

1 **TOWN OF LANSING PLANNING BOARD**
2 **MEETING AUGUST 28, 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 Christine Hass
10 Laurie Hemmings
11 Deborah Trumbull
12

Excused:

John Licitra
Larry Sharpsteen
Dean Shea

13 **Also Present:**

14 Kelly Geiger, Planning Clerk, Heather Dries, Code Enforcement Officer,
15 Joe Wetmore, Councilmember.
16

17 **Public Present:**

18 George Breuhaus, Bill Duthie, John Duthie.
19

20 Chair Al Fiorille opened the meeting at 6:28pm.
21

22 Chair Al Fiorille enacted Alternates Christine Hass and Laurie Hemmings as voting members in
23 the absence of several regular voting members.
24

25 **Action Items:**

26 **Project:** Site Plan- Duthie/United Storage

27 **Applicant:** United Storage TBR, LLC, owner

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

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

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

32 **Anticipated Action:** Declare Lead Agency, Set Public Hearing
33

34 **Summary of Discussion:**

- 35
 - George Breuhaus, Bill Duthie, and John Duthie were present to discuss this project.
 - The Planning Board set a public hearing for September 25, 2023.
36
37

38 **RESOLUTION PB 23-17**

39 STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION -
40 DECLARATION OF LEAD AGENCY – UNITED STORAGE/DUTHIE SITE PLAN

41
42 **WHEREAS**, an application was made by George Breuhaus, Engineer, for United Storage,
43 Owner, for site plan approval for a 9,600 SQFT warehouse at 8-18 Verizon Lane, on the
44 approximately 9 acre lot owned by United Storage TBR, LLC, in the Town of Lansing, New
45 York, otherwise known as Tax Parcel 30.-1-16.32. The property is in the IR – Industrial
46 Research Zone; and

47
48 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA")
49 requires that a Lead Agency be established for conducting environmental review of projects in
50 accordance with local and state environmental law and the Lead Agency shall be that local
51 agency which has primary responsibility for approving and funding or carrying out the action;
52 and

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

65
66 **WHEREAS**, this proposed action is a Unlisted Action, per 6 NYCRR 617.4 (b)(6)(i) for the
67 purposes of conducting a coordinated environmental review pursuant to the State Environmental
68 Quality Review Act ("SEQRA");

69
70 NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

71
72 That the Town of Lansing Planning Board does hereby declare itself Lead Agency for the
73 coordinate environmental review for the action of site plan review.

75 Dated: 28 August 2023

76

77 Motioned by: Deb Trumbull

78 Seconded by: Sandra Dennis-Conlon

79

80 **VOTE AS FOLLOWS:**

81 Tom Butler Aye

82 Sandra Dennis Conlon Aye

83 Christine Hass Aye

84 Laurie Hemmings Aye

85 John Licitra Absent

86 Larry Sharpsteen Absent

87 Dean Shea Absent

88 Deb Trumbull Aye

89 Al Fiorille Aye

90

91

92 **Other Business:**

93 • Joe Wetmore gave a liaison report from the August 16, 2023 Town Board meeting and
94 the August 22, 2023 Emergency Town Board meeting.

95 • Deb Trumbull gave a liaison report from the Parks, Recreation, and Trails Committee.

96

97 **Adjourned Meeting**

98 Meeting adjourned at the call of the Planning Board Chair at 6:55pm.

99

100 Minutes Taken and Executed by Heather Dries.

101

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

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

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