

1 **TOWN OF LANSING PLANNING BOARD**

2 **MEETING October 27, 2025**

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 Christine Hass

11 John Licitra

12 Danielle Hautaniemi

13 John Duthie

14 Fredric Villano

15
16 **Also Present:**

17 John Zepko, Director of Planning

18 Kelly Geiger, Planning Clerk

19 Joe Wetmore, Liason

20
21 **Public Present:**

22 George Gesslein

23 Caroline Rasmussen

24 Emily Dalessandro

25 Eric Eishut

26 Andre Sciarabba Jr.

27 Allison Dehario

28 Don Butler

29 Rober Butler

30 Craig Christopher

31 Joe Lovejoy

32 Margo Hittleman

33 Richard Lansdowne

34 Judy Drake

35 Carol Engels

36 Lauren Baker

37 Charles Janvrin

38 Richard Nygren

39 Donna Nygren

40 Matthew M

41 Daniil Linnik

42 Christine Montague

43 George Breuhaus

44
45 Dean Shea opened the meeting at 6:30 pm.

46
47 **Action Items:**

48
49 **Project: Final Plat Review of Minor Subdivision (2 Lots) – 130 Asbury Rd**

50 **Applicant:** Craig Christopher, owner

51 **Location:** 130 Asbury Rd TPN 37.1-4-2.9

52 **Project Description:** Minor subdivision of lands located at 130 Asbury Rd into two parcels: “Parcel
53 A” (1.601 acres), “Parcel B” (2.223-acre flag lot). This project is located in the R1 zoning district

54 **SEQR:** Unlisted Action – SEAF part 2 required
55 **Anticipated Action:** Hold Public Hearing, Complete SEAF pt. 2 form, issue final approvals/conditions
56

57 **Summary of Discussion:**

- 58 • Craig Christopher was present to discuss this project
- 59 • Subdivide parcels, building home out back, business sign will remain up, it currently doesn't
- 60 work, concerned resident regarding sign and possible future business
- 61 • The Board approved the project

62

63 **RESOLUTION PB 25-21**

64

65 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
66 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION**
67 **AND MINOR SUBDIVISION PLAT APPROVAL FOR**
68 **130 ASBURY ROAD TPN 37.-1-4-2.9**

69

70 **WHEREAS**, an Application was submitted for Minor Subdivision review by Craig Christopher, owner, for
71 the proposed subdivision of Tax parcel number 37.-1-4-2.9, into two (2) parcels; "Parcel A" (1.601 acres) and
72 "Parcel B" (2.223-acre flag lot). The property is in the R1 Zone; and
73

74

74 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor
75 Subdivision, for which the respective completed applications were received 22 July 2025.

76

77 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that a
78 Lead Agency be established for conducting environmental review of projects, in accordance with state
79 environmental law, and the Lead Agency shall be that local agency which has primary responsibility for
80 approving and funding or carrying out the action; and
81

82

82 **WHEREAS**, the Planning Board, being the local agency, which has primary responsibility for approving
83 the action, declares itself the Lead Agency for the review of this action under SEQRA; and
84

85

85 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the Town's
86 local laws relative to subdivisions and the unique needs of the Town due to the topography, the soil types
87 and distributions, and other natural and man-made features upon and surrounding the area of the
88 proposed subdivision, and the Planning Board has also considered the Town's Comprehensive Plan and
89 compliance therewith; an
90

91

91 **WHEREAS**, this Board reviews and accepts as adequate: "Subdivision Map No. 130 Asbury
92 Road, prepared by Lee Dresser, TG Miller Surveying and dated 7 July 2025; a Short
93 Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2; and
94 other application materials;

95

96 **WHEREAS**, this action is exempt from the General Municipal Law County Planning referral
97 requirements of General Municipal Law ("GML ") §§ 239-1, 239-m, and 239-n through an Inter-
98 Governmental Agreement between the Tompkins County Planning Department and the Town of Lansing
99 dated 24 November 2003, as "residential subdivisions of fewer than 5 lots all of which comply with local
100 zoning standards and Tompkins County Sanitary Code requirements, and do not involve new local roads
101 or streets directly accessing a State or county road" are excluded from GML referral requirements: and
102

103

103 **WHEREAS**, on 22 September 2025, and 27 October 2025, the Planning Board reviewed and considered
104 the aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New
105 York 14882 and duly held a public hearing on the Minor subdivision application, and all evidence and

106 comments were considered, along and together with the requirements of the Town's subdivision
107 regulations, existing development in the surrounding area, the public facilities and services available, the
108 Town's Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential
109 on- and off-site environmental impacts; and
110

111 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board; and
112
113

114 **NOW THEREFORE BE IT RESOLVED**, That the Town of Lansing Planning Board, as the only
115 body with jurisdiction to classify the Subdivision and issue the final Subdivision approval is best suited to
116 the review the environmental impacts of the proposed subdivision, does hereby declare itself the Lead
117 Agency for the environmental review for the action of a Minor Subdivision of 2 lots at 130 Asbury Road,
118 TPN 37.-1-4-2.9; and be it further

119
120 **RESOLVED**, that the Town of Lansing Planning Board, as the lead agency, has evaluated the
121 potential unique impacts of such Subdivision upon the Town based upon the developmental patterns,
122 topography, and unique natural and non-natural features of the Town of Lansing, including known
123 streams, wetlands, UNAs, agricultural resources of value, and archeologically sensitive sites within or near
124 the Minor Subdivision area, and determines the proposed project will result in no significant impact
125 on the environment and that a Negative Declaration for purposes of Article 8 of the
126 Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the
127 State Environmental Quality Review Act for the action of Minor Subdivision approval for Town
128 of Lansing Tax Parcel Number
129 37.-1-4-2.9 by Craig Christopher, Owner; and be it further
130

131 **RESOLVED**, that the Town of Lansing Planning Board hereby grants Final Approval of the
132 Application for a Minor Subdivision of certain land at 130 Asbury Road, Tax Parcel Number
133 37.-1-4-2.9 Lansing, New York, subject to the following conditions:
134

- 135 1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board Chair,
136 thereafter presenting, and obtaining the signing of the plat by Tompkins County Assessment
137 Department stamp, followed by filing in the Tompkins County Clerk's Office, followed by
138 provision of proof of such filing within the time limit requirements of 62 days with the Town of
139 Lansing Code Enforcement Office.
140

141 Dated: 27 October 2025
142

143 Motion by: Danielle Hautaniemi

144 Seconded by: Al Fiorille
145

146 VOTE AS FOLLOWS:
147

148 Tom Butler - Aye

149 Sandy Conlon – Absent

150 John Duthie – Not Voting

151 Al Fiorille - Aye

152 Christine Hass - Aye

153 Danielle Hautaniemi - Aye

154 John Licitra - Aye

155 Fredric Villano – Aye

156 Dean Shea - Aye
157
158

159 **Project: Final Plat Review of Minor Subdivision (4 Lots) – 178 Wilson Rd**

160 **Applicant:** Chuck Janvrin, owner

161 **Location:** 178 Wilson Rd TPN 27.-1-36.22

162 **Project Description:** Minor subdivision of lands located at 178 Wilson Rd into four parcels:
163 “Parcel 1” (1.45-acres), “Parcel 2” (2.25-acres), “Parcel 3” (2.16-acres), “Parcel 4” (9.40-acres)

164 This project is located in the RA zoning district

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

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

167

168 **Summary of Discussion:**

- 169 • Chuck Janvrin was present to discuss this project
- 170 • Applicant did not follow through on previous subdivision requirements so reapplied.
- 171 • Concerned neighbor as to what is allowed to be built on the property and what the setback
- 172 requirements are.
- 173 • The Board approved the project

174

175 **RESOLUTION PB 25-23**

176

177 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
178 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION**
179 **AND MINOR SUBDIVISION PLAT APPROVAL FOR**
180 **178 WILSON ROAD TPN 27.-1-36.22**

181

182 **WHEREAS**, an Application was submitted for Minor Subdivision review by Chuck Janvrin, owner, for the
183 proposed subdivision of Tax parcel number 27.-1-36.22, into four (4) parcels; “Parcel 1” (1.45- acres), “Parcel
184 2” (2.25-acres), “Parcel 3” (2.16-acres) and “Parcel 4” (9.40-acres). The property is in the RA Zone; and

185

186 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor
187 Subdivision, for which the respective completed applications were received 22 August 2025.

188

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

193

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

196

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

202

203 **WHEREAS**, this Board reviews and accepts as adequate: "Subdivision Map No. 178 Wilson
204 Road, prepared by A. Puzo, Reagan Land Surveying and dated 18 August 2025; a Short
205 Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2; and
206 other application materials;

207

208 **WHEREAS**, this action is exempt from the General Municipal Law County Planning referral
209 requirements of General Municipal Law ("GML ") §§ 239-1, 239-m, and 239-n through an Inter-
210 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

211 zoning standards and Tompkins County Sanitary Code requirements, and do not involve new local roads
212 or streets directly accessing a State or county road" are excluded from GML referral requirements: and
213

214 **WHEREAS**, on 27 October 2025, the Planning Board reviewed and considered the aforementioned
215 subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and duly
216 held a public hearing on the Minor subdivision application, and all evidence and comments were
217 considered, along and together with the requirements of the Town's subdivision regulations, existing
218 development in the surrounding area, the public facilities and services available, the Town's
219 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on-
220 and off-site environmental impacts; and
221

222 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board; and
223

224 **NOW THEREFORE BE IT RESOLVED**, That the Town of Lansing Planning Board, as the only
225 body with jurisdiction to classify the Subdivision and issue the final Subdivision approval is best suited to
226 the review the environmental impacts of the proposed subdivision, does hereby declare itself the Lead
227 Agency for the environmental review for the action of a Minor Subdivision of 4 lots at 178 Wilson Road,
228 TPN 27.-1-36.22; and be it further
229

230 **RESOLVED**, that the Town of Lansing Planning Board, as the lead agency, has evaluated the
231 potential unique impacts of such Subdivision upon the Town based upon the developmental patterns,
232 topography, and unique natural and non-natural features of the Town of Lansing, including known
233 streams, wetlands, UNAs, agricultural resources of value, and archeologically sensitive sites within or near
234 the Minor Subdivision area, and determines the proposed project will result in no significant impact
235 on the environment and that a Negative Declaration for purposes of Article 8 of the
236 Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the
237 State Environmental Quality Review Act for the action of Minor Subdivision approval for Town
238 of Lansing Tax Parcel Number
239 27.-1-36.22 by Chuck Janvrin, Owner; and be it further
240

241 **RESOLVED**, that the Town of Lansing Planning Board hereby grants Final Approval of the
242 Application for a Minor Subdivision of certain land at 178 Wilson Road, Tax Parcel Number
243 27.-1-36.22 Lansing, New York, subject to the following conditions:
244

- 245 1. The applicant must submit a Final Subdivision Plat, stamped and signed by a surveyor licensed
246 by the State of New York. Such map must be labeled as Final Subdivision Plat.
247
- 248 2. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board Chair,
249 thereafter presenting, and obtaining the signing of the plat by Tompkins County Assessment
250 Department stamp, followed by filing in the Tompkins County Clerk's Office, followed by
251 provision of proof of such filing within the time limit requirements of 62 days with the Town of
252 Lansing Code Enforcement Office.
253

254 Dated: 27 October 2025
255

256 Motion by: Tom Butler

257 Seconded by: Christine Hass
258

259 VOTE AS FOLLOWS:
260

261 Tom Butler - Aye

262 Sandy Conlon - Absent

263 John Duthie – Not Voting

264 Al Fiorille - Aye
265 Christine Hass -Aye
266 Danielle Hautaniemi -Aye
267 John Licitra - Aye
268 Fredric Villano – Aye
269 Dean Shea - Aye

270

271 **Project: Sketch Plat Review of Minor Subdivision (2 Lots) – 118 Sharpsteen Road**

272 **Applicant:** George Gesslein, owner

273 **Location:** 118 Sharpsteen Rd TPN 5.-1-13

274 **Project Description:** Minor Subdivision of lands located at 118 Sharpsteen Rd into two parcels:
275 “Parcel 1” (118.21-acres), “Parcel 2” (5.22- acres). This project is located in the AG Zoning District

276 **SEQR:** Unlisted action– SEAF part 2 required

277 **Anticipated Action:** Sketch Plan Review, Schedule Public Hearing for November

278

279 **Summary of Discussion:**

- 280 • George Gesslein was present to discuss this project
- 281 • George chose to go with two lots instead of three, so as not to ruin the view for his neighbors or
- 282 himself
- 283 • The Board Scheduled Public Hearing for November

284

285 **Project: Site Plan Review - 164 Auburn Rd**

286 **Applicant:** Andy Sciarabba, owners’ agent

287 **Location:** 164 Auburn Rd TPN 31.-1-15.21

288 **Project Description:** Site Plan review of new professional office park and associated site work
289 including new paving and stormwater management practices. This project is located in the IR zoning
290 district

291 **SEQR:** Type 1 – further review required

292 **Anticipated Action:** Continue SEQR review, continue with SPR, Schedule Public Hearing (if
293 necessary)

294 **Summary of Discussion:**

- 295 • Andy Sciarabba, Eric Eisenhut and George Breuhaus were present to discuss this project
- 296 • The Board was happy with the detailed packet of documents and that all questions and
- 297 comments from previous meeting were answered
- 298 • Is the stream far enough away from building site. Yes
- 299 • Lighting, windows and facade
- 300 • Board suggested EV charging station to be put in plans, applicant prefers to wait based on need
- 301 or want
- 302 • The Board scheduled Public Hearing for November

303

304 **Project: Sketch Plan Review for Contractor Yard – 430 Peruville Rd**

305 **Applicant:** Scott Pinney, owner

306 **Location:** 430 Peruville Rd TPN 30.-1-28.212

307 **Project Description:** Site Plan Review of contractor’s yard and associated site work including hoop
308 house, scales, office trailer and stormwater management practices. This project is located in the AG
309 zoning district

310 **SEQR:** TBD

311 **Anticipated Action:** Sketch Plan review, discuss revisions, requirements for complete application

312

313 **Summary of Discussion:**

- 314 • Scott Pinney was present to discuss this project

- 315 • Previous use vs. current, no duplexes were built, zoning, site plan requirements, violation
316 notice, meeting with town staff and legal, height of piles, entries and exits, stormwater, being a
317 good neighbor, in addition to minimum requirements-the board would like to see sign
318 dimensions, topo map, delineation, screening, paving
319 • The Board requested more detailed plans
320

321 Other Business:

- 322 • Joe Wetmore declined giving a liaison report due to a quorum of the Town Board being present
323 • Proposed Law Moratorium discussion to see where the Planning Board stands on the matter
324 ○ Is a moratorium “really” needed
325 • Effects and concerns of moratorium
326 ○ Financial concerns, tax base, strict variance guidelines, non-conforming lots, signs,
327 special use permits, undeveloped land and calculations, business expansion needs
328 • The Board took a poll and expressed that a tighter, clearer, more well thought plan should be
329 considered and therefore, would not be in agreeance to the current moratorium at this time.
330

331 Adjourn Meeting

332 Meeting adjourned at the call of the Planning Board Chair at 8:21 pm.
333 Minutes Taken and Executed by Kelly Geiger
334

335 Access to public documents available online at:

336 **Planning Board Email** tolcodes@lansingtownny.gov
337 **Town Website** <https://www.lansingtownny.gov>
338