

TOWN OF LANSING PLANNING BOARD
MEETING July 28, 2025
Lansing Town Hall, 29 Auburn Road

Board Members Present:

Dean Shea, Chair
Thomas Butler, Vice-Chair
Al Fiorille
Sandy Dennis-Conlon
Danielle Hautaniemi
John Duthie
Fredric Villano

Excused:

Christine Hass
John Licitra

Also Present:

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

Public Present:

Eric Eisenhut
Amanda K. Ryen-Yowhan
Katie Burke
Rich Burke
Karin Burke
Tony Eisenhut
Andy Sciarabba Sr.
Christine Eisenhut
Emily D'Alessandro
Andy Sciarabba Jr.
Ken Cohen
Ritch Savin-Williams

Dean Shea opened the meeting at 6:30 pm.

Action Items:

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

Applicant: Bret Moore, owner

Location: 5 Fiddlers Green

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

SEQR: Unlisted Action – SEAF part 2 required

Anticipated Action: Complete Public Hearing, SEAF pt. 2 and issue final approval & conditions

Summary of Discussion:

- Katie Burke and John Driscoll were present to discuss this project
- Water runoff concerns, driveway setback, stairs, hammerhead turnaround, road signage
- Board approved project with conditions

54
55 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
56 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND**
57 **MINOR SUBDIVISION PLAT APPROVAL FOR**
58 **5 FIDDLERS GREEN TPN 25.-1-21.33**
59

60 **WHEREAS** an application was submitted for Minor Subdivision Plat approval by Bret Moore, owner
61 of 5 Fiddlers Green (25.-1-21.33), for the proposed subdivision of the existing 6.27-acre lot into 2
62 parcels: "Parcel A" (2.05 acres) and "Parcel B" (4.22 acres). This property is located in the R1
63 Residential Low Density zoning district; 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: "FINAL
77 SUBDIVISION MAP" prepared by TG Miller and dated 4/9/2025; 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 28 July 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

determines the proposed project will result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor Subdivision approval for Town of Lansing Tax Parcel Number 25.-1-21.33, for Bret Moore; and be it further

RESOLVED that the Town of Lansing Planning Board Grants Final Approval of the Application for a Minor Subdivision of certain land at 5 Fiddlers Green (25.-1-21.33), Lansing, New York, subject to the following conditions:

1. Three endorsed copies of the final plat of Minor Subdivision must be provided to the Planning Department for signature by the Chairperson of the Board.
2. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board Chair, thereafter, presenting and obtaining the signing of the plat by Tompkins County Assessment Department stamp followed by filing in the Tompkins County Clerk's Office, followed by provision of proof of such filing within the time limit requirements of 62 days with the Town of Lansing Code Enforcement Office.
3. The owner shall post an address sign / mailbox including address numbers in a visibly accessible area along the road frontage, as to be clearly visible to emergency response vehicles and personnel.
4. The driveway shall not be constructed within the required 15' side (east) yard setback; driveway must be relocated to within setback limits on flag pole.
5. Owners of 25.-1-21.33 shall be in communication with the owners of 25.-1-21.34 to coordinate the drainage study being conducted on 25.-1-21.33; owners of 25.-1-21.34 expressed concern over drainage issues, owners of 25.-1-21.33 seemed amenable to comply with this request to be involved with drainage study.

Dated: 28 July 2025

Motion by: Sandy Conlon

Seconded by: John Duthie

VOTE AS FOLLOWS:

Tom Butler - Aye

Sandy Conlon - Aye

John Duthie - Aye

Al Fiorille - Aye

Christine Hass - Absent

Danielle Hautaniemi - Aye

John Licitra - Absent

Fredric Villano - Aye

Dean Shea - Aye

Project: Sketch Plan Review 0 Auburn Road

Applicant: Andy Sciarabba, owners' agent

Location: 0 (164) Auburn Road 31.-1-15.21

157 **Project Description:** Site Plan Review of new professional office park and associated site work
158 including new paving and stormwater management practices. This project is located in the IR zoning
159 district
160 **SEQR:** Type I – further review required
161 **Anticipated Action:** Hold Public Hearing, begin SEQR review, continue with SPR
162
163 **Summary of Discussion:**
164 • Andy Sciarabba, Eric Eisenhut, and Tony Eisenhut were present to discuss this project
165 • Professional services office building, parking spaces, stormwater practices, excavation, runoff,
166 wetlands, buffering, temporary town trail easement, phased development concerns, calculations
167 for runoff, proposed developers conference
168 • Board will continue review
169
170 **Project: Preliminary Plat Review of Minor Subdivision (2 Lots) – 424 Lansingville Road**
171 **Applicant:** Amanda Ryen, owners (real estate) agent
172 **Location:** 424 Lansingville Road TPN 16.-1-22.2
173 **Project Description:** Minor subdivision of lands located at 424 Lansingville Road into two parcels:
174 the new “Parcel A” (3.881 acres to be conveyed to VisionQuest LLC) and the parent “Parcel B” (6.490
175 acres to be retained by owners). This project is located in the AG zoning district
176 **SEQR:** Unlisted Action – SEAF part 2 required
177 **Anticipated Action:** Preliminary Plat Review, schedule Public Hearing for August’s meeting
178
179 **Summary of Discussion:**
180 • Amanda Ryen was present to discuss this project
181 • Wetland, lot dimensions
182 • Board scheduled Public Hearing for August 25th
183
184 **Project: Preliminary Plat Review of Minor Subdivision (3 Lots) – 323 Asbury Rd**
185 **Applicant:** Karin Burke, owner
186 **Location:** 323 Asbury Rd TPN 39.-1-1.2
187 **Project Description:** Minor subdivision of lands located at 323 Asbury Rd into three parcels: “Parcel
188 A” (2.35 acres), “Parcel B” (2.35 acres flag lot) and “Parcel C” (1.015 acres). This project is located in
189 the R1 zoning district
190 **SEQR:** Unlisted Action – SEAF part 2 required
191 **Anticipated Action:** Preliminary Plat Review, schedule Public Hearing for August’s meeting
192
193 **Summary of Discussion:**
194 • Karin and Rich Burke were present to discuss this project
195 • Subdivide parcels back to original lots, flag lot, wetland, no municipal water or natural gas
196 • Board scheduled Public Hearing for August 25th
197 **Other Business:**
198 • Joe Wetmore discussed Cannabis Sales, Stormwater threshold, Vacuum truck and grant money
199 for it, Public Works Facility moving forward, Zoning working group, grant progress
200 • Board members asked about Yellow Barn Solar, tree removal and excessive wind from Public
201 Works Facility project
202
203 **Adjourn Meeting**
204 Meeting adjourned at the call of the Planning Board Chair at 7:52 pm.
205 Minutes Taken and Executed by Kelly Geiger
206
207 **Access to public documents available online at:**
208 **Planning Board Email** tolcodes@lansingtownny.gov
209 **Town Website** <https://www.lansingtownny.gov>