

1
2
3
4
5
6 **TOWN OF LANSING PLANNING BOARD**
7 **MEETING January 26, 2026**
8 **Lansing Town Hall, 29 Auburn Road**

9
10
11
12
13
14
15 **Board Members Present:**

16 Dean Shea, Chair
17 Thomas Butler, Vice-Chair
18 Al Fiorille
19 Sandy Conlon
20 Christine Hass
21 John Duthie
22 Freddy Villano

23
24
25
26
27
28
29
30 **Excused:**

31 Danielle Hautaniemi
32 John Licitra

33 **Also Present:**

34 Kelly Geiger, Planning Clerk
35 Nathaniel Rogers, Planner,
36 Joe Wetmore, TB Liaison
37 Judy Drake

38 **Public Present:**

39 Steve Saggese
40 Nolan Hatfield
41 Karyn Rushlow
42 George Rushlow

43 Chair Dean Shea opened the meeting at 6:31 pm.

44 **Action Items:**

45 **Project: Exempt Subdivision (lot line adjustment) of land at 163 Drake Road**

46 **Applicant:** Karyn Rushlow, owner

47 **Location:** 163 Drake Rd TPN 37.1-1-15.22

48 **Project Description:** Exempt Subdivision of the existing 19.02 lot "parent parcel" into Parcel A
49 (16.73 ac) located at 163 Drake Road and Parcel B (2.29 ac). This project is located in the B2 zoning
50 district.

51 **SEQR: Type II Action** – No further review is required.

52 **Anticipated Action:** Consideration and decision of exempt subdivision

53 **Summary of Discussion:**

54 • Karyn and George Rushlow were present to discuss this project.
55 • Owners want to keep the hedgerow and add it to the 71 Drake Rd property
56 • The Board approved the project with conditions

57 **RESOLUTION PB 26-01**

58
59 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
60 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) AND EXEMPT SUBDIVISION**
61 **PLAT APPROVAL FOR**
62 **163 DRAKE RD TPN 37.1-1-15.22**

63 **WHEREAS**, an Application was submitted for an Exempt Subdivision review (lot line adjustment)

53 by Karyn Rushlow, owner, for the proposed subdivision of Tax parcel number 37.1-1-15.22, into two
54 (2) parcels; "Parcel A" (16.73 acres), "Parcel B" (2.29-acres), The property is in the B2 Zone; and
55

56 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-5 Exempt
57 Subdivision, for which the respective completed applications were received 06 January 2026.
58

59 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") that the above-
60 referenced Action is hereby classified as a Type II Action under Section 617.5 (c) of the SEQR
61 Regulations, and not subject to further review under Part 617 of SEQR Regulations; and
62

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

68 **WHEREAS**, this Board acting as Lead Agency in SEQRA reviews and accepts as adequate:
69 Survey map showing proposed exempt subdivision (lot line adjustment) of lands of George
70 Rushlow & Karyn Rushlow, prepared by Ian Sheive, Sheive Land Surveying and dated 1 May
71 2024; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and
72 other application materials;
73

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

81 **WHEREAS**, on 26 January 2026, the Planning Board reviewed and considered the aforementioned
82 subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and duly
83 held a public hearing on the Exempt subdivision application, and all evidence and comments were
84 considered, along and together with the requirements of the Town's subdivision regulations, existing
85 development in the surrounding area, the public facilities and services available, the Town's
86 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on-
87 and off-site environmental impacts; and
88

89 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board; and
90

91 **NOW, THEREFORE, BE IT RESOLVED THAT**, the Planning Board does hereby classify the above
92 referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality
93 Review (SEQR) Regulations; and
94

95 **BE IT FURTHER RESOLVED THAT**, Type II Actions are not subject to further review under Part
96 617 of the SEQR Regulations; and

97

98 **RESOLVED**, that the Town of Lansing Planning Board hereby grants Final Approval of the
99 Application for an Exempt Subdivision of certain land at 163 Drake Road, Tax Parcel Number
100 37.1-1-15.22 Lansing, New York, subject to the following conditions:
101

102 1. The sealing and endorsement of such Exempt Subdivision Final Plat by the Planning Board Chair,

103 thereafter presenting, and obtaining the signing of the plat by Tompkins County Assessment
104 Department stamp, followed by filing in the Tompkins County Clerk's Office, followed by
105 provision of proof of such filing within the time limit requirements of 62 days with the Town of
106 Lansing Code Enforcement Office.

107 2. The new "Parcel B" (2.29-acres) shall be consolidated into Tax parcel number 37.1-1-15.23, as
108 shown on the survey map.

109 Dated: 26 January 2026

110 Motion by: Tom Butler
111 Seconded by: Sandy Conlon

112 VOTE AS FOLLOWS:

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

122 **Project: Minor Subdivision of land at 374 Holden Road**

123 **Applicant:** Nolan Hatfield, Owner

124 **Location:** 374 Holden Road TPN 4.-1-9.21

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

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

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

129 **Summary of Discussion:**

130 • Nolan Hatfield was present to discuss this project.
131 • The Board scheduled a public hearing for February 23, 2026

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

133 **Applicant:** John Duthie, owner

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

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

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

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

140 **Summary of Discussion:**

141 • This project was deferred to the February 23, 2026 Planning Board meeting

142 **Other Business:**

143 • Joe Wetmore congratulated Dean Shea and Tom Butler as continuing Chair & Vice Chair, Al
144 Fiorille & Freddy Villano for reappointment, suggested project review policy for addition of

155 2nd Planning Board meeting to begin in March 2026, confirmed Legal Counsel for TeraWulf
156 project, John Duthie and Aimee Douglas to reinterview for alternate position on Planning
157 Board, Highway barn construction is reasonably on time with no substantial budget changes
158
159

160 **Adjourn Meeting**

161 Meeting adjourned at the call of the Planning Board Chair at 6:55pm.
162 Minutes Taken and Executed by Kelly Geiger

163

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

165 **Planning Board Email** tolcodes@lansingtownny.gov
166 **Town Website** <https://www.lansingtownny.gov>