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TOWN OF LANSING PLANNING BOARD
MEETING June 24, 2024
Lansing Town Hall, 29 Auburn Road

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Board members Present:

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

Excused:

Larry Sharpsteen
Sandy Dennis-Conlon, Vice-Chair

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Also Present:

Kelly Geiger, Planning Clerk, Mason Molesso, Planner,

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Public Present:

Mary Seymour
Steve Seymour
Arlene Selby
Heike Michelsen
Alicia Stoklosa
Melissa Melko
Mollie Messenger
Jessie Young
Debbie Loring
Roger Loring
Laura Huizinga

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

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Action Items:

Project: Site Plan Review - Plat review of Minor Subdivision of land at 105 Ludlow Road

Applicant: Mary Seymour

Location: 105 Ludlow Road Tax Parcel # 15.-1-8.3

39 **Project Description:** The applicant proposes to subdivide the parent lot at 105 Ludlow Road (Parcel A)
40 into two lots; Parcel B (4.37 acres) and Parcel C (7.96 acres). This property is located in the RA Zoning
41 District.

42 **SEQR:** This is an Unlisted action under SEQR 617.4 and will require further review

43 **Anticipated Action:** SEQR review, Public Hearing, final decisions / conditions

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45 **Summary of Discussion:**

- 46 • Mary and Steve Seymour were present to discuss this project.
- 47 • Board approved the project

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50 **RESOLUTION PB 24-07**

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52 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
53 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION**
54 **AND MINOR SUBDIVISION PLAT APPROVAL FOR**
55 **105 LUDLOW ROAD TAX PARCEL # 15.-1-18.3**

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57 **WHEREAS,** an application was submitted for Minor Subdivision Plat review by Mary
58 Seymour on behalf of Arlene Selby owner of 105 Ludlow Road, for the proposed subdivision
59 of the existing 14.21 acre lot, Tax parcel number 15.-1-18.3, into 3 parcels: “Parcel A” (1.86),
60 “Parcel B” (4.37 acres) and “Parcel C” (7.98 acres). This property is located in RA zoning; and

61
62 **WHEREAS,** this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor
63 Subdivision, for which the respective completed applications were received April 2, 2024;
64 and

65
66 **WHEREAS,** 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA")
67 requires that a Lead Agency be established for conducting environmental review of projects
68 in accordance with state environmental law and the Lead Agency shall be that local agency
69 which has primary responsibility for approving and funding or carrying out the action; and

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71 **WHEREAS,** the Planning Board, being the local agency, which has primary responsibility for
72 approving the action declares itself the Lead Agency for the review of this action under
73 SEQRA; and

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

79 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as
80 adequate: "Subdivision Plat Lands of Arlene F. Selby", prepared by Reagan Land
81 Surveying and dated "3/2024"; a Short Environmental Assessment Form (SEAF), Part 1,
82 submitted by the Applicant, and Part 2, prepared by the Planning Staff; and other
83 application materials;

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

91 **WHEREAS**, on 24 June 2024, the Planning Board reviewed and considered the
92 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road,
93 Lansing, New York 14882 and duly held a public hearing on the Minor subdivision
94 application, and all evidence and comments were considered, along and together with the
95 requirements of the Town's subdivision regulations, existing development in the surrounding
96 area, the public facilities and services available, the Town's Comprehensive Plan and the
97 Land Use Ordinance, site characteristics and issues, and any potential on- and off-site
98 environmental impacts; and

99
100 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning
101 Board.

102 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing
103 determines the proposed project will result in no significant impact on the environment and
104 that a Negative Declaration for purposes of Article 8 of the Environmental Conservation
105 Law be filed in accordance with the provisions of Part 617 of the State Environmental

106 Quality Review Act for the action of Minor Subdivision approval for Town of Lansing Tax
107 Parcel Number 15.-1-18.3, for Mary Seymour on behalf of Arlene Selby; and be it further
108

109 **RESOLVED**, that the Town of Lansing Planning Board Grants Final Approval of the
110 Application for a Minor Subdivision of certain land at 105 Ludlow Road, Lansing, New
111 York, subject to the following conditions:
112

- 113 1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning
114 Board Chair, thereafter, presenting and obtaining the signing of the plat by Tompkins
115 County Assessment Department stamp followed by filing in the Tompkins County
116 Clerk's Office, followed by provision of proof of such filing within the time limit
117 requirements of 62 days with the Town of Lansing Code Enforcement Office.
118

119 Dated: 24 June 2024
120

121 Motion by: Christine Hass

122 Seconded by: Dean Shea
123

124 **VOTE AS FOLLOWS:**
125

126 **Tom Butler -Aye**

127 **Sandy Conlon -Absent**

128 **Christine Hass -Aye**

129 **Danielle Hautaniemi-Aye**

130 **John Licitra -Aye**

131 **Larry Sharpsteen -Absent**

132 **Dean Shea -Aye**

133 **Al Fiorille - Aye**
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142 **Project: Minor Subdivision** Plat review of Minor Subdivision of land at 545 Davis Road
143 **Applicant:** Jane Cullings, on behalf of Joseph and Laura Huizinga
144 **Location:** 545 Davis Road Tax Parcel # 10.-1-12.21
145 **Project Description:** The applicant proposes to subdivide the lot at 545 Davis Road into two lots: Parcel
146 A, the new lot, a 4-acre parcel including the dwelling unit and Parcel B, the parent lot, a 52.58 vacant
147 lot. This property is located in the AG Zoning District.
148 **SEQR:** This is an Unlisted action under SEQR 617.4 and will require further review
149 **Anticipated Action:** Review of application & preliminary plat, SEQR review, schedule Public Hearing
150 for July.

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152 **Summary of Discussion:**
153 • Laura Huizinga was present to discuss this project.
154 • Public Hearing set for July 22nd

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157 **Project: Use Variance to construct 2 Solar Energy Facilities off N. Triphammer Road**

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159 **Applicant:** Delaware River Solar

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161 **Location:** N. Triphammer Road; two neighboring lots: 44.-1-1.2 and 44.-1-3.3

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163 **Project Description:** The applicant has applied for 2 Use Variances to construct 2 Solar Energy
164 Facilities off N. Triphammer Road. This project is located in R2 zoning which does not permit the
165 construction of a Solar Energy Facility under the use variance standards applicable to public utilities,
166 rather than the traditional use variance test under N.Y Town Law 267-b(2).

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168 **SEQR:** This project is a Type I action (617.4 (B)(2) and 617.4 (6)(i)) and will require review

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170 **Anticipated Action:** SEQR Coordinated Review

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172 **Summary of Discussion:**
173 • Mollie Messenger, Melissa Melko and Alecia Stoklosa were present to discuss this project.
174 • The applicant discussed why they should be seen as a public utility and the purpose of the
175 project.
176 • The board discussed location, glare, screening, poles, lines, noise, bonds, zoning, lot line
177 adjustment
178 • Jessie Young discussed reasons why they chose to go with Solar over farming or housing

- 179 • The Board agreed to hold off on a decision until they receive more information from the
180 Zoning Board.

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182 **Adjourn Meeting**

183 Meeting adjourned at the call of the Planning Board Chair at 7:44pm.

184 Minutes Taken and Executed by Kelly Geiger

185

186 **Access to public documents available online at:**

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

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