

1 **TOWN OF LANSING PLANNING BOARD**

2 **MEETING June 23, 2025**

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

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5
6 **Board Members Present:**

7 Dean Shea, Chair

8 Thomas Butler, Vice-Chair

9 Al Fiorille

10 Sandy Dennis-Conlon

11 Christine Hass

12 John Licitra

13 Danielle Hautaniemi

14 John Duthie

15 Fredric Villano

Excused:

16
17 **Also Present:**

18 Kelly Geiger, Planning Clerk

19 Mason Molesso, Planner,

20 Joe Wetmore, TB Liaison

21
22 **Public Present:**

23 Katie Burke

24 Andy Sciarabba Jr.

25 Eric Eisenhut

26 Melissa Miller-Fedrizzi

27 Clayt Mabry

28 Connie Mabry

29 Emily D'Alessandro

30 Stephen Palladino

31 Jason Slottje

32 Ross Benson

33 George Breuhaus

34
35 Dean Shea opened the meeting at 6:30 pm.

36
37 **Action Items:**

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39 **Project: Final Plat Review of Minor Subdivision (2 Lots) – 0 Ridge Road**

40 **Applicant:** Clayton Mabry, owner

41 **Location:** 0 Ridge Road 15.-1-12.2

42 **Project Description:** Minor subdivision of lands located at 0 Ridge Road into two parcels: the new
43 “Parcel B” (8.923 acres) and remaining parent “Parcel A” (33.044 acres). This project is located in the
44 RA zoning district

45 **SEQR:** Unlisted Action – SEAF part 2 required

46 **Anticipated Action:** Complete Public Hearing & SEAF pt 2 form, issue final approvals / conditions

47
48 **Summary of Discussion:**

- 49 • Clayt and Connie Mabry, Melissa Miller-Fedrizzi were present to discuss this project
- 50 • Divide acreage into 2 lots to sell
- 51 • Board approved the project
- 52

54
55 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
56 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND**
57 **MINOR SUBDIVISION PLAT APPROVAL FOR**
58 **0 RIDGE ROAD TPN 15.-1-12.2**
59

60 **WHEREAS** an application was submitted for Minor Subdivision Plat approval by Clayton Mabry,
61 owner of 0 Ridge Road (15.-1-12.2), for the proposed subdivision of the existing 41.967-acre lot into 2
62 parcels: the new "Parcel B" (8.923 acres) and the remaining parent parcel "Parcel A" (33.044). This
63 property is located in the RA Rural Agriculture zoning; and
64

65 **WHEREAS** this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor
66 Subdivision, for which the respective applications were received 12 May 2025; and
67

68 **WHEREAS** 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires
69 that a Lead Agency be established for conducting environmental review of projects in accordance with
70 state environmental law and the Lead Agency shall be that local agency which has primary
71 responsibility for approving and funding or carrying out the action; and
72

73 **WHEREAS** the Planning Board, being the local agency, which has primary responsibility for
74 approving the action declares itself the Lead Agency for the review of this action under SEQRA; and
75

76 **WHEREAS** this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate: "Lands
77 of Clayton A &." prepared by G.B Davison LS and dated 5/5/2025; a Short Environmental Assessment
78 Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Staff; and
79

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

88 **WHEREAS** on 23 June 2025, the Planning Board reviewed and considered the aforementioned
89 subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and
90 duly held a public hearing on the minor subdivision application, and all evidence and comments were
91 considered, along and together with the requirements of the Town's subdivision regulations, existing
92 development in the surrounding area, the public facilities and services available, the Town's
93 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on-
94 and off-site environmental impacts; and
95

96 **WHEREAS** the Town of Lansing Planning Board, as the lead agency, has evaluated the potential
97 unique impacts of such Subdivision upon the Town based upon the developmental patterns,
98 topography, and unique natural and non-natural features of the Town of Lansing, including known
99 streams, wetlands, UNAs, agricultural resources of value, and archeologically sensitive sites within or
100 near the Minor Subdivision area, and determines the proposed project will result in no significant
101 impact on the environment; and
102

103 **WHEREAS** upon due consideration and deliberation by the Town of Lansing Planning Board;
104

105 **NOW THEREFORE BE IT RESOLVED** that the Planning Board of the Town of Lansing
106 determines the proposed project will result in no significant impact on the environment and that a
107 Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in
108 accordance with the provisions of Part 617 of the State Environmental Quality Review Act for the
109 action of Minor Subdivision approval for Town of Lansing Tax Parcel Number 15.-1-12.2, for Clayton
110 Mabry; and be it further

111
112 **RESOLVED** that the Town of Lansing Planning Board Grants Final Approval of the Application for
113 a Minor Subdivision of certain land at 0 Ridge Road (15.-1-12.2), Lansing, New York, subject to the
114 following conditions:

- 115
116 1. Three endorsed copies of the final plat of Minor Subdivision must be provided to the Planning
117 Department for signature by the Chairperson of the Board.
118
119 2. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board Chair,
120 thereafter, presenting and obtaining the signing of the plat by Tompkins County Assessment
121 Department stamp followed by filing in the Tompkins County Clerk's Office, followed by
122 provision of proof of such filing within the time limit requirements of 62 days with the Town of
123 Lansing Code Enforcement Office.
124

125 Dated: 23 June 2025
126

127 Motion by: Sandy Conlon
128 Seconded by: Al Fiorille
129

130 **VOTE AS FOLLOWS:**

131 Tom Butler - Aye
132 Sandy Conlon - Aye
133 John Duthie – Not Voting
134 Al Fiorille - Aye
135 Christine Hass - Aye
136 Danielle Hautaniemi - Aye
137 John Licitra - Aye
138 Fredric Villano – Not Voting
139 Dean Shea - Aye
140

141 **Project: Preliminary Plat Review of Minor Subdivision (2 Lots) of land at 5 Fiddlers Green**

142 **Applicant:** Bret Moore, owner

143 **Location:** 5 Fiddlers Green

144 **Project Description:** Minor subdivision of lands located at 5 Fiddlers Green into two parcels: the new
145 “Parcel B” (4.22acres) and remaining parent “Parcel A” (2.05 acres). This project is located in the R1
146 zoning district

147 **SEQR:** Unlisted Action – SEAF part 2 required

148 **Anticipated Action:** Preliminary Plat Review, schedule PH for July, complete SEAF pt. 2 during
149 July’s meeting
150

151 **Summary of Discussion:**

- 152 • Katie Burke was present to discuss this project
153 • Distance to edge of cliff, fire department turnaround and length of road
154 • Board scheduled public hearing for July 28th
155
156

157 **Project: Site/Sketch Plan Review 3125 N Triphammer Road**

158 **Applicant:** Jason Slottje, project partner

159 **Location:** 3125 N. Triphammer Road 30.-1-16.24

160 **Project Description:** Site Plan Review for adaptive reuse of existing building located at 3125 to be
161 converted into building supply retail center. No change in building footprint, to stormwater, zoning, or
162 site layout. This project is located in the IR zoning district

163 **SEQR:** Type II (C)(18) – no further action is required

164 **Anticipated Action:** Review of project, recommend no PH needed, issue final conditions / approvals

165

166 **Summary of Discussion:**

- 167 • Jason Slottje was present to discuss this project
- 168 • Use change, Leasing to ABC Supply Company, hours of operation, landscaping and buffering
- 169 • Board approved the project

170

171 **RESOLUTION PB 25-16**

172

173 **TOWN OF LANSING PLANNING BOARD RESOLUTION**

174 **SITE PLAN APPROVAL FOR ADAPTIVE REUSE OF**

175 **3125 N. TRIPHAMMER ROAD, TAX PARCEL NO. 30.-1-16.24,**

176 **AS A RETAIL BUILDING SUPPLY COMPANY**

177

178 **WHEREAS** an application was submitted for Site Plan Approval by Jason Slottje, project partner, for
179 the adaptive reused of the building located at 3125 N Triphammer Road to be converted from a
180 supermarket to a retail (building) supply company. There will be no proposed changes to the current
181 building footprint, to existing stormwater, zoning, or site layout except for the addition of new trees in
182 the parking area. This project is located in the IR Zoning District; and

183

184 **WHEREAS** this is a proposed action reviewed under Town of Lansing Zoning Code
185 § 270-36 - Site Plan Review, for which the completed application was received 10 May 2025; and

186

187 **WHEREAS** this action was determined to be a Type II Action under 6 NYCRR 617.5(C)(18) of the
188 State Environmental Quality Review Act ("SEQRA"); and

189

190 **WHEREAS** the Planning Board did on 23 June 2025, review and accept as adequate: "Proposed ABC
191 Supply Store" by G. Breuhaus dated 27 May 2025 and other application materials; and

192

193 **WHEREAS** this action is exempt from the General Municipal Law County Planning referral
194 requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-n through an Inter-
195 Governmental Agreement between the Tompkins County Planning Department and the Town of
196 Lansing dated 24 November 2003, as "Site Plan Reviews for change of commercial use in an existing
197 building not involving any change in building footprint and with no change in vehicular access on a
198 State or County highway" are excluded from GML referral requirements; and

199

200 **WHEREAS** the Planning Board has considered and carefully reviewed the requirements of the Zoning
201 Law relative to site plan review, the unique needs of the Town due to the topography, the soil types
202 and distribution, and other natural and man-made features upon and surrounding the area of the
203 proposed site plan, and the Planning Board has also considered the zoning in the area and the project
204 in light of the Town's Comprehensive Plan and compliance therewith, and as the underlying use is a
205 permitted use in the zone in which located; and

206

207 **WHEREAS** upon due consideration and deliberation by the Town of Lansing Planning Board;

208

209 **NOW THEREFORE BE IT RESOLVED:**

210

211 That the Planning Board of the Town of Lansing does hereby grant Site Plan Approval for the adaptive
212 reused of the building located at 3125 N Triphammer Road (30.-1-16.24) to be converted from a retail
213 supermarket to a retail (building) supply company, to Jason Slottje project partner subject to the
214 following specifications and conditions:

215

216 1. In accordance with Town Code§ 270-27(K), this site plan approval is valid for only 36
217 months from the date hereof, and the applicant/ owner is required to commence and
218 substantially complete the construction or other activities for which the site plan is applicable
219 within said 36 months or this approval shall, unless extended upon application timely made,
220 expire, lapse, and be of no further validity, force or effect.

221

222 Dated: 23 June 2025

223

224 Motion by: Danielle Hautaniemi

225 Seconded by: John Licitra

226

227 **VOTE AS FOLLOWS:**

228 Tom Butler - Aye

229 Sandy Conlon - Aye

230 John Duthie – Not Voting

231 Al Fiorille - Aye

232 Christine Hass - Aye

233 Danielle Hautaniemi - Aye

234 John Licitra - Aye

235 Fredric Villano – Not Voting

236 Dean Shea - Aye

237

238 **Project: Sketch Plan Review 0 Auburn Road**

239 **Applicant:** Andy Sciarabba, owners' agent

240 **Location:** 0 Auburn Road 31.-1-15.21

241 **Project Description:** Site Plan Review of new professional office park and associated site work
242 including new paving and stormwater management practices. This project is located in the IR zoning
243 district

244 **SEQR:** Type I – further review required

245 **Anticipated Action:** Sketch Plan Review of project, schedule PH for July's meeting

246

247 **Summary of Discussion:**

- 248
- 249 • Andy Sciarabba, Eric Eisenhut, and George Breuhaus were present to discuss this project
 - 250 • Single story-5500 sq ft office building with 20 parking spaces, septic-sewer-water-electric,
251 commercial driveway, landscaping, buffering, lighting, bike rack, exterior elements of building,
252 town trail, concern of speed limit on corner
 - 253 • Board scheduled Public Hearing for July 28th
- 254

255

256 **Project: Lot Line Adjustment 838 Auburn Road**

257 **Applicant:** Corey Vincent, owners attorney

258 **Location:** 838 Auburn Road 18.-1-11.22

259 **Project Description:** Lot Line Adjustment greater than one (1) acre needing Board review.

260 **SEQR:** Type II (C)(16) action – no further review required

Anticipated Action: Review LLA & refer to Planning Dept. for approval

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Summary of Discussion:

- Stephen Palladino was present to discuss the project
- Owner will keep 2.1 Acres with buildings, selling Ag portion for dairy farm
- Planning department to sign off on approval

Project: Site Plan Renewal 308 Peruville Road

Applicant: Ross Benson, owner

Location: 308 Peruville Road 30.-1-26.27

Project Description: Site Plan renewal for a pre-approved project in which there has been no change in zoning, SEQR, site plan, etc.

SEQR: Type II (C)(9) – no further action is required

Anticipated Action: Review & issue renewal for another 3 years

Summary of Discussion:

- Ross Benson was present to discuss the project
- Current fencing and buffers, no changes from prior approval
- Board approved Site Plan renewal

RESOLUTION PB 25-17

**TOWN OF LANSING PLANNING BOARD RESOLUTION
SITE PLAN APPROVAL
308 PERUVILLE ROAD,TAX PARCEL NO. 30.-1-26.27**

WHEREAS, an application was made by Ross Benson, Applicant and Owner, for a 48’ x 76’ addition to the existing facility on the existing 3-acre parcel, Lansing, New York, Tax Map no. 30.-1-26.27, located in the AG Zoning District; and

WHEREAS, this is a proposed action reviewed under Town of Lansing Code§ 270-36 Site Plan Review; and

WHEREAS, the Planning Board did originally review this project on 23 June 2025 and accept as adequate: "Proposed Site Development for Hygear Motor Sports, LLC," created by The Architects Drew, and other application materials; and

WHEREAS, the proposed action is a Type II Action, per 6 NYCRR Part 617.5.C (9), “construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities” and requires no further review under the State Environmental Quality Review Act; and

WHEREAS, Project plans, and related information, were duly delivered to the Tompkins County Planning and Sustainability Department per General Municipal Law § 239; *et seq.*, and such Department responded in a letter dated 13 June 2025 from Katherine Borgella, Tompkins County Commissioner of Planning, pursuant to §239 -l, -m, and -n of the New York State General Municipal Law recommending that no intermunicipal concerns exist as a result of this proposed project; and

WHEREAS, the Planning Board has considered and carefully reviewed the requirements of the Town code relative to site plan review, the unique needs of the Town due to the topography, the soil types and distribution, and other natural and man-made features upon and surrounding the area of the proposed site plan, and the Planning Board has also considered the zoning in the area and the project in light of the Town’s Comprehensive Plan and compliance therewith, and as the underlying use is a permitted use

in the zone in which located; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board, now therefore be it **RESOLVED** as follows:

1. That the Planning Board of the Town of Lansing does hereby grant Site Plan approval for Town of Lansing Tax Parcel Number 30.-1-26.27, subject to the following specifications and conditions, which includes all parking layouts, screening, dark sky lighting, and other site conditions listed in Site Plan as shown in and upon the Drawing Sheets titled: C1: Site Plan; and A6 and A7: Elevations, prepared by The Architects Drew:
 - In accordance with Town Code § 270-27(K), this site plan approval is valid for only 36 months from the date hereof, and the applicant/ owner is required to commence and substantially complete the construction or other activities for which the site plan is applicable within said 36 months or this approval shall, unless extended upon application timely made, expire, lapse, and be of no further validity, force or effect.
 - Building Permits are required to construct the approved building and site facilities. Plans must meet all code requirements, including the sealing of plans by a licensed engineer or architect. All improvements shall be constructed in compliance with all state and local building code requirements.
 - All lighting fixtures will be “dark sky compliant” glare-free, downward directed, and shielded lighting as promotes the dark-sky standards of the International Dark-Sky Association (IDA).

Dated: 23 June 2025

Motioned by: Tom Butler

Seconded by: Christine Hass

VOTE AS FOLLOWS:

Tom Butler - Aye

Sandy Conlon - Aye

John Duthie – Not Voting

Al Fiorille - Aye

Christine Hass - Aye

Danielle Hautaniemi - Aye

John Licitra - Aye

Fredric Villano – Not Voting

Dean Shea - Aye

Other Business:

Adjourn Meeting

Meeting adjourned at the call of the Planning Board Chair at 8:07 pm.

Minutes Taken and Executed by Kelly Geiger

Access to public documents available online at:

Planning Board Email tolcodes@lansingtownny.gov

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