

1 **TOWN OF LANSING PLANNING BOARD**

2 **MEETING September 22, 2025**

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

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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

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20 **Public Present:**

21 Mark LiBritz

22 Craig Christopher

23 Caroline Rasmussen

24 Carol Engels

25 Margo Hittleman

26  
27 Dean Shea opened the meeting at 6:30 pm.

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29 **Action Items:**

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

32 **Applicant:** Craig Christopher, owner

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

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

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

37 **Anticipated Action:** Hold Public Hearing, Complete SEAF pt. 2 form, issue final approvals/conditions

38  
39 **Summary of Discussion:**

- 40
- 41 • Craig Christopher was present to discuss this project
  - 42 • Subdivide parcels, sell house up front and build on back lot, add privacy fence, business sign  
43 will remain up but not lit, only small jobs being done, not running full business, concerned  
44 resident regarding potential future business, signs blinking and trucks coming and going,
  - 45 • The Board requested more information and will keep the public hearing open for the October  
46 meeting.

47 **Project: Final Plat Review of Minor Subdivision (2 Lots) – 56 Burdick Hill Road**

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

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

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

**Project Description:** Minor Subdivision of lands located at 56 Burdick in both the Town and Village of Lansing into two parcels: Parcel “A” 1.92 acres & Parcel “B” 2.25 acres. This project is located in the R1 Zoning District

**SEQR:** Unlisted action– SEAF part 2 required

**Anticipated Action:** Hold Public Hearing, complete SEQR pt. 2 form, issue conditions & approval

**Summary of Discussion:**

- Noone was present to discuss this project
- The Board approved the project

**RESOLUTION PB 25-22**

**TOWN OF LANSING PLANNING BOARD RESOLUTION  
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND  
MINOR SUBDIVISION PLAT APPROVAL FOR  
56 BURDICK HILL ROAD TPN 42.-1-50.25**

**WHEREAS**, an Application was submitted for Minor Subdivision review by Gorges Development LLC, Jack Litzenberger, owner, for the proposed subdivision of Tax parcel number 42.-1-50.25, into two (2) parcels: Parcel “A” 1.92 acres & Parcel “B” 2.25 acres. The property is in the R1 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; an

**WHEREAS**, this Board reviews and accepts as adequate: "Survey Map No. 56 Burdick Hill Road" dated 11/22/2017 and revised by 6/24/2025 by Ian Sheive, surveyor; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Staff; and other application materials;

**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 22 September 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

106 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on-  
107 and off-site environmental impacts; and  
108

109 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board; and  
110

111 **NOW THEREFORE BE IT RESOLVED**, That the Town of Lansing Planning Board, as the only  
112 body with jurisdiction to classify the Subdivision and issue the final Subdivision approval is best suited  
113 to the review the environmental impacts of the proposed subdivision, does hereby declare itself the  
114 Lead Agency for the environmental review for the action of a Minor Subdivision of two lots at 56  
115 Burdick Hill Rd, TPN 42.-1-50.25; and be it further

116 **RESOLVED**, that the Town of Lansing Planning Board, as the lead agency, has evaluated the  
117 potential unique impacts of such Subdivision upon the Town based upon the developmental patterns,  
118 topography, and unique natural and non-natural features of the Town of Lansing, including known  
119 streams, wetlands, UNAs, agricultural resources of value, and archeologically sensitive sites within or near  
120 the Minor Subdivision area, and determines the proposed project will result in no significant impact  
121 on the environment and that a Negative Declaration for purposes of Article 8 of the  
122 Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the  
123 State Environmental Quality Review Act for the action of Minor Subdivision approval for Town  
124 of Lansing Tax Parcel Number 42.-1-50.25 by Gorges Development LLC, Jack Litzenberger, Owner;  
125 and be it further  
126

127 **RESOLVED**, that the Town of Lansing Planning Board hereby grants Final Approval of the  
128 Application for a Minor Subdivision of certain land at 56 Burdick Hill Rd, Tax Parcel Number  
129 42.-1-50.25, Lansing, New York, subject to the following conditions:  
130

- 131 1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board Chair,  
132 thereafter presenting, and obtaining the signing of the plat by Tompkins County Assessment  
133 Department stamp, followed by filing in the Tompkins County Clerk's Office, followed by  
134 provision of proof of such filing within the time limit requirements of 62 days with the Town of  
135 Lansing Code Enforcement Office.  
136

137 Dated: 22 September 2025  
138

139 Motion by: Tom Butler

140 Seconded by: Christine Hass  
141

142 **VOTE AS FOLLOWS:**  
143

144 Tom Butler - Aye

145 Sandy Conlon - Aye

146 John Duthie – Not Voting

147 Al Fiorille - Aye

148 Christine Hass - Aye

149 Danielle Hautaniemi - Aye

150 John Licitra - Aye

151 Fredric Villano – Not Voting

152 Dean Shea - Aye  
153  
154

155 **Project: Sketch Plan Review of Major Subdivision Sun Path Rd**

156 **Project:** Sketch Plan review of Major Subdivision - Sun Path Subdivision

157 **Applicant:** Boris Simkin /Nate Cook - agent

158 **Location:** Sun Path  
159 **Project Description:** Sketch Plan review of 5 lot Major Subdivision proposed for Sun Path Rd  
160 **SEQR:** TBD  
161 **Anticipated Action:** Sketch Plan review, discuss revisions, extension/dedication of roads,  
162 requirements for complete application

163  
164 **Summary of Discussion:**  
165

- Noone was present to discuss this project
- The Board discussed the Mahool & Butler properties and the original approval for 2 separate  
166 roads to be built.
- The Board tabled the project until November  
167

  
168

169  
170 **Project: Sketch Plan Review of Minor Subdivision (4 Lots) – 178 Wilson Rd**

171 **Applicant:** Chuck Janvrin, owner  
172 **Location:** 178 Wilson Rd TPN 27.-1-36.22  
173 **Project Description:** Minor subdivision of lands located at 178 Wilson Rd into four parcels:  
174 “Parcel 1” (1.45-acres), “Parcel 2” (2.25-acres), “Parcel 3” (2.16-acres), “Parcel 4” (9.40-acres)  
175 This project is located in the RA zoning district  
176 **SEQR:** Unlisted Action – SEAF part 2 required  
177 **Anticipated Action:** Sketch Plan review, Schedule Public Hearing for October  
178

179 **Summary of Discussion:**  
180

- Noone was present to discuss this project
- The Board set Public Hearing for October  
181

  
182

183 **Project: Sketch Plan Review for Contractor Yard – 430 Peruville Rd**

184 **Applicant:** Scott Pinney, owner  
185 **Location:** 430 Peruville Rd TPN 30.-1-28.212  
186 **Project Description:** Site Plan Review of contractor’s yard and associated site work including hoop  
187 house, scales, office trailer and stormwater management practices. This project is located in the AG  
188 zoning district  
189 **SEQR:** TBD  
190 **Anticipated Action:** Sketch Plan review, discuss revisions, requirements for complete application  
191

192 **Summary of Discussion:**  
193

- Noone was present to discuss this project
- The Board tabled the project requesting more details and documentation  
194

  
195

196 **Other Business:**  
197

- Joe gave a liaison report and discussed the zoning re-write moratorium whereby Colliers was  
198 hired to do the re-write of the zoning code, a zoning group was formed, status of a new Planner  
199 hire, Planning & Code Office staff overworked, understaffed, many concerned citizens  
200 regarding the proposed AI data center

  
201

202 **Adjourn Meeting**  
203 Meeting adjourned at the call of the Planning Board Chair at 8:13 pm.  
204 Minutes Taken and Executed by Kelly Geiger  
205

206 **Access to public documents available online at:**  
207 **Planning Board Email** [tolcodes@lansingtownny.gov](mailto:tolcodes@lansingtownny.gov)  
208 **Town Website** <https://www.lansingtownny.gov>