

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38

TOWN OF LANSING PLANNING BOARD
MEETING May 20, 2024
Lansing Town Hall, 29 Auburn Road

Board members Present:

Al Fiorille, Chair
Sandy Dennis-Conlon, Vice-Chair
Thomas Butler
Dean Shea
Christine Hass
John Licitra

Excused:

Larry Sharpsteen
Danielle Hautaniemi

Also Present:

Kelly Geiger, Planning Clerk, John Zepko, Director of Planning Mason Molesso, Planner,

Public Present:

Mary Seymour, Steve Seymour, Nate Cook, Max Titlebaum, Chris Hesse

Chair Al Fiorille opened the meeting at 6:30 pm.

Action Items:

Project: Site Plan Review - Salt Point Brewery

Applicant: Chris Hesse

Location: 6 Louise Bement Lane Tax Parcel # 31.-1-16.6

Project Description: The applicant proposes to add a new walk-in cooler and to construct a new stage/
music performance area once time and money allows.

SEQR: This is a Type II action under SEQR 617.4 (c)(12), requiring no further action

Anticipated Action: Review of project, determination of public hearing

Summary of Discussion:

- Chris Hesse was present to discuss this project.
- Updates and concerns to site plan review, stage, noise buffer, possible fencing, cooler, bike rack, parking, sidewalk, lighting
- Public Hearing set for June 24, 2024

39 **Project: Site Plan Review** - Site Plan Review of minor subdivision of land at 105 Ludlow Road
40 **Applicant:** Mary Seymour
41 **Location:** 105 Ludlow Road Tax Parcel # 15.-1-8.3
42 **Project Description:** The applicant proposes to subdivide the parent lot at 105 Ludlow Road (Parcel A)
43 into two lots; Parcel B (4.37 acres) and Parcel C (7.96 acres).
44 **SEQR:** This is an Unlisted action under SEQR 617.4 and will require further review
45 **Anticipated Action:** Review of project, SEQR, determination of public hearing

46
47 **Summary of Discussion:**
48 • Mary and Steve Seymour were present to discuss this project.
49 • Turn around for fire and emergency services
50 • Public Hearing set for June 24, 2024

51
52 **Project: Minor Subdivision** Discussion on removal of existing conditions on prior Site Plan Approval
53 **Applicant:** Boris Simkin, represented by Nate Cook
54 **Location:** 0 Sun Path Rd Tax Parcel # 42.-1-2.25
55 **Project Description:** Applicants agent wishes to discuss the removal of conditions of approval required
56 for Phase II of this project, specifically the construction of connector roads to the north and south off
57 Sun Path.
58 **SEQR:** This is an Unlisted action under SEQR 617.4 and will require further review
59 **Anticipated Action:** Review of project, SEQR, determination of public hearing

60
61 **Summary of Discussion:**
62 • Nate Cook was present to discuss this project.
63 • Easements, connection of subdivisions, road construction

64
65 **Adjourn Meeting**
66 Meeting adjourned at the call of the Planning Board Chair at 7:56pm.
67 Minutes Taken and Executed by Kelly Geiger

68
69 **Access to public documents available online at:**
70 **Planning Board Email** tolcodes@lansingtown.com
71 **Town Website** <https://www.lansingtown.com>