

1 **TOWN OF LANSING PLANNING BOARD**

2 **MEETING October 28, 2024**

3 **Lansing Town Hall, 29 Auburn Road**

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5
6 **Board Members Present:**

7 Al Fiorille, Chair

8 Sandy Dennis-Conlon, Vice-Chair

9 Dean Shea

10 Christine Hass

11 John Licitra

12 Thomas Butler

13 Danielle Hautaniemi

Excused:

Larry Sharpsteen

14
15 **Also Present:**

16 Kelly Geiger, Planning Clerk, Mason Molesso, Planner, Joe Wetmore, TB Liaison

17
18 **Public Present:**

19 John Duthie

20 Andy Sciarabba

21 Steven Saggese

22 Lin Davidson

23 Kaleb Geiger

24
25 Chair Al Fiorille opened the meeting at 6:30 pm.

26
27 **Action Items:**

28
29 **Project: Site Plan Review of Minor Subdivision Plat of land at 172 Benson Road**

30 **Applicant:** Steve Saggese

31 **Location:** 172 Benson Rd Tax Parcel # 38.-1-2

32 **Project Description:** Minor subdivision of 172 Benson Road into 3 parcels: “Proposed Parcel A”
33 (123.56 acres), “Proposed Parcel B” (4.44 acres) and “Proposed Parcel C” (13.66 acres). This property
34 is located in the R3 zoning district

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

36 **Anticipated Action:** Preliminary Plat review, schedule public hearing for next month’s meeting

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39 **Summary of Discussion:**

- 40 • Steve Saggese was present to discuss this project.
- 41 • Board set public hearing date for November 2024

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43
44 **Project: Site Plan Review of modifications made to 8-18 Verizon Lane**

45 **Applicant:** John Duthie

46 **Location:** 8-18 Verizon Lane Tax Parcel # 30.-1-16.32

47 **Project Description:** Resolution PB 23-16 (2023) approved a “future building”. This review provides
48 details and drawings specifying the use and specifics for the “future building”. This property is located
49 in the IR Industrial Research zoning district

50 **SEQR:** This is a Type II action and does not require any further review

51 **Anticipated Action:** Review drawings and plans, recommending no public hearing – not necessarily
52 needed in this circumstance, but ultimately at board discretion.

53 **Summary of Discussion:**

- 54 • Andy Sciarabba and John Duthie were present to discuss this project including, cold storage, no
- 55 utilities, number of units, lighting, cameras, numbering on buildings, signage, and roadway.
- 56 • The Board agreed that a Public Hearing was not necessary and approved the project with
- 57 conditions.

58

59 **RESOLUTION PB 24-13**

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61

62 **TOWN OF LANSING PLANNING BOARD RESOLUTION –**
63 **SITE PLAN APPROVAL FOR UNITED STORAGE 4,000 SQ/FT DRY STORAGE**
64 **BUILDING, 8-18 VERIZON LANE TAX PARCEL # 30.-1-16.32**

65

66 **WHEREAS**, an application was made by John Duthie, owner, for Site Plan Review of a 4,000 sq/ft (40’

67 x 100’) dry storage building and accompanying site improvements. Accompanying site improvements

68 include two bollards, a new planter, surrounding gravel parking, tie-in into the existing stormwater

69 management system and all other details as shown on drawing “Modified Site Plan & Details” dated

70 10/2/2024. This modified drawing set accompanies the drawing set and project documents approved in

71 Planning Board Resolution PB 23-18 (dated 9/25/2023) and further details the “future building” shown

72 in those drawings. This project is located in the IR – Industrial/ Research zoning district; and

73

74 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act (“SEQRA”) requires that

75 a Lead Agency be established for conducting environmental review of projects in accordance with state

76 environmental law, and the Lead Agency shall be that local agency which has primary responsibility for

77 approving and funding or carrying out the action; and

78

79 **WHEREAS**, the Planning Board, being the local agency, which has primary responsibility for

80 approving the action declares itself the Lead Agency for the review of this action under

81 SEQRA; and

82

83 **WHEREAS**, 6 NYCRR § 617.5 (C)(9) determines “construction or expansion of a primary or

84 accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of

85 gross floor area and not involving a change in zoning or a use variance and consistent with local land

86 use controls, but not radio communication or microwave transmission facilities” to be a Type II action,

87 which is not subject to further review under SEQRA; and

88

89 **WHEREAS**, the action noted above is exempt from NYS General Municipal Law § 239 -l, -m, and -n,

90 and will not require further review from the Tompkins County Planning and Sustainability Department;

91 and

92

93 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the Town

94 code relative to site plan review, the unique needs of the Town due to the topography, the soil types and

95 distribution, and other natural and man-made features upon and surrounding the area of the proposed

96 site plan, and the Planning Board has also considered the zoning in the area and the project in light of

97 the Town’s Comprehensive Plan and compliance therewith, and as the underlying use is a permitted use

98 in the zone in which located; and

99

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

101 therefore be it RESOLVED as follows:

102

- 103 1. That the Planning Board of the Town of Lansing does hereby grant Site Plan approval for a new
- 104 4000 sq/ft (40’ x 100’) dry storage building and accompanying site improvements as noted above.

- 105 2. Owner (John Duthie) must match building numbering to what currently exists on site; size,
106 color, lettering style must all be consistent.
107
108 a. Issuance of a Sign Permit from the Town of Lansing is required if any modifications are
109 to be made to the business sign located on Rt. 34 & Town Barn Road.
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111 Dated: October 28, 2024

112
113 Motioned by: Dean Shea

114 Seconded by: Tom Butler

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116

117 **VOTE AS FOLLOWS:**

118

119 **Tom Butler -Aye**

120 **Sandy Conlon –Aye**

121 **Christine Hass –Aye**

122 **Danielle Hautaniemi-Aye**

123 **John Licitra -Aye**

124 **Larry Sharpsteen -Absent**

125 **Dean Shea –Aye**

126 **Al Fiorille - Aye**

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128

129 **Project: Site Plan Review of Minor Subdivision Plat of land at 1187 Ridge Road**

130 **Applicant:** Norman (Lin) Davidson

131 **Location:** 1187 Ridge Road Tax Parcel # 15.-1-17.2

132 **Project Description:** Minor subdivision of 1187 Ridge Road into 3 parcels: “Parcel A” (6.28 acres),
133 “Parcel B” (a 3.28-acre flag lot) and “Parcel C” (.99 acres). This property is located in the RA Rural
134 Agricultural zoning district

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

136 **Anticipated Action:** Preliminary Plat review, schedule public hearing for next month’s meeting
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138 **Summary of Discussion:**

- 139
 - Lin Davidson was present to discuss this project.
 - The Board set a public hearing date for November 2024

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142 **Other Business:**

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- The Planning Board discussed Code Revisions including Buffer Chart, Cannabis Law,

144 Chickens, Corner Lots, Flag Lots, and Lot Line Adjustments

145

- Joe Wetmore discussed vacancies for the Planning Board, ZBA and CAC as well as the 2025

146 budget

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148

149 **Adjourn Meeting**

150 Meeting adjourned at the call of the Planning Board Chair at 7:35pm.

151 Minutes Taken and Executed by Kelly Geiger

152

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

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

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