

**TOWN OF LANSING PLANNING BOARD**

**MEETING January 26, 2026**

**Lansing Town Hall, 29 Auburn Road**

**Board Members Present:**

Dean Shea, Chair  
Thomas Butler, Vice-Chair  
Al Fiorille  
Sandy Conlon  
Christine Hass  
John Duthie  
Freddy Villano

**Excused:**

Danielle Hautaniemi  
John Licitra

**Also Present:**

Kelly Geiger, Planning Clerk  
Nathaniel Rogers, Planner,  
Joe Wetmore, TB Liaison  
Judy Drake

**Public Present:**

Steve Saggese  
Nolan Hatfield  
Karyn Rushlow  
George Rushlow

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

**Action Items:**

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

**Applicant:** Karyn Rushlow, owner

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

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

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

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

**Summary of Discussion:**

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

**RESOLUTION PB 26-01**

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

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

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

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

**WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") that the above-referenced Action is hereby classified as a Type II Action under Section 617.5 (c) of the SEQR Regulations, and not subject to further review under Part 617 of SEQR Regulations; 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 acting as Lead Agency in SEQRA reviews and accepts as adequate: Survey map showing proposed exempt subdivision (lot line adjustment) of lands of George Rushlow & Karyn Rushlow, prepared by Ian Sheive, Sheive Land Surveying and dated 1 May 2024; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, 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 26 January 2026, 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 Exempt 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 does hereby classify the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

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

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

1. The sealing and endorsement of such Exempt 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.

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

Dated: 26 January 2026

Motion by: Tom Butler

Seconded by: Sandy Conlon

VOTE AS FOLLOWS:

Tom Butler - Aye

Sandy Conlon - Aye

John Duthie – Not Voting

Al Fiorille - Aye

Christine Hass -Aye

Danielle Hautaniemi - Absent

John Licitra - Absent

Fredric Villano – Aye

Dean Shea - Aye

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

**Applicant:** Nolan Hatfield, Owner

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

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

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

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

#### **Summary of Discussion:**

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

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

**Applicant:** John Duthie, owner

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

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

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

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

#### **Summary of Discussion:**

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

#### **Other Business:**

- Joe Wetmore congratulated Dean Shea and Tom Butler as continuing Chair & Vice Chair, Al 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](mailto:tolcodes@lansingtownny.gov)

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