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**TOWN OF LANSING PLANNING BOARD**  
**MEETING July 22, 2024**  
**Lansing Town Hall, 29 Auburn Road**

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**Board members Present:**

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

**Excused:**

John Licitra

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**Also Present:**

Kelly Geiger, Planning Clerk, Mason Molesso, Planner,

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**Public Present:**

Jack Litzenberger  
Laura Huizinga  
Roger VandePoel

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

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**Action Items:**

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**Project: Minor Subdivision** Review of Minor Subdivision Plat of land at 545 Davis Road

**Applicant:** Jane Cullings, on behalf of Joseph and Laura Huizinga

**Location:** 545 Davis Road Tax Parcel # 10.-1-12.21

**Project Description:** The applicant proposes to subdivide the lot at 545 Davis Road into two lots: Parcel A, the new lot, a 4-acre parcel including the dwelling unit and Parcel B, the parent lot, a 52.58 vacant lot. This property is located in both the AG & RA Zoning District.

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

**Anticipated Action:** Public Hearing, SEQR pt. 2, final decisions / conditions of approval.

**Summary of Discussion:**

- Laura Huizinga was present to discuss this project.

38 **RESOLUTION PB 24-06**

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40 **TOWN OF LANSING PLANNING BOARD RESOLUTION**  
41 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION**  
42 **AND MINOR SUBDIVISION PLAT APPROVAL FOR**  
43 **545 DAVIS ROAD TAX PARCEL # 10.-1-12.21**  
44

45 **WHEREAS**, an application was submitted for Minor Subdivision Plat review by Jane  
46 Cullings on behalf of Laura and Joseph Huizinga owners of 545 Davis Road, for the proposed  
47 subdivision of the existing 56.58 acre lot, Tax parcel number 10.-1-12.21, into 2 parcels: the  
48 new lot “Parcel A” (4 acres) and the parent lot “Parcel B” (52.58 acres). This property is located in  
49 both AG and RA zoning; and

50  
51 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor  
52 Subdivision, for which the respective completed applications were received May 17, 2024;  
53 and

54  
55 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA")  
56 requires that a Lead Agency be established for conducting environmental review of projects  
57 in accordance with state environmental law and the Lead Agency shall be that local agency  
58 which has primary responsibility for approving and funding or carrying out the action; and

59  
60 **WHEREAS**, the Planning Board, being the local agency, which has primary responsibility for  
61 approving the action declares itself the Lead Agency for the review of this action under  
62 SEQRA; and

63  
64 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the  
65 Town's local laws relative to subdivisions and the unique needs of the Town due to the  
66 topography, the soil types and distributions, and other natural and man-made features upon  
67 and surrounding the area of the proposed subdivision, and the Planning Board has also  
68 considered the Town's Comprehensive Plan and compliance therewith; and

69 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as  
70 adequate: "Subdivision Plat showing proposed division of lands of Joseph & Laura  
71 Huizinga...", prepared by TG Miller PC and dated 4/17/2024; a Short Environmental

72 Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the  
73 Planning Staff; and other application materials;

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

81 **WHEREAS**, on 22 July 2024, the Planning Board reviewed and considered the  
82 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road,  
83 Lansing, New York 14882 and duly held a public hearing on the Minor subdivision  
84 application, and all evidence and comments were considered, along and together with the  
85 requirements of the Town's subdivision regulations, existing development in the surrounding  
86 area, the public facilities and services available, the Town's Comprehensive Plan and the  
87 Land Use Ordinance, site characteristics and issues, and any potential on- and off-site  
88 environmental impacts; and

89  
90 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning  
91 Board.

92 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing  
93 determines the proposed project will result in no significant impact on the environment and  
94 that a Negative Declaration for purposes of Article 8 of the Environmental Conservation  
95 Law be filed in accordance with the provisions of Part 617 of the State Environmental  
96 Quality Review Act for the action of Minor Subdivision approval for Town of Lansing Tax  
97 Parcel Number 15.-1-18.3, for Jane Cullings on behalf of Laura and Joseph Huizinga; and be it  
98 further

99  
100 **RESOLVED**, that the Town of Lansing Planning Board Grants Final Approval of the  
101 Application for a Minor Subdivision of certain land at 545 Davis Road, Lansing, New York,  
102 subject to the following conditions:

103  
104 1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning

105 Board Chair, thereafter, presenting and obtaining the signing of the plat by Tompkins  
106 County Assessment Department stamp followed by filing in the Tompkins County  
107 Clerk's Office, followed by provision of proof of such filing within the time limit  
108 requirements of 62 days with the Town of Lansing Code Enforcement Office.

109  
110 Dated: 22 July 2024

111  
112 Motion by: Sany Conlon

113 Seconded by: Dean Shea

114

115 **VOTE AS FOLLOWS:**

116

117 **Tom Butler -Aye**

118 **Sandy Conlon - Aye**

119 **Christine Hass - Aye**

120 **Danielle Hautaniemi- Aye**

121 **John Licitra - Absent**

122 **Larry Sharpsteen - Aye**

123 **Dean Shea - Aye**

124 **Al Fiorille - Aye**

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128 **Project: Review of Minor Subdivision Plat of Land at 2661 N Triphammer Road**

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130 **Project:** Review of Minor Subdivision Plat of land at 2661 N Triphammer Road

131 **Applicant:** Jack Litzenberger

132 **Location:** 2661 N. Triphammer Road Tax Parcel # 44.-1-25

133 **Project Description:** The applicant proposes to subdivide the lot at 2661 N. Triphammer Road into  
134 two lots: Parcel A (parent lot), a 1.15-acre parcel including the dwelling unit and Parcel B, a 1.21 acre  
135 vacant lot. This property is located in the R2 Zoning District.

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

137 **Anticipated Action: Preliminary Plat review, schedule public hearing for August**

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139 **Summary of Discussion:**

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- Jack Litzenberger was present to discuss this project.

- 141 • The applicant discussed why they should be seen as a public utility and the purpose of the  
142 project.  
143 • The Board set a Public Hearing for August 26, 2024  
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145  
146 **Other Business:**

- 147 • Joe Wetmore gave a liaison report from the July 17, 2024, Town Board meeting addressing  
148 Town Barn Project, Zoning and Charging Stations  
149 • The Planning Board asked Mason Molesso to give update on the July 10, 2024 ZBA meeting,  
150 regarding Delaware River Solar  
151 • John Zepko explained and answered questions on Use Variances  
152  
153

154 **Adjourn Meeting**

155 Meeting adjourned at the call of the Planning Board Chair at 7:13pm.  
156 Minutes Taken and Executed by Kelly Geiger  
157

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

159 **Planning Board Email**      [tolcodes@lansingtown.com](mailto:tolcodes@lansingtown.com)  
160 **Town Website**              <https://www.lansingtown.com>