 228 applicant to consider the noise impacts on the neighborhood.
- 229 • The applicant plans to pursue local plantings.
- 230 • The Planning Board will reopen the Public Hearing on June 26, 2023.

231

232 **Motion to close the public hearing for Genie Solar, Lansingville Rd. at 7:18pm.**

233 Moved by: Dean Shea Seconded by: Larry Sharpsteen (Motion Carried)

234

235 **Adjourned Meeting**

236 Meeting adjourned at the call of the Planning Board Chair at 7:31pm.

237

238 Minutes Taken and Executed by Heather Dries.

239

240 **Access to public documents are available online at:**

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

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