

TOWN OF LANSING PLANNING BOARD
MEETING August 25, 2025
Lansing Town Hall, 29 Auburn Road

Board Members Present:

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

Excused:

Fredric Villano

Also Present:

Kelly Geiger, Planning Clerk
John Zepko, Director of Planning

Public Present:

Rich Burke
Karin Burke
Amanda K. Ryen-Yowhan
Jacob Gombas
Taylor Gombas
Jack Litzenberger

Dean Shea opened the meeting at 6:30 pm.

Action Items:

Project: Final Plat Review of Minor Subdivision (2 Lots) – 424 Lansingville Road

Applicant: Amanda Ryen, owners (real estate) agent

Location: 424 Lansingville Road TPN 16.-1-22.2

Project Description: Minor subdivision of lands located at 424 Lansingville Road into two parcels: the new “Parcel A” (3.881 acres to be conveyed to Vision Quest LLC) and the parent “Parcel B” (6.490 acres to be retained by owners). This project is located in the AG zoning district

SEQR: Unlisted Action – SEAF part 2 required

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

Summary of Discussion:

- Amanda Ryen was present to discuss this project
- The Board approved the project

RESOLUTION PB 25-19

TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND
MINOR SUBDIVISION PLAT APPROVAL FOR
424 LANSINGVILLE ROAD TPN 16.-1-22.2

WHEREAS, an application was submitted for Minor Subdivision review by Amanda Ryen (owner’s agent), for the proposed subdivision of the existing ~10.37 acre lot, tax parcel number 16.-1-22.2, into

two (2) parcels, 'A' 3.881 acres (to be consolidated with tax parcel 17.-1-7.1) and 'B' 6.490 acres. The property is in the AG - Agricultural zone; and

WHEREAS, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor Subdivision; and

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

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

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

WHEREAS, this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate: "Final Subdivision Map No 424 Lansingville Road", prepared by TG Miller and dated May 2025; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and other application materials; and

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

WHEREAS, on 25 August 2025, the Planning Board reviewed and considered the aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and duly held a public hearing on the Minor subdivision application, and all evidence and comments were considered, along and together with the requirements of the Town's subdivision regulations, existing development in the surrounding area, the public facilities and services available, the Town's Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on- and off-site environmental impacts; and

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

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 16.-1-22.2 .; 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 424 Lansingville Road, Lansing, New York, subject to the

106 following conditions:

107

1081. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board Chair,
109 thereafter presenting, and obtaining the signing of the plat by Tompkins County Assessment
110 Department stamp, followed by filing in the Tompkins County Clerk's Office, followed by provision of
111 proof of such filing within the time limit requirements of 62 days with the Town of Lansing Code
112 Enforcement Office.

113

1142. Parcel "A" must be consolidated with parcel no. 17.-1-7.1, and proof of such consolidation into a
115 single lot must be provided within 62 days of this approval to the Town of Lansing Code Enforcement
116 Office.

117

118 Dated: 25 August 2025

119

120 Motion by: Sandy Conlon

121 Seconded by: Al Fiorille

122

123 VOTE AS FOLLOWS:

124

125 Tom Butler - Aye

126 Sandy Conlon - Aye

127 John Duthie – Not Voting

128 Al Fiorille - Aye

129 Christine Hass - Aye

130 Danielle Hautaniemi - Aye

131 John Licitra - Aye

132 Fredric Villano – Absent

133 Dean Shea - Aye

134

135

136 **Project: Final Plat Review of Minor Subdivision (3 Lots) – 323 Asbury Rd**

137 **Applicant:** Karin Burke, owner

138 **Location:** 323 Asbury Rd TPN 39.-1-1.2

139 **Project Description:** Minor subdivision of lands located at 323 Asbury Rd into three parcels: "Parcel
140 A" (2.35 acres), "Parcel B" (2.35 acres flag lot) and "Parcel C" (1.015 acres). This project is located in
141 the R1 zoning district

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

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

144

145 **Summary of Discussion:**

- 146 • Karin and Rich Burke were present to discuss this project
- 147 • Subdivide parcels back to original lots, sell house up front, no plans for the other two parcels
148 right now but potentially for their children in the future, would like to find an organic farmer to
149 grow vegetable until then
- 150 • Board approved the project

151

152 **RESOLUTION PB 25-20**

153

154 **TOWN OF LANSING PLANNING BOARD RESOLUTION**

155 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION**

156 **AND MINOR SUBDIVISION APPROVAL FOR**

157 **323 ASBURY ROAD PARCEL TPN 39.-1-1.2**

158 **WHEREAS**, an Application was submitted for Minor Subdivision review by Karin Burke,
159 owner, for the proposed subdivision of the existing ~5.68 acre lot, tax parcel number 39.-1-1.2,
160 into three (3) parcels, "Parcel A" - 2.34 acres flag lot, "Parcel B"- 2.35 acres and "Parcel C" -
161 1.016 acres. The property is in the R1 – Residential Low-Density zone; and
162

163 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor
164 Subdivision; and
165

166 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA")
167 requires that a Lead Agency be established for conducting environmental review of
168 projects in accordance with state environmental law and the Lead Agency shall be that local
169 agency which has primary responsibility for approving and funding or carrying out the
170 action; and
171

172 **WHEREAS**, the Planning Board, being the local agency, which has primary responsibility for
173 approving the action declares itself the Lead Agency for the review of this action under
174 SEQ RA; and
175

176 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the
177 Town's local laws relative to subdivisions and the unique needs of the Town due to the
178 topography, the soil types and distributions, and other natural and man-made features upon and
179 surrounding the area of the proposed subdivision, and the Planning Board has also
180 considered the Town's Comprehensive Plan and compliance therewith; and
181

182 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate:
183 " Subdivision Plat No 323 Asbury Road", prepared by Lee Dresser of TG Miller and dated
184 7/23/2025; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the
185 Applicant, and other application materials; and
186

187 **WHEREAS**, this action is exempt from the General Municipal Law County Planning
188 referral requirements of General Municipal Law ("GML ") §§ 239-1, 239-m, and 239-n
189 through an Inter- Governmental Agreement between the Tompkins County Planning
190 Department and the Town of Lansing dated 24 November 2003, as "residential
191 subdivisions of fewer than 5 lots all of which comply with local zoning standards and
192 Tompkins County Sanitary Code requirements, and do not involve new local roads or streets
193 directly accessing a State or county road" are excluded from GML referral requirements:
194 and
195

196 **WHEREAS**, on 25 August 2025, the Planning Board reviewed and considered the
197 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road,
198 Lansing, New York 14882 and duly held a public hearing on the Minor subdivision
199 application, and all evidence and comments were considered, along and together with
200 the requirements of the Town's subdivision regulations, existing development in the
201 surrounding area, the public facilities and services available, the Town's Comprehensive
202 Plan and the Land Use Ordinance, site characteristics and issues, and any potential
203 on- and off-site environmental impacts; and
204

205 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning
206 Board
207

208 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing
209 determines the proposed project will result in no significant impact on the environment and

210 that a Negative Declaration for purposes of Article 8 of the Environmental
211 Conservation Law be filed in accordance with the provisions of Part 617 of the State
212 Environmental Quality Review Act for the action of Minor Subdivision approval for
213 Town of Lansing Tax Parcel Number 39.-1-1.2.; and be it further
214

215 **RESOLVED**, that the Town of Lansing Planning Board Grants Final Approval of the
216 Application for a Minor Subdivision of certain land at 323 Asbury Road, Lansing, New
217 York, subject to the following conditions:
218

219 1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board
220 Chair, thereafter, presenting and obtaining the signing of the plat by Tompkins County
221 Assessment Department stamp followed by filing in the Tompkins County Clerk's
222 Office, followed by provision of proof of such filing within the time limit
223 requirements of 62 days with the Town of Lansing Code Enforcement Office.
224

225 Dated: 25 August 2025
226

227 Motion by: Danielle Hautaniemi

228 Seconded by: Al Fiorille
229

230 VOTE AS FOLLOWS:
231

232 Tom Butler - Aye

233 Sandy Conlon - Aye

234 John Duthie – Not Voting

235 Al Fiorille - Aye

236 Christine Hass - Aye

237 Danielle Hautaniemi - Aye

238 John Licitra - Aye

239 Fredric Villano – Absent

240 Dean Shea - Aye
241
242

243 **Project: Preliminary Plat Review of Minor Subdivision (2 Lots) – 130 Asbury Rd**

244 **Applicant:** Craig Christopher, owner

245 **Location:** 130 Asbury Rd TPN 37.1-4-2.9

246 **Project Description:** Minor subdivision of lands located at 130 Asbury Rd into two parcels: “Parcel
247 A” (1.601 acres), “Parcel B” (2.223 acre flag lot). This project is located in the R1 zoning district

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

249 **Anticipated Action:** Preliminary Plat Review, Schedule Public Hearing for September, Complete
250 SEAF pt. 2 during September’s meeting
251

252 **Summary of Discussion:**

- 253 • Craig Christopher was present to discuss this project
254 • Subdivide parcels, sell house up front and build on back lot, hooked up to Bolton point, each
255 parcel will have its own water supply, driveway to conform to fire department requirements,
256 TC Health Dept is ok with leach field
257 • The Board set public hearing for September
258

259 **Project: Preliminary Plat Review of Minor Subdivision (2 Lots) – 56 Burdick Hill Rd**

260 **Applicant:** Gorges Development LLC, Jack Litzenberger

261 **Location:** 56 Burdick Hill Rd TPN 42.-1-50.25

262 **Project Description:** Minor Subdivision of lands located at 56 Burdick in both the Town and Village
263 of Lansing into two parcels: Parcel “A” 1.92 acres & Parcel “B” 2.25 acres. This project is located in
264 the R1 Zoning District
265 **SEQR:** Unlisted action - SEAF part 2 required
266 **Anticipated Action:** Preliminary Plat Review, Schedule Public Hearing for September, Complete
267 SEAF pt. 2 during September’s meeting
268

269 **Summary of Discussion:**

- 270 • Jack Litzenberger was present to discuss this project
 - 271 • Subdivide parcels for development, possible single-family home
 - 272 • The Board set public hearing for September
- 273

274 **Project: Lot Line Adjustment of land at 0 Buck Rd**

275 **Applicant:** Jacob F Gombas

276 **Location:** 0 Buck Rd TPN 27.-1-14.2

277 **Project Description:** Lot line adjustment of lands located at 0 Buck Rd (27.-1-14.2) and 177 Salmon
278 Creek Road (27.-1-15). This project is located in the AG zoning district

279 **SEQR:** Type II action – no further review is required.

280 **Anticipated Action:** Review of Lot line adjustment

281

282 **Summary of Discussion:**

- 283 • Jacob Gombas was present to discuss this project
 - 284 • Buying land from Grandfather to build a house, length of driveway and to conform to fire
285 department requirements
 - 286 • The Board set public hearing for September
- 287

288

289 **Other Business:**

- 290 • Board members talked about Solar and Verizon Tower projects
- 291

292 **Adjourn Meeting**

293 Meeting adjourned at the call of the Planning Board Chair at 7:05 pm.

294 Minutes Taken and Executed by Kelly Geiger

295

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

297 **Planning Board Email** tolcodes@lansingtownny.gov

298 **Town Website** <https://www.lansingtownny.gov>