

1 **TOWN OF LANSING PLANNING BOARD**  
2 **MEETING February 23, 2026**  
3 **Lansing Town Hall, 29 Auburn Road**  
4  
5

6 **Board Members Present:**

7 Dean Shea, Chair  
8 Thomas Butler, Vice-Chair  
9 Al Fiorille  
10 Sandy Conlon  
11 Christine Hass  
12 John Licitra  
13 Danielle Hautaniemi  
14 John Duthie  
15 Freddy Villano  
16

**Excused:**

17 **Also Present:**

18 Kelly Geiger, Planning Clerk  
19 Nathaniel Rogers, Planner,  
20 Joe Wetmore, TB Liaison  
21 Megan Dorritie, Legal Counsel  
22 Shaun Logue, MRB Senior Planning Associate  
23

24 **Public Present:**

25 **Attendance sheets for this meeting are located on pages 4-6 of the minutes**  
26

27 Chair, Dean Shea opened the meeting at 6:30 pm.  
28

29 **Action Items:**  
30

31 **Project: Minor Subdivision of land at 372 Holden Road**

32 **Applicant:** Nolan Hatfield, Owner

33 **Location:** 372 Holden Road TPN 4.-1-9.21

34 **Project Description:** Minor Subdivision of the existing 2.68-acre lot “parent parcel” into Parcel A (1.61 ac) and  
35 Parcel B (1.07 ac). This project is located in the AG Zoning District.

36 **SEQR:** Unlisted/Uncoordinated Action – SEAF Part 2 required

37 **Anticipated Action:** Public Hearing, SEQR  
38

39 **Summary of Discussion:**

- 40 • Nolan Hatfield was present to discuss this project.
- 41 • The Board approved the project  
42

43 **RESOLUTION PB 26-02**  
44

45 **TOWN OF LANSING PLANNING BOARD RESOLUTION**  
46 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) AND MINOR SUBDIVISION**  
47 **PLAT APPROVAL FOR**  
48 **372 HOLDEN RD TPN 4.-1-9.21**  
49

50 **WHEREAS,** an Application was submitted for an Minor Subdivision review by Nolan Hatfield,  
51 owner, for the proposed subdivision of Tax parcel number 4.-1-9.21, into two (2) parcels; “Parcel A”  
52 (1.61 acres), “Parcel B” (1.07-acres), The property is in the Agriculture Zone; and

53 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor  
54 Subdivision, for which the respective completed applications were received 19 December 2026.  
55

56 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") that the above-  
57 referenced Action is hereby classified as an Unlisted Action under Section 617.6 of the SEQR Regulations,  
58 and not subject to further review under Part 617 of SEQR Regulations; and  
59

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

65 **WHEREAS**, this Board acting as Lead Agency in SEQRA reviews and accepts as adequate:  
66 Survey map showing proposed Minor subdivision of lands of Nolan Hatfield, prepared by Ian  
67 Sheive, Sheive Land Surveying and dated 21 November 2025; a Short Environmental  
68 Assessment Form (SEAF), Part 1, submitted by the Applicant, and other application materials;  
69

70 **WHEREAS**, this action is exempt from the General Municipal Law County Planning referral  
71 requirements of General Municipal Law ("GML ") § 239-1, 239-m, and 239-n through an Inter-  
72 Governmental Agreement between the Tompkins County Planning Department and the Town of Lansing  
73 dated 24 November 2003, as "residential subdivisions of fewer than 5 lots all of which comply with local  
74 zoning standards and Tompkins County Sanitary Code requirements, and do not involve new local roads  
75 or streets directly accessing a State or county road" are excluded from GML referral requirements: and  
76

77 **WHEREAS**, on 23 February 2026, the Planning Board reviewed and considered the aforementioned  
78 subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and duly  
79 held a public hearing on the Minor subdivision application, and all evidence and comments were  
80 considered, along and together with the requirements of the Town's subdivision regulations, existing  
81 development in the surrounding area, the public facilities and services available, the Town's  
82 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on-  
83 and off-site environmental impacts; and  
84

85 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board; and  
86

87 **NOW, THEREFORE, BE IT RESOLVED THAT**, the Planning Board does hereby classify the above  
88 referenced Action to be an Unlisted Action under Section 617.6 of the State Environmental Quality  
89 Review (SEQR) Regulations; and  
90

91 **BE IT FURTHER RESOLVED THAT**, that the Planning Board of the Town of Lansing determines  
92 the proposed project will result in no significant impact on the environment and that a Negative  
93 Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance  
94 with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor  
95 Subdivision approval for Town of Lansing Tax Parcel Number 4.-1-9.21; and

96 **RESOLVED**, that the Town of Lansing Planning Board hereby grants Final Approval of the  
97 Application for a Minor Subdivision of certain land at 372 Holden Road, Tax Parcel Number  
98 4.-1-9.21 Lansing, New York, subject to the following conditions:  
99

- 100 1. The sealing and endorsement of such Exempt Subdivision Final Plat by the Planning Board Chair,  
101 thereafter presenting, and obtaining the signing of the plat by Tompkins County Assessment  
102 Department stamp, followed by filing in the Tompkins County Clerk's Office, followed by  
103 provision of proof of such filing within the time limit requirements of 62 days with the Town of  
104 Lansing Code Enforcement Office.  
105

106 Dated: 23 February 2026  
107  
108 Motion by: Danielle Hautaniemi  
109 Seconded by: Sandy Conlon

110  
111 VOTE AS FOLLOWS:

112  
113 Tom Butler – Aye  
114 Sandy Conlon - Aye  
115 John Duthie – Not Voting  
116 Al Fiorille - Aye  
117 Christine Hass -Aye  
118 Danielle Hautaniemi - Aye  
119 John Licitra - Aye  
120 Fredric Villano – Not Voting  
121 Dean Shea - Aye

122  
123 **Project: Site Plan Review – Cellular Communications Tower located at 1767 E. Shore Drive**

124 **Applicant:** John Duthie, owner

125 **Location:** 8-18 Verizon Lane TPN 30.-1-16.32

126 **Project Description:** Site Plan Review of proposed expansion of existing United Storage Complex. The project  
127 plans to construct a 40' x 70' (2,800 SF) cold storage building on a vacant ¼-ac lot just southwest of 18 Verizon  
128 Lane and east of 10 Verizon Lane. This project is located in the IR zoning district.

129 **SEQR:** Unlisted/Uncoordinated Action – SEAF Part 2 required

130 **Anticipated Action:** Sketch Review, Set Public Hearing

131  
132 **Summary of Discussion:**

- 133
  - John Duthie recused himself and John Gibson presented the project
  - SWPPP, Bioretention Areas, Cold Storage, Lot Size, Parking, Gravel Lot, Attenuation Basin, Number or Letter Buildings for 911, Somra
  - The Board set Public Hearing for March

137  
138 **Other Business:**

- 139
  - Jerry Goodenough, representative for TeraWulf, gave a general project presentation- Acreage, Clearcut, Infrastructure, Tax Parcels, Leasing of Parcels (New Buildings, Solar, Substation), Square Footage, Depth, Height, Use, Aesthetics, Landscaping, Transmission Lines, Broadband, Power, Inside Battery Storage, Closed Circuit, Temperature, Air Handling, Server, Rooftop, Fans & Cooling, Noise, Mistert, Bolton Point Water, Old Miliken Building, Pilot, Job Creation, Work Shifts
  - Joe gave the Town Board Liaison report. Communication (report) changes between Planning Board and ZBA, Revising Fee Schedule, Consideration of 2<sup>nd</sup> monthly Planning Board Meeting and organizational suggestions, Planning Board Alternates, future additional seat for ZBA

149  
150 **Adjourn Meeting**

151 Meeting adjourned at the call of the Planning Board Chair at 8:43pm.

152 Minutes Taken and Executed by Kelly Geiger

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

155 **Planning Board Email** [tolcodes@lansingtownny.gov](mailto:tolcodes@lansingtownny.gov)

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





