

1 **TOWN OF LANSING PLANNING BOARD MEETING**

2 **June 22, 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 John Licitra  
12 Danielle Hautaniemi  
13 John Duthie  
14 Freddy Villano  
15 Aimee Caffrey

**Excused:**

Christine Hass

16  
17 **Also Present:**

18 Kelly Geiger, Planning Clerk  
19 Nathaniel Rogers, Town Planner  
20 Joe Wetmore, Town Board Liaison  
21 Judy Drake, Town Board Member

22  
23 **Public Present:**

24 Jamie Wright  
25 Alison Wright  
26 Ryan McCune  
27 Ben Willson  
28 Wayne Britton  
29 Justin Kimball

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

32  
33 **Action Items:**

34  
35 **Project: Minor Subdivision – 204 Wilson Rd**

36 **Project:** Minor Subdivision - 204 Wilson Road

37 **Applicant:** James Wright, Owner

38 **Location:** 204 Wilson Road TPN 27.-1-36.24

39 **Project Description:** Minor Subdivision of an existing 6.146-acre lot into Parcel A (1.229 ac) and Parcel B  
40 (4.917 ac). This project is located in the RA Zoning District.

41 **SEQR:** Unlisted/Uncoordinated Action - SEAF Part 2 required

42 **Anticipated Action:** Public Hearing

43  
44 **Summary of Discussion:**

- 45 • James and Alison Wright were present to discuss this project
- 46 • The Board approved the project

47  
48 **RESOLUTION PB 26-05**

49  
50 **TOWN OF LANSING PLANNING BOARD RESOLUTION**  
51 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) AND MINOR SUBDIVISION**  
52 **PLAT APPROVAL FOR 204 WILSON RD TPN 27.-1-36.24**

53 **WHEREAS**, an application was submitted for a Minor Subdivision review by James Wright, owner,  
54 for the proposed subdivision of Tax parcel number 27.-1-36.24, into two (2) parcels; “Parcel A” (1.229  
55 acres) and “Parcel B” (4.917 acres), The property is in the Rural Agriculture Zone; and  
56

57 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor  
58 Subdivision, for which the respective completed applications were received 24 March 2026; and  
59

60 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") that the above-  
61 referenced Action is hereby classified as an Unlisted Action under Section 617.6 of the SEQR Regulations,  
62 and subject to further review under Part 617 of SEQR Regulations; and  
63

64 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the Town's  
65 local laws relative to subdivisions and the unique needs of the Town due to the topography, the soil types  
66 and distributions, and other natural and man-made features upon and surrounding the area of the  
67 proposed subdivision, and the Planning Board has also considered the Town's Comprehensive Plan and  
68 compliance therewith; and  
69

70 **WHEREAS**, this Board acting as Lead Agency in SEQRA reviews and accepts as adequate:  
71 Survey map showing proposed Minor subdivision of lands of James Wright, prepared by Lee  
72 Dresser, T. G. Miller, P. C. Engineers and Surveyors and dated 16 March 2026; a Short  
73 Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and other  
74 application materials; and  
75

76 **WHEREAS**, this action is exempt from the General Municipal Law County Planning referral  
77 requirements of General Municipal Law ("GML ") § 239-1, 239-m, and 239-n through an Inter-  
78 Governmental Agreement between the Tompkins County Planning Department and the Town of Lansing  
79 dated 24 November 2003, as "residential subdivisions of fewer than 5 lots all of which comply with local  
80 zoning standards and Tompkins County Sanitary Code requirements, and do not involve new local roads  
81 or streets directly accessing a State or county road" are excluded from GML referral requirements: and  
82

83 **WHEREAS**, on 18 May 2026, the Planning Board reviewed and considered the aforementioned  
84 subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and duly  
85 held a public hearing on the Minor subdivision application, and all evidence and comments were  
86 considered, along and together with the requirements of the Town's subdivision regulations, existing  
87 development in the surrounding area, the public facilities and services available, the Town's  
88 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on-  
89 and off-site environmental impacts; and  
90

91 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board; and  
92

93 **NOW, THEREFORE, BE IT RESOLVED THAT**, the Planning Board does hereby classify the above  
94 referenced Action to be an Unlisted Action under Section 617.6 of the State Environmental Quality  
95 Review (SEQR) Regulations; and  
96

97 **BE IT FURTHER RESOLVED THAT**, that the Planning Board of the Town of Lansing determines  
98 the proposed project will result in no significant impact on the environment and that a Negative  
99 Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance  
100 with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor  
101 Subdivision approval for Town of Lansing Tax Parcel Number 27.-1-36.24  
102

103 **RESOLVED**, that the Town of Lansing Planning Board hereby grants Final Approval of the  
104 Application for a Minor Subdivision of certain land at 204 Wilson Road, Tax Parcel Number  
105 27.-1-36.24 Lansing, New York, subject to the following conditions:

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

111  
112 Dated: 22 June 2026

113  
114 Motion by: Danielle Hautaniemi  
115 Seconded by: John Licitra

116  
117 VOTE AS FOLLOWS:

118  
119 Tom Butler – Aye  
120 Aimee Caffrey – Aye  
121 Sandy Conlon – Aye  
122 John Duthie – Not Voting  
123 Al Fiorille – Aye  
124 Christine Hass – Absent  
125 Danielle Hautaniemi – Aye  
126 John Licitra – Aye  
127 Fredric Villano – Not Voting  
128 Dean Shea – Aye

129  
130 **Project: Minor Subdivision – 6 and 8-18 Verizon Ln**

131 **Applicant:** Bill Duthie, Owner

132 **Location:** 8-18 Verizon Lane TPN 30.-1-16.32, 6 Verizon Lane TPN 30.-1-16.31

133 **Project Description:** Minor Subdivision of the existing 13.21-acre lot to create Parcel 30.-1-16.32 (9.15 ac) and  
134 Parcel 30.-1-16.31 (4.06 ac). Proposed parcels are currently separated by a lease line and have not been formally  
135 subdivided at this time. This project is located in the IR zoning district.

136 **SEQR:** Unlisted/Uncoordinated Action

137 **Anticipated Action:** Consideration of proposed subdivision

138  
139 **Summary of Discussion:**

- 140
- 141 • John Duthie recused himself to present the project on behalf of the owner Bill Duthie
  - 142 • Verizon Ln lease, dedication of road to Town, Stormwater Operating Management & Reporting  
143 Agreement (SOMRA), Site Plan, requirements for plan completion

144 **Project: Site Plan Review – 339 Jerry Smith Rd**

145 **Applicant:** Melissa Aucompaugh, Environmental Design Partnership Representative

146 **Location:** 339 Jerry Smith Road TPN 16.-1-10.2

147 **Project Description:** Site Plan Review of proposed large scale battery energy storage facility. This project is  
148 located in the AG zoning district.

149 **SEQR:** Unlisted/Uncoordinated Action

150 **Anticipated Action:** Set Public Hearing, SEQR

151  
152 **Summary of Discussion:**

- 153
- 154 • Ryan McCune and Ben Willson were present to discuss this project
  - 155 • Ambient noise pre & post, Cooling and ventilation systems, Charging and discharging, Line of  
156 sight, Landscaping plan, Dimensions, Spacing, Entry Road, Fire turn around, Fire alarm  
system, quality of system and cabinets, Burn rating, Locked Gate, Decommissioning Plan,

157 Battery Life, Warranties, Lease Term, Bond with Town, IDA, Cost of project, Host benefit,  
158 Stormwater plant list, Long eared bats, Communication with neighbors, Full SEAF  
159 • The Board scheduled a Public Hearing for July 27, 2026  
160

161 **Project: Minor Subdivision – 0 N Triphammer Rd**

162 **Applicant:** Wayne Britton

163 **Location:** 0 N. Triphammer Road TPN 37.1-4-2.12

164 **Project Description:** Preliminary Sketch Plan Review of a 10 lot, Major Subdivision. This project is located in  
165 the R1 zoning district.

166 **SEQR:** Unlisted/Uncoordinated Action - SEAF Part 2 required

167 **Anticipated Action:** Sketch Review, Set Public Hearing, SEQR  
168

169 **Summary of Discussion:**

- 170 • Wayne Britton and Justin Kimball were present to discuss this project
- 171 • 10 lots, Road to support lots, Size of Lots, Road Frontage, Water-Septic and Utilities, Whether  
172 it's a Conservation Subdivision, Stormwater-Ponds-Berms, Open Space, Public Access  
173 Easement, Trail Committee, Watermain taps, Soil types, New SEQR
- 174 • The Board scheduled a Public Hearing for July 27, 2026  
175

176 **Other Business**

177 **Liaison Report**  
178

179 Joe Wetmore was present to give Town Board Liaison Report

- 180 • Approved 8-18 Verizon Special Use Permit, Accepted grants for trails, Congratulations to  
181 Nathaniel Rogers for promotion from Planner to Director of Planning, Data Center Petition, 2<sup>nd</sup>  
182 Planning Board Meeting per month for TeraWulf only, Progress on Town DPW building  
183

184 **Adjourn Meeting**

185 Meeting adjourned at the call of the Planning Board Vice Chair at 8:38 pm.

186 Minutes Taken and Executed by Kelly Geiger  
187

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

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

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