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**TOWN OF LANSING PLANNING BOARD**  
**MEETING JUNE 26, 2023**  
**Lansing Town Hall, 29 Auburn Road**

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**Board members Present:**

Al Fiorille, Chair  
Christine Hass  
Laurie Hemmings  
Larry Sharpsteen  
Dean Shea  
Deborah Trumbull

**Excused:**

Thomas Butler  
Sandy Dennis-Conlon, Vice-Chair  
John Licitra

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**Also Present:**

John Zepko, Director of Planning,  
Heather Dries, Code Enforcement Officer,

Kelly Geiger, Planning Clerk,  
Joe Wetmore, Councilmember.

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**Public Present:**

Timothy O’Leary, Chauncey & Linda Bush, Bill Schmitz, Chris Koenig,  
Cathy & Barry Putnam, George Breuhaus, Bill Duthie, Steve Palladino.

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

Chair Al Fiorille enacted Alternates Christine Hass and Laurie Hemmings as voting members in the absence of two regular voting members.

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**Action Items:**

**Project: Sketch Plan- 825 Lansingville Rd**

Applicant: Chauncey & Linda Bush, owner

Location: 825 Lansingville Rd, Tax Parcel Number 4.-1-18.1

Project Description: The applicant proposes to subdivide a ~4 acre flag lot from the ~66.2 acre parent lot. The property is in the AG Zone.

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

Anticipated Action: Declaration of Lead Agency; Set public hearing

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**Summary of Discussion:**

- Chauncey and Linda Bush were present to discuss this project.
- The applicants explained the project.

- 38       • The Planning Board has set a Public Hearing for July 24, 2023.  
39

40       **RESOLUTION PB 23-13**

41               **STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION -**  
42               **DECLARATION OF LEAD AGENCY – BUSH MINOR SUBDIVISION**

43  
44       **WHEREAS**, an application was made by Chauncey & Linda Bush, Owners, for  
45       subdivision approval. The applicant proposes to subdivide a 4.10 acre flag lot from the  
46       66.32 acre parent lot, TPN 4.-1-18.1. The property is in the AG 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

73       Dated: 26 June 2023  
74

75 Motioned by: Larry Sharpsteen  
76 Seconded by: Dean Shea

77

78 **VOTE AS FOLLOWS:**

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80 Tom Butler Absent  
81 Sandra Dennis Conlon Absent  
82 Christine Hass Aye  
83 Laurie Hemmings Aye  
84 John Licitra Absent  
85 Larry Sharpsteen Aye  
86 Dean Shea Aye  
87 Deb Trumbull Aye  
88 Al Fiorille Aye

89

90 **Project: Sketch Plan- Site Plan- 8-18 Verizon Lane**

91 Applicant: United Storage TBR, LLC, owner

92 Location: 8-18 Verizon Lane, Tax Parcel Number 30.-1-16.32

93 Project Description: The applicant proposes to construct an approximately 9,600 square foot  
94 building on the existing ~9 acre lot. The property is in the IR – Industrial/Research Zone.

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

96 Anticipated Action: Sketch Plan

97

98 **Summary of Discussion:**

- 99
- Bill Duthie and George Breuhaus were present to discuss this project.
  - The applicant described the project.
  - The Planning Board discussed items including lighting and stormwater.
  - The applicant plans to return in July or August with a full plan.
- 100  
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104 **Project: Lot Line Adjustment- 100 Brown Hill Rd**

105 Applicant: Walnut Ridge, Stephen Palladino, owner

106 Location: 100 Brown Hill Rd, Tax Parcel Number 8.-1-22.4

107 Project Description: The applicant proposes a lot line adjustment of 32.53 acres to the adjacent  
108 property owner. The property is in the AG Zone.

109 SEQR: This is a Type II action under SEQR 617.4 environmental review.

110 Anticipated Action: Consideration and Decision of lot line adjustment

111

112 **Summary of Discussion:**

- 113     • Steve Palladino was present to discuss this project.  
114     • This project is considered a Lot Line Adjustment because no new lots are being created.  
115     • The Planning Board has no concerns.

116  
117 **Motion to Allow the Planning Director to Execute the Lot Line Adjustment for 100 Brown**  
118 **Hill Rd.**

119 Moved by: Larry Sharpsteen                      Seconded by: Deborah Trumbull     (Motion Carried)

120  
121 **Project: Minor Subdivision- 1547 Ridge Rd**

122 Applicant: Barry & Cathy Putnam, owners

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

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

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

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

127

128 **Motion to open the public hearing for 1547 Ridge Rd. at 6:53pm.**

129 Moved by: Larry Sharpsteen                      Seconded by: Christine Hass                      (Motion Carried)

130

131 **Summary of Discussion:**

- 132     • Barry and Cathy Putnam were present to discuss this project.  
133     • There are no updates to this project.  
134     • The Planning Board reviewed the SEAF Part 2.

135

136 **Motion to close the public hearing for 1547 Ridge Rd. at 6:55pm.**

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

138

139 **RESOLUTION PB 23-14**

140

141                                      **TOWN OF LANSING PLANNING BOARD RESOLUTION**  
142                                      **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE**  
143                                      **DECLARATION AND MINOR SUBDIVISION APPROVAL**  
144                                      **1547 RIDGE ROAD**  
145                                      **TAX PARCEL NO. 12.-1-17.4**

146

147 **WHEREAS** an application was made by Barry & Cathy Putnam, Owners, for  
148 subdivision approval. The applicant proposes to subdivide 1547 Ridge Road, TPN

149 12.-1-17.4, a ~12.26-acre lot into two parcels. Parcel A is 6.48 acres and Parcel B is  
150 a 5.78 acre flag lot. The property is in the RA Zone; and

151  
152 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6  
153 Minor Subdivision, for which the respective completed applications were received  
154 April 17,2023; and

155  
156 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act  
157 ("SEQRA") requires that a Lead Agency be established for conducting environmental  
158 review of projects in accordance with state environmental law and the Lead Agency  
159 shall be that local agency which has primary responsibility for approving and funding  
160 or carrying outthe action; and

161  
162 **WHEREAS**, the Planning Board, being the local agency which has primary responsibility  
163 for approving the action declares itself the Lead Agency for the review of this action  
164 under SEQRA; and

165  
166 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements  
167 of the Town's local laws relative to subdivisions and the unique needs of the Town  
168 due to the topography, the soil types and distributions, and other natural and man-  
169 made features upon and surrounding the area of the proposed subdivision, and the  
170 Planning Board has also considered the Town's Comprehensive Plan and compliance  
171 therewith; and

172 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as  
173 adequate: "Final Subdivision Plat Showing Proposed Division of Lands Owned by Barry  
174 F. & Cathy A. Putnam" prepared by TG Miller and dated 4/13/2023; a Short  
175 Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part  
176 2, prepared by the Planning Staff; and other application materials;

177 **WHEREAS**, this action is exempt from the General Municipal Law County Planning  
178 referral requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-  
179 n through an Inter-Governmental Agreement between the Tompkins County Planning  
180 Department and the Town of Lansing dated 24 November 2003, as "residential  
181 subdivisions of fewer than 5 lots all of which comply with local zoning standards and  
182 Tompkins County Sanitary Code requirements, and do not involve new local roads or

183 streets directly accessing a State or county road" are excluded from GML referral  
184 requirements: and

185 **WHEREAS**, on 26 June 2023, the Planning Board reviewed and considered the  
186 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road,  
187 Lansing, New York 14882 and duly held a public hearing on the Minor subdivision  
188 application, and all evidence and comments were considered, along and together with  
189 the requirements of the Town's subdivision regulations, existing development in the  
190 surrounding area, the public facilities and services available, the Town's  
191 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and  
192 any potential on- and off-site environmental impacts; and

193  
194 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing  
195 Planning Board;

196 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of  
197 Lansing determines the proposed project will result in no significant impact on the  
198 environment and that a Negative Declaration for purposes of Article 8 of the  
199 Environmental Conservation Law be filed in accordance with the provisions of Part  
200 617 of the State Environmental Quality Review Act for the action of Minor  
201 Subdivision approval for Town of Lansing Tax Parcel Number 12.-1-17.4 by Barry &  
202 Cathy Putnam, Owners; and be it further

203  
204 **RESOLVED**, that the Town of Lansing Planning Board grants Final Approval of the  
205 Application for a Minor Subdivision of certain land at 1547 Ridge Road, Lansing,  
206 New York, subject to the following conditions:

207  
208 1. The sealing and endorsement of such Minor Subdivision Final Plat by the  
209 Planning Board Chair, thereafter presenting and obtaining the signing of the  
210 plat by Tompkins County Assessment Department stamp followed by filing in  
211 the Tompkins County Clerk's Office, followed by provision of proof of such  
212 filing within the time limit requirements of 62 days with the Town of Lansing  
213 Code Enforcement Office.

214  
215 Dated: 26 June 2023

216  
217 Motion by: Deborah Trumbull

218 Seconded by: Larry Sharpsteen

219

220 **VOTE AS FOLLOWS:**

221

222 Tom Butler Absent

223 Sandra Dennis Conlon Absent

224 Christine Hass Aye

225 Laurie Hemmings Aye

226 John Licitra Absent

227 Larry Sharpsteen Aye

228 Dean Shea Aye

229 Deb Trumbull Aye

230 Al Fiorille Aye

231

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

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

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

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

239

240 **Motion to open the public hearing for Genie Solar, Lansingville Rd. at 7:01pm.**

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

242

243 **Summary of Discussion:**

- 244 • Chris Koenig was present to discuss this project.
- 245 • The applicant addressed noise concerns and the screening and landscaping.
- 246 • The Planning Board is expecting to receive comments from the Town Engineer.

247

248 **Motion to close the public hearing for Genie Solar, Lansingville Rd. at 7:14pm.**

249 Moved by: Dean Shea                      Seconded by: Laurie Hemmings                      (Motion Carried)

250

251 **Other Business:**

- 252 • Planning Board members gave their Board/Committee reports.
- 253 • The Planning Board discussed concerns at Village Solar and the Site Plan at the Marina.

254

255 **Adjourned Meeting**  
256 Meeting adjourned at the call of the Planning Board Chair at 7:32pm.  
257  
258 Minutes Taken and Executed by Heather Dries.  
259  
260 **Access to public documents are available online at:**  
261 **Planning Board Email**      [tolcodes@lansingtown.com](mailto:tolcodes@lansingtown.com)  
262 **Town Website**                      <https://www.lansingtown.com>