

1 **TOWN OF LANSING PLANNING BOARD**

2 **MEETING April 28, 2025**

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

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Board Members Present:

- Dean Shea, Chair
- Thomas Butler, Vice-Chair
- Al Fiorille
- Sandy Dennis-Conlon
- Christine Hass
- John Licitra
- Danielle Hautaniemi
- John Duthie
- Fredric Villano

Excused:

Also Present:

- Kelly Geiger, Planning Clerk
- Mason Molesso, Planner,
- Joe Wetmore, TB Liaison

Public Present:

- Tom Kirby
- Becky Kirby
- Ray Moore
- Diane Moore
- Pat Miller
- Melissa Fedrizzi
- Nolan Hatfield
- Tori Hatfield
- Doug Emerick
- Sheryl Munson
- Kevin Kirby
- Eileen Stout
- Jesse Young
- Andy Sciarabba

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

Action Items:

Project: Preliminary Plat Review of Minor Subdivision (2 Lots) of land at 25 Sperry Lane

Applicant: Joseph Lovejoy

Location: 25 Sperry Lane

Project Description: Minor subdivision of lands located at 25 Sperry Lane into two new parcels: Parcel A (.748 ac) and Parcel B (.726 ac). This project is located in the R2 zoning district

SEQR: Unlisted Action – part 2 required

Anticipated Action: Hold Public Hearing, complete SEQR pt. 2, issue approval and conditions (if applicable).

53 **Summary of Discussion:**

- 54 • Joseph Lovejoy was present to discuss this project
- 55 • Divide into 2 properties to build homes
- 56 • Board approved the project

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58 **RESOLUTION PB 25-08**

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TOWN OF LANSING PLANNING BOARD RESOLUTION

**STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND
MINOR SUBDIVISION PLAT APPROVAL FOR
25 SPERRY LANE TPN 26.-3-28**

WHEREAS an application was submitted for Minor Subdivision Plat approval by Joe Lovejoy, owner of 25 Sperry Lane, for the proposed subdivision of the existing 1.474 acre lot, Tax parcel number 26.-3-28, into 2 parcels: "Parcel A" (.748 acres) and "Parcel B" (.726). This property is located in R2 Residential Moderate Density zoning; and

WHEREAS this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor Subdivision, for which the respective applications were received IO February 2025; 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 this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate: "Survey for LHL Properties, LLC. located at 25 Sperry Lane" prepared by William & Edsall and dated 11/8/2024; a Short Environmental Assessment Form (SEAF), Part I, submitted by the Applicant, and Part 2, prepared by the Planning Staff; and

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 28 April 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 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on- and off-site environmental impacts; and

WHEREAS the Town of Lansing Planning Board, as the lead agency, has evaluated the potential unique impacts of such Subdivision upon the Town based upon the developmental patterns, topography, and unique natural and non-natural features of the Town of Lansing, including known streams, wetlands, UNAs, agricultural resources of value, and archeologically sensitive sites within or near the Minor Subdivision area, and determines the proposed project will result in no significant impact on the environment; and

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WHEREAS upon due consideration and deliberation by the Town of Lansing Planning Board;

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Town of Lansing determines the proposed project will result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor Subdivision approval for Town of Lansing Tax Parcel Number 26.-3-28, for Joe Lovejoy; and be it

FURTHER RESOLVED that the Town of Lansing Planning Board Grants Final Approval of the Application for a Minor Subdivision of certain land at 25 Sperry Lane, Lansing, New York, subject to the following conditions:

- I. Three endorsed copies of the final plat of Minor Subdivision must be provided to the Planning Department for signature by the Chairperson of the Board.

2. The sealing and endorsement of such Minor 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.

Dated: 28 April 2025

Motion by: Al Fiorille

Seconded by: Christine Hass

VOTE AS FOLLOWS:

Tom Butler - Aye

Sandy Conlon - Aye

John Duthie- Not Voting

Al Fiorille - Aye

Christine Hass - Aye

Danielle Hautaniemi - Aye

John Licitra - Aye

Fredric Villano - Not Voting

Dean Shea - Aye

Project: Preliminary Plat Review of Conlon Corners Minor Subdivision (4 Lots)

Applicant: Andy Sciarabba on behalf of Jesse Young (owner)

Location: 113 Bower Road

Project Description: Minor subdivision of lands located at 113 Bower Road into four new parcels: Lots 1-3 (1.5 ac each) and the remaining 182-acre parent lot. This project will also have a 20' easement with the Town for the installation of a walking trail. This project is located in the RA zoning district

SEQR: Unlisted Action – part 2 required

Anticipated Action: Hold Public Hearin, complete SEQR pt. 2, issue approval and conditions (if applicable)

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Summary of Discussion:

- Andy Sciarabba and Jesse Young were present to discuss this project
- Response to TG Millers comments and updated accordingly
- Clean up of property
- Surface water and drainage
- Future Building Concerns
- Lack of drinking water
- Board approved the project

RESOLUTION PB 25-09

**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND
MINOR SUBDIVISION PLAT APPROVAL FOR
113 BOWER ROAD TPN 31.-1-11.22**

WHEREAS an application was submitted for Minor Subdivision Plat approval by Andy Sciarabba, on behalf of Jesse Young – owner of 113 Bower Road, for the proposed subdivision of the existing 183.716 acre lot, Tax parcel number 31.-1-11.22, into 4 parcels: “Parcel 1-3” (each lot is 1.427 acres) and the remaining “Parent Parcel” (179.435). This property is located in RA Rural Agriculture zoning; and

WHEREAS this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor Subdivision, for which the respective applications were received 20 November 2024; 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 this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate: "Subdivision Plat of a Portion of." prepared by Sheive Land Surveying and dated 3/25/2025; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Staff; and

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 28 April 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 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on- and off-site environmental impacts; and

WHEREAS the Town of Lansing Planning Board, as the lead agency, has evaluated the potential

214 unique impacts of such Subdivision upon the Town based upon the developmental patterns,
215 topography, and unique natural and non-natural features of the Town of Lansing, including known
216 streams, wetlands, UNAs, agricultural resources of value, and archeologically sensitive sites within or
217 near the Minor Subdivision area, and determines the proposed project will result in no significant
218 impact on the environment; and

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220 **WHEREAS** upon due consideration and deliberation by the Town of Lansing Planning Board;

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222 **NOW THEREFORE BE IT RESOLVED** that the Planning Board of the Town of Lansing determines
223 the proposed project will result in no significant impact on the environment and that a Negative
224 Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance
225 with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor
226 Subdivision approval for Town of Lansing Tax Parcel Number 31.-1-11.22, for Jesse Young; and be it
227 further

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229 **RESOLVED** that the Town of Lansing Planning Board Grants Final Approval of the Application for a
230 Minor Subdivision of certain land at 113 Bower Road, Lansing, New York, subject to the following
231 conditions:

- 232
- 233 1. Three endorsed copies of the final plat of Minor Subdivision must be provided to the Planning
234 Department for signature by the Chairperson of the Board.
 - 235
236 2. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board
237 Chair, thereafter, presenting and obtaining the signing of the plat by Tompkins County
238 Assessment Department stamp followed by filing in the Tompkins County Clerk's Office,
239 followed by provision of proof of such filing within the time limit requirements of 62 days
240 with the Town of Lansing Code Enforcement Office.

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242 Dated: 28 April 2025

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244 Motion by: Danielle Hautaniemi
245 Seconded by: Christine Hass

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247 VOTE AS FOLLOWS:

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249 Tom Butler - Aye
250 Sandy Conlon - Abstain
251 John Duthie – Not Voting
252 Al Fiorille - Aye
253 Christine Hass - Aye
254 Danielle Hautaniemi - Aye
255 John Licitra – Aye
256 Fredric Villano – Not Voting
257 Dean Shea - Aye

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260 **Project: Sketch Plan / Site Plan Review of “Sperling Studio”**

261 **Applicant:** Andy Sciarabba on behalf of Josh Sperling (owner)

262 **Location:** 2073 E Shore Drive (located in the old IGA building)

263 **Project Description:** Art / woodworking studio including new site improvements. This project is
264 located in the B1 zoning district

265 **SEQR:** Unlisted Action – part 2 required

266 **Anticipated Action:** Review project updates, hold Public Hearing, complete SEQR pt. 2, issue
267 approval and conditions (if applicable)

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270 **Summary of Discussion:**

- 271 • Andy Sciarabba and Josh Sperling were present to discuss this project
- 272 • New Septic, water supply, landscaping, fencing, privacy and noise concerns, trail
- 273 • Board approved the project with conditions

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275 **RESOLUTION PB 25-10**

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278 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
279 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND SITE**
280 **PLAN APPROVAL FOR**
281 **2073 E. SHORE DRIVE TPN 37.1-2-3**

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283 **WHEREAS** an application was submitted for Site Plan Review and Approval by Andy Sciarabba, on
284 behalf of Josh Sperling – owner of 2073 E. Shore Drive, for review of a proposed art studio and site
285 upgrades as shown on “Sperling Studio Renovations and Site Improvements” dated 3/27/2025. This
286 property is located in B1 Commercial Mixed-Use zoning; and

287

288 **WHEREAS** this is a proposed action reviewed under Town of Lansing Code § 270-27 Site Plan
289 Review, for which the respective applications were received 28 February 2025; and

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291 **WHEREAS** 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that a
292 Lead Agency be established for conducting environmental review of projects in accordance with state
293 environmental law and the Lead Agency shall be that local agency which has primary responsibility
294 for approving and funding or carrying out the action; and

295

296 **WHEREAS** the Planning Board, being the local agency, which has primary responsibility for approving
297 the action declares itself the Lead Agency for the review of this action under SEQRA; and

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299 **WHEREAS** this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate: “Sperling
300 Studio Renovations and Site Improvements” prepared by Sciarabba Engineering and Design and
301 dated 3/27/2025; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant,
302 and Part 2, prepared by the Planning Staff; and

303

304 **WHEREAS** this action is exempt from the General Municipal Law County Planning referral
305 requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-n through an Inter-
306 Governmental Agreement between the Tompkins County Planning Department and the Town of
307 Lansing dated 24 November 2003, as “F. Site Plan Reviews or Special Permits for change of
308 commercial use in an existing building not involving and change in building footprint and
309 with no change in vehicular access on a State or County highway” are excluded from GML
310 referral requirements; and

311

312 **WHEREAS** on 28 April 2025, the Planning Board reviewed and considered the aforementioned
313 subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and
314 duly held a public hearing on the site plan review application, and all evidence and comments were
315 considered, along and together with the requirements of the Town's subdivision regulations, existing
316 development in the surrounding area, the public facilities and services available, the Town's
317 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential
318 on- and off-site environmental impacts; and

319

320 **WHEREAS** the Town of Lansing Planning Board, as the lead agency, has evaluated the potential
321 unique impacts of such project upon the Town based upon the developmental patterns, topography,
322 and unique natural and non-natural features of the Town of Lansing, including known streams,
323 wetlands, UNAs, agricultural resources of value, and archeologically sensitive sites within or near the
324 project area, and determines the proposed project will result in no significant impact on the
325 environment; and

326 **WHEREAS** upon due consideration and deliberation by the Town of Lansing Planning Board; and

327
328 **NOW THEREFORE BE IT RESOLVED** that the Planning Board of the Town of Lansing determines
329 the proposed project will result in no significant impact on the environment and that a Negative
330 Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance
331 with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Site
332 Plan Approval for Sperling Studio, for Josh Sperling; and be it further

333
334 **RESOLVED** that the Town of Lansing Planning Board Grants Final Approval of the application for Site
335 Plan Review and Approval of certain land at 2073 E Shore Drive, Lansing, New York, subject to the
336 following conditions:

- 337
338 1. Fence (surrounding patio area) height must be revised to show 6' tall fence; 7' + is not
339 permitted.
- 340
341 2. To mitigate noxious fumes onto neighboring properties, all spray booths must be vented out
342 the east wall or ceiling only.
- 343
344 3. Lighting cut sheets are to be provided for the lighting to be installed on buildings as well as
345 gas island. Lighting to be approved by the Planning Department for compliance with lighting
346 requirements.
- 347
348 4. Updated water connection details must be provided and approved by TGM.
- 349
350 5. Solid fencing shall be installed along the southern property line to provide audio / visual buffer
351 –approximate location: from the southern wall man door heading west 50' – 75' along shrub
352 line – exact location to be determined in field by applicants engineer and owners of 2065 E
353 Shore Drive.
- 354
355 6. Construction-related activities shall produce no excessive (exterior) noise prior to 8am any
356 day.
- 357
358 7. A revised Site Plan Drawing set must be provided to Planning Department for filing once all
359 above noted revisions have been finalized.
- 360
361 8. Site Plan Approvals granted under this resolution are valid for three (3) years from the date
362 noted below.
- 363

364 Dated: 28 April 2025

365
366 Motion by: John Licitra
367 Seconded by: Al Fiorille

368
369 **VOTE AS FOLLOWS:**

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371 Tom Butler - Aye
372 Sandy Conlon - Aye
373 John Duthie – Not Voting
374 Al Fiorille - Aye
375 Christine Hass - Aye
376 Danielle Hautaniemi - Aye
377 John Licitra – Aye
378 Fredric Villano – Not Voting
379 Dean Shea - Aye

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383 **Project: Sketch Plan / Site Plan Review 89 Goodman Rd**

384 **Applicant:** Kevin Kirby, owner

385 **Location:** 89 Goodman Road

386 **Project Description:** Site Plan Review of small, home-based business named the “Barksville Inn”.

387 This project is located in the AG zoning district

388 **SEQR: Type II** – no action needed

389 **Anticipated Action:** Review Site Plan and provide comments/ concerns, conditions of ZBA approval
390 & approval

391

392 **Summary of Discussion:**

- 393 • Kevin Kirby was present to discuss the project
- 394 • Board discussed fencing, shrubs, gate, signs, dogs, and area variance.
- 395 • Board approved the project with conditions

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397 **RESOLUTION PB 25-11**

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400 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
401 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND SITE**
402 **PLAN APPROVAL FOR “BARKSVILLE INN” ANIMAL CARE FACILITY LOCATED AT**
403 **89 GOODMAN ROAD TPN 20.-1-8.220**

404

405 **WHEREAS** an application was made by Kevin Kirby, owner/ operator, for Site Plan Review of an Animal
406 Care Facility operating within the residence located at 89 Goodman Road and as shown on “Site Plan No. 89
407 Goodman Road” dated 1/14/2025. This property is located in the AG zoning district which permits the use of
408 Animal Care Facility pending Site Plan Approval from the Town of Lansing; and

409

410 **WHEREAS** this project has received an Area Variance (Resolution ZBA 25-03) from the Town of Lansing
411 Zoning Board of Appeals providing relief from the required 150’ setback limit (270-37.7); and

412

413 **WHEREAS** 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that a
414 Lead Agency be established for conducting environmental review of projects in accordance with state
415 environmental law and the Lead Agency shall be that local agency which has primary responsibility
416 for approving and funding or carrying out the action; and

417

418 **WHEREAS** the Planning Board, being the local agency, which has primary responsibility for approving
419 the action declares itself the Lead Agency for the review of this action under SEQRA; and

420

421 **WHEREAS** this Board, acting as Lead Agency in SEQRA reviewed and accepts as adequate: “Site Plan
422 No. 89 Goodman Road” prepared by TG Miller and dated 1/14/2025; a Short Environmental
423 Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Staff;
424 and other application materials; and

425

426 **WHEREAS** on 28 April 2025, the Planning Board reviewed and considered the aforementioned Site
427 Plan Review application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882, and
428 all evidence and comments were considered, along and together with the requirements of the Town's
429 site plan review regulations, existing development in the surrounding area, the public facilities and
430 services available, the Town's Comprehensive Plan and the Land Use Ordinance, site characteristics
431 and issues, and any potential on- and off-site environmental impacts; and

432

433 **WHEREAS** the Town of Lansing Planning Board, as the lead agency, has evaluated the potential
434 unique impacts of such project upon the Town based upon the developmental patterns, topography,
435 and unique natural and non-natural features of the Town of Lansing, including known streams,
436 wetlands, UNAs, agricultural resources of value, and archeologically sensitive sites within or near the
437 project area, and determines the proposed project will result in no significant impact on the
environment; and

438 **WHEREAS** upon due consideration and deliberation by the Town of Lansing Planning Board;

439
440 **NOW THEREFORE BE IT RESOLVED** that the Planning Board of the Town of Lansing determines
441 the proposed project will result in no significant impact on the environment and that a Negative
442 Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance
443 with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Site
444 Plan Review and Approval for Town of Lansing Tax Parcel Number 20.-18.220 , for Kevin Kirby; and be
445 it further

446
447 **RESOLVED** that the Town of Lansing Planning Board Grants Final Approval of the application for Site
448 Plan Review of certain land at 89 Goodman Road, Lansing, New York, subject to the following
449 conditions:

- 450
- 451 1. Applicant shall square up fence (from the southeast corner of house to the southeast corner of
452 fencing) to eliminate “jog” and create a larger area for buffer plantings between eastern fence
453 line and eastern property line.
 - 454
 - 455 2. Entire perimeter fencing shall be upgraded to include a prevention measure which will prevent
456 dogs from digging under and escaping from beneath the fencing.
 - 457
 - 458 3. The Eastern section of fencing shall be replaced with solid fencing that has zero transparency to
459 minimize visual exposure between facility dogs and neighboring dogs.
 - 460
 - 461 4. Shrub screening shall be installed along the eastern property line, between fencing and property
462 line, to provide additional visual and audio buffering.
 - 463
 - 464 a. Shrub screening shall be no less than a height of 5 feet at time of installation.
 - 465 b. Shrub screening shall be adequately maintained and cared for.
 - 466
 - 467 5. Facility is limited to no more than 6 dogs at any given time, including dogs registered to the
468 owner as his own, Effective upon issuance of this variance.
 - 469
 - 470 6. Access gate along eastern fence line shall remain closed and always locked as to prevent the
471 escape of dogs onto neighboring properties.
 - 472
 - 473 7. Applicants shall make all necessary upgrades to fencing and installation of screening within 60
474 days from the date noted below.
 - 475
 - 476 8. Site Plan Approvals granted under this resolution are valid for three (3) years from the date
477 noted below.

478
479 Dated: 28 April 2025

480
481 Motion by: Sandy Conlon

482 Seconded by: Tom Butler

483
484 **VOTE AS FOLLOWS:**

485
486 Tom Butler - Aye
487 Sandy Conlon - Aye
488 John Duthie - Not Voting
489 Al Fiorille - Aye
490 Christine Hass - Aye
491 Danielle Hautaniemi - Aye
492 John Licitra - Aye
493 Fredric Villano – Not Voting
494 Dean Shea - Aye

495 **Project: Preliminary Plat Review of Minor Subdivision (2 Lots) of land at 655 Ridge Road**
496 **Applicant:** Pat Miller
497 **Location:** 655 Ridge Rd
498 **Project Description:** Minor subdivision of lands located at 655 Ridge Road into two parcels: Lot 1
499 (24.5 acres) and Lot 2 (6.75 acres). This project is located in the R2 zoning district
500 **SEQR:** Unlisted Action – part 2 required
501 **Anticipated Action:** Preliminary plat review, schedule public hearing for May, complete SEQR pt. 2
502 during May’s meeting
503

504 **Summary of Discussion:**
505 • Pat Miller was present to discuss this project
506 • Lot borders, driveway access
507 • Board set Public Hearing for May 19, 2025
508

509 **Project: Preliminary Plat Review of Minor Subdivision (2 Lots) of land at 372 Holden Road**
510 **Applicant:** Nolan Hatfield
511 **Location:** 372 Holden Road
512 **Project Description:** Minor subdivision of lands located at 372 Holden Road into two parcels: the
513 new “Parcel C” (2.68 acres) and remaining “Parent Parcel” (27.6 acres). This project is located in the
514 AG zoning district
515 **SEQR:** Unlisted Action – part 2 required
516 **Anticipated Action:** Preliminary plat review, schedule public hearing for May, complete SEQR pt. 2
517 during May’s meeting
518

519 **Summary of Discussion:**
520 • Nolan & Tore Hatfield were present to discuss this project
521 • Acreage, house demo, possible barn and Artesian Well
522 • Board set Public Hearing for May 19, 2025
523

524 **Project: Sketch Plan Review of 0 Sun Path Rd**
525 **Applicant:** Nate Cooke
526 **Location:** 0 Sun Path
527 **Project Description:** Sketch Plan review of 0 Sun Path
528 **SEQR:** N/A
529 **Anticipated Action:** Sketch Plan review of project
530

531 **Summary of Discussion:**
532 • Nate Cooke Cancelled for 4-28-25 meeting
533

534 **Other Business:**
535 • Joe Wetmore discussed approved DPW contract, bids, building heating & cooling, occupancy
536 • Capital budget, Stormwater, Interactive Zoning Map, Cannabis, Solar Law, Dandy
537

538 **Adjourn Meeting**
539 Meeting adjourned at the call of the Planning Board Chair at 8:09 pm.
540 Minutes Taken and Executed by Kelly Geiger
541

542 **Access to public documents available online at:**
543 **Planning Board Email** tolcodes@lansingtown.com
544 **Town Website** <https://www.lansingtown.com>