

1 **TOWN OF LANSING PLANNING BOARD**

2 **MEETING May 19, 2025**

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

4  
5  
6 **Board Members Present:**

7  
8 Thomas Butler, Vice-Chair  
9 Sandy Dennis-Conlon  
10 Christine Hass  
11 John Licitra  
12 Danielle Hautaniemi  
13 John Duthie  
14 Fredric Villano  
15

**Excused:**

Dean Shea, Chair  
Al Fiorille

16 **Also Present:**

17 Kelly Geiger, Planning Clerk  
18 Mason Molesso, Planner,  
19 Joe Wetmore, TB Liaison  
20 Guy Krogh, Legal Counsel  
21

22 **Public Present:**

23 Nolan Hatfield  
24 Sam Queen  
25 Anne Miller  
26 Melissa Miller-Fedrizzi  
27 Marylou Szabol  
28 Clayton Mabry  
29 Constance Mabry  
30

31 Vice-Chair Tom Butler opened the meeting at 6:30 pm.  
32

33 **Action Items:**  
34

35 **Project: Preliminary Plat Review of Minor Subdivision (2 Lots) of land at 655 Ridge Road**

36 **Applicant:** Pat Miller

37 **Location:** 655 Ridge Rd

38 **Project Description:** Minor subdivision of lands located at 655 Ridge Road into two parcels: Lot 1  
39 (24.5 acres) and Lot 2 (6.75 acres). This project is located in the R2 zoning district

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

41 **Anticipated Action:** Hold Public Hearing, complete SEQR pt. 2 form, issue conditions & approval  
42

43 **Summary of Discussion:**

- 44 • Anne Miller and Melissa Miller-Fedrizzi were present to discuss this project
  - 45 • Number of lots, driveway access, number of units, wetland
  - 46 • Board approved the project
- 47

48 **RESOLUTION PB 25-12**  
49

50 **TOWN OF LANSING PLANNING BOARD RESOLUTION**  
51 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND**  
52 **MINOR SUBDIVISION PLAT APPROVAL FOR**  
53 **655 RIDGE ROAD TAX PARCEL # 25.-1-9.62**

54 **WHEREAS** an application was submitted for Minor Subdivision Plat review by Pat Miller, owner of 655  
55 Ridge Road, for the proposed subdivision of the existing 30.62-acre lot, Tax parcel number 25.-1-9.62, into  
56 2 parcels: the new "Lot 2" (6.114 acres) and the parent "Lot 1" (24.501 acres). This property is located in R2  
57 Residential Moderate Density zoning; and  
58  
59 **WHEREAS** this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor  
60 Subdivision, for which the respective completed applications were received March 25, 2025; and  
61  
62 **WHEREAS** 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that a  
63 Lead Agency be established for conducting environmental review of projects in accordance with state  
64 environmental law and the Lead Agency shall be that local agency which has primary responsibility  
65 for approving and funding or carrying out the action; and  
66  
67 **WHEREAS** the Planning Board, being the local agency, which has primary responsibility for approving  
68 the action declares itself the Lead Agency for the review of this action under SEQRA; and  
69  
70 **WHEREAS** the Planning Board has considered and carefully reviewed the requirements of the Town's  
71 local laws relative to subdivisions and the unique needs of the Town due to the topography, the soil  
72 types and distributions, and other natural and man-made features upon and surrounding the area of the  
73 proposed subdivision, and the Planning Board has also considered the Town's Comprehensive Plan  
74 and compliance therewith; and  
75  
76 **WHEREAS** this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate:  
77 "Subdivision Plat & Lot Line Adjustment F. Patrick Miller." prepared by Reagan Land Surveying  
78 and dated "NOV. 2006"; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the  
79 Applicant, and Part 2, prepared by the Planning Staff; and other application materials; and  
80  
81 **WHEREAS** this action is exempt from the General Municipal Law County Planning referral  
82 requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-n through an Inter-  
83 Governmental Agreement between the Tompkins County Planning Department and the Town of  
84 Lansing dated 24 November 2003, as "residential subdivisions of fewer than 5 lots all of which  
85 comply with local zoning standards and Tompkins County Sanitary Code requirements, and do not  
86 involve new local roads or streets directly accessing a State or county road" are excluded from GML  
87 referral requirements: and  
88  
89 **WHEREAS** on 19 May 2025, the Planning Board reviewed and considered the aforementioned  
90 subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and  
91 duly held a public hearing on the minor subdivision application, and all evidence and comments were  
92 considered, along and together with the requirements of the Town's subdivision regulations, existing  
93 development in the surrounding area, the public facilities and services available, the Town's  
94 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential  
95 on- and off-site environmental impacts; and  
96  
97 **WHEREAS** the Town of Lansing Planning Board, as the lead agency, has evaluated the potential  
98 unique impacts of such Subdivision upon the Town based upon the developmental patterns,  
99 topography, and unique natural and non-natural features of the Town of Lansing, including known  
100 streams, wetlands, UNAs, agricultural resources of value, and archeologically sensitive sites within or  
101 near the Minor Subdivision area, and determines the proposed project will result in no significant  
102 impact on the environment; and  
103  
104 **WHEREAS** upon due consideration and deliberation by the Town of Lansing Planning Board;  
105  
106 **NOW THEREFORE BE IT RESOLVED** that the Planning Board of the Town of Lansing determines  
107 the proposed project will result in no significant impact on the environment and that a Negative  
108 Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance  
109 with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor  
110 Subdivision approval for Town of Lansing Tax Parcel Number 25.-1-9.62, for Pat Miller; and be it further

111 **RESOLVED** that the Town of Lansing Planning Board Grants Final Approval of the Application for a  
112 Minor Subdivision of certain land at 655 Ridge Road, Lansing, New York, subject to the following  
113 conditions:  
114

- 115 1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board  
116 Chair, thereafter, presenting and obtaining the signing of the plat by Tompkins County  
117 Assessment Department stamp followed by filing in the Tompkins County Clerk's Office,  
118 followed by provision of proof of such filing within the time limit requirements of 62 days  
119 with the Town of Lansing Code Enforcement Office.  
120

121 Dated: 19 May 2025  
122

123 Motion by: Danielle Hautaniemi

124 Seconded by: John Licitra  
125

126 VOTE AS FOLLOWS:  
127

128 Tom Butler – Aye

129 Sandy Conlon - Aye

130 John Duthie - Aye

131 Al Fiorille - Absent

132 Christine Hass - Aye

133 Danielle Hautaniemi - Aye

134 John Licitra -Aye

135 Fredric Villano - Aye

136 Dean Shea - Absent  
137  
138  
139

140 **Project: Preliminary Plat Review of Minor Subdivision (2 Lots) of land at 372 Holden Road**

141 **Applicant:** Nolan Hatfield

142 **Location:** 372 Holden Road

143 **Project Description:** Minor subdivision of lands located at 372 Holden Road into two parcels: the  
144 new “Parcel C” (2.68 acres) and remaining “Parent Parcel” (27.6 acres). This project is located in the  
145 AG zoning district

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

147 **Anticipated Action:** Hold Public Hearing, complete SEQR pt. 2 form, issue conditions & approval  
148

149 **Summary of Discussion:**

- 150
  - Nolan Hatfield was present to discuss this project
  - Current subdivision and possible future subdivision of one acre lot
  - Board approved current subdivision  
153  
154  
155

156 **RESOLUTION PB 25-13**  
157

158 **TOWN OF LANSING PLANNING BOARD RESOLUTION**  
159 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQRA) NEGATIVE DECLARATION AND**  
160 **MINOR SUBDIVISION PLAT APPROVAL FOR**  
161 **372 HOLDEN ROAD TAX PARCEL # 4.-1-9**  
162

163 **WHEREAS** an application was submitted for Minor Subdivision Plat review by Nolan Hatfield, on behalf  
164 of the owners of 372 Holden Road, for the proposed subdivision of the existing 30.32-acre lot, Tax parcel  
165 number 4.-1-9, into 2 parcels: the new “Parcel C” (2.68 acres) and the remaining “Parent Lot” (27.64 acres).

166 This property is located in AG zoning district; and

167

168 **WHEREAS** this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor  
169 Subdivision, for which the respective applications were received March 20, 2025; and

170

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

175

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

178

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

184

185 **WHEREAS** this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate:  
186 "Subdivision Plat Willet Dairy, LLC. to be conveyed to Nolan Hatfield" prepared by Ian Sheive Land  
187 Surveying and dated "2/23/24"; a Short Environmental Assessment Form (SEAF), Part 1, submitted by  
188 the Applicant, and Part 2, prepared by the Planning Staff; and

189

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

197

198 **WHEREAS** on 19 May 2025, the Planning Board reviewed and considered the aforementioned  
199 subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and  
200 duly held a public hearing on the minor subdivision application, and all evidence and comments were  
201 considered, along and together with the requirements of the Town's subdivision regulations, existing  
202 development in the surrounding area, the public facilities and services available, the Town's  
203 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential  
204 on- and off-site environmental impacts; and

205

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

212

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

214

215 **NOW THEREFORE BE IT RESOLVED** that the Planning Board of the Town of Lansing determines  
216 the proposed project will result in no significant impact on the environment and that a Negative  
217 Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance  
218 with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor  
219 Subdivision approval for Town of Lansing Tax Parcel Number 4.-1-9, for Nolan Hatfield; and be it  
220 further

221

222 **RESOLVED** that the Town of Lansing Planning Board Grants Final Approval of the Application for a

223 Minor Subdivision of certain land at 372 Holden Road, Lansing, New York, subject to the following  
224 conditions:

- 225
- 226 1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board  
227 Chair, thereafter, presenting and obtaining the signing of the plat by Tompkins County  
228 Assessment Department stamp followed by filing in the Tompkins County Clerk's Office,  
229 followed by provision of proof of such filing within the time limit requirements of 62 days  
230 with the Town of Lansing Code Enforcement Office.

231

232 Dated: 19 May 2025

233

234 Motion by: Sandy Conlon  
235 Seconded by: Christine Hass

236

237 VOTE AS FOLLOWS:

238

239 Tom Butler - Aye  
240 Sandy Conlon - Aye  
241 John Duthie - Aye  
242 Al Fiorille - Absent  
243 Christine Hass - Aye  
244 Danielle Hautaniemi - Aye  
245 John Licitra - Aye  
246 Fredric Villano - Aye  
247 Dean Shea - Absent

248

249 **Project: Site Plan Review of 1173 Auburn Road**

250 **Applicant:** Michelle Zirbel, owner

251 **Location:** 1173 Auburn Road

252 **Project Description:** Site Plan Review of a 40' x 16' restaurant addition. This project is located in the  
253 AG zoning district

254 **SEQR:** Type II action (617.5(C)(9))

255 **Anticipated Action:** Review project, determine if Public Hearing is necessary & schedule if so, if not  
256 Public Hearing render final determination and any conditions of approval

257

258 **Summary of Discussion:**

- 259
- 260 • Michelle Zirbel was present to discuss this project
  - 261 • Storage for catering, prep area with ovens on 1<sup>st</sup> floor, bathroom and office on 2<sup>nd</sup> floor
  - 262 • Board approved the project

263

264 **RESOLUTION PB 25-14**

265

266 **TOWN OF LANSING PLANNING BOARD RESOLUTION**  
267 **SITE PLAN APPROVAL FOR CONSTRUCTION OF RESTAURANT ADDITION**  
268 **1173 AUBURN ROAD, TAX PARCEL NO. 6.-1-18, AS**

269 **WHEREAS** an application was submitted for a site plan approval by Michelle L Zirbel, Owner, for the  
270 construction of a 2-story addition (640 sf footprint) to the existing 2,624 sq. ft. restaurant on the existing .42-  
271 acre Tax Parcel No. 6.-1-18 (1173 Auburn Rd), located in the Rural Agricultural (RA) Zoning District; and

272

273 **WHEREAS** this is a proposed action reviewed under Town of Lansing Zoning Code  
274 § 270-36 - Site Plan Review, for which the completed application was received 20 April 2025; and

275

276 **WHEREAS** this action was determined to be a Type II Action under 6 NYCRR 617.5(c)(9) of the State  
277 Environmental Quality Review Act ("SEQR"); and

278 **WHEREAS** the Planning Board did on October 25, 2021, review and accept as adequate: "Elevations" A1,



dated 9/30/2021, Prepared by Gary Bush; “3D Views” A2, dated 9/30/2021, Prepared by Gary Bush; “Project Maps” C1, dated 9/30/2021, Prepared by Gary Bush; “Site Plan” C2, dated 9/30/2021, Prepared by Gary Bush; and other application materials; and

**WHEREAS** project plans, and related information, were duly delivered to the Tompkins County Planning and Sustainability Department per General Municipal Law § 239; et seq., and such Department responded in a letter dated 25 April 2025 from Katherine Borgella, Tompkins County Commissioner of Planning, pursuant to §239 -l, -m, and -n of the New York State General Municipal Law with no recommendations on the proposal; and

**WHEREAS** the Planning Board has considered and carefully reviewed the requirements of the Zoning Law relative to site plan review, the unique needs of the Town due to the topography, the soil types and distribution, and other natural and man-made features upon and surrounding the area of the proposed site plan, and the Planning Board has also considered the zoning in the area and the project in light of the Town's Comprehensive Plan and compliance therewith, and as the underlying use is a permitted use in the zone in which located; and

**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 does hereby grant Site Plan approval for the construction of a 2-story addition (640 sf footprint) to the existing 2,624 sq. ft. restaurant, located Town of Lansing Tax Parcel Number 6.-1-18, to Michelle Zirbel, Owner, subject to the following specifications and conditions:

1. In accordance with Town Code§ 270-27(K), this site plan approval is valid for only 36 months from the date hereof, and the applicant/ owner is required to commence and substantially complete the construction or other activities for which the site plan is applicable within said 36 months or this approval shall, unless extended upon application timely made, expire, lapse, and be of no further validity, force or effect.

Dated: 19 May 2025

Motion by: John Licitra

Seconded by: Christine Hass

**VOTE AS FOLLOWS:**

Tom Butler - Aye

Sandy Conlon - Aye

John Duthie - Aye

Al Fiorille - Absent

Christine Hass - Aye

Danielle Hautaniemi -Aye

John Licitra - Aye

Fredric Villano - Aye

Dean Shea - Absent

**Project: Preliminary Plat Review of Minor Subdivision – 0 Ridge Road**

**Applicant:** Clayton Marby, owner

**Location:** 0 Ridge Road

**Project Description:** Minor subdivision of lands located at 0 Ridge Road into two parcels: the new “Parcel B” (8.923 acres) and remaining parent “Parcel A” (33.044 acres). This project is located in the AG zoning district

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

**Anticipated Action:** Preliminary plat review, schedule Public Hearing for June’s meeting

**Summary of Discussion:**

- Clayton and Constance Mabry, Melissa Miller-Fedrizzi were present to discuss this project

- Divide acreage into 2 lots, hunting, single residence, road frontage
- Board scheduled Public Hearing for June 23rd

### **Project: Sketch Plan Review of 0 Sun Path Road**

**Applicant:** Nate Cooke

**Location:** 0 Sun Path

**Project Description:** Sketch Plan review of 0 Sun Path

**SEQR:** N/A

**Anticipated Action:** Sketch Plan review of project

### **Summary of Discussion:**

- Applicant did not show
- Board asked Guy Krogh to brief them on the project
- Connector Roads, sketch plan, history of project

### **Other Business:**

### **Adjourn Meeting**

Meeting adjourned at the call of the Planning Board Chair at 7:22 pm.

Minutes Taken and Executed by Kelly Geiger

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

**Planning Board Email** [tolcodes@lansingtown.com](mailto:tolcodes@lansingtown.com)

**Town Website** <https://www.lansingtown.com>