

1 **TOWN OF LANSING PLANNING BOARD**

2 **MEETING November 17, 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 Sandy Dennis-Conlon  
11 John Licitra  
12 Danielle Hautaniemi  
13 John Duthie  
14 Fredric Villano

**Excused:**

Christine Hass

15  
16 **Also Present:**

17 John Zepko, Director of Planning  
18 Kelly Geiger, Planning Clerk  
19 Joe Wetmore, Liason

20  
21 **Public Present:**

22 Emily D’Alessandro  
23 George Gesslein  
24 Eric Eisenhut  
25 Andy Sciarabba Sr  
26 Andrew Sciarabba Jr.  
27 Chelsea Ryan  
28 Sabrina Johnston  
29 Jeffrey Ryan  
30 Tony Eisenhut

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

33  
34 **Action Items:**

35  
36 **Project: Final Plat Review of Minor Subdivision (2 Lots) – 118 Sharpsteen Road**

37 **Applicant:** George Gesslein, owner

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

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

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

42 **Anticipated Action:** Public Hearing, Complete SEAF pt. 2

43  
44 **Summary of Discussion:**

- 45 • George Gesslein was present to discuss this project
- 46 • The Board approved the Project

47  
48 **RESOLUTION PB 25-24**

49 **TOWN OF LANSING PLANNING BOARD RESOLUTION**  
50 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION**  
51 **AND MINOR SUBDIVISION PLAT APPROVAL FOR**  
52 **118 SHARPSTEEN RD TPN 5.-1-13**  
53

54 **WHEREAS**, an Application was submitted for Minor Subdivision review by George Gesslein, owner, for the  
55 proposed subdivision of Tax parcel number 5.-1-13, into two (2) parcels; “Parcel 1” (118.21- acres), “Parcel 2”  
56 (5.22-acres), The property is in the AG Zone; and  
57

58 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor  
59 Subdivision, for which the respective completed applications were received 05 September 2025.  
60

61 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that a  
62 Lead Agency be established for conducting environmental review of projects, in accordance with state  
63 environmental law, and the Lead Agency shall be that local agency which has primary responsibility for  
64 approving and funding or carrying out the action; and  
65

66 **WHEREAS**, the Planning Board, being the local agency, which has primary responsibility for approving  
67 the action, declares itself the Lead Agency for the review of this action under SEQRA; and  
68

69 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the Town's  
70 local laws relative to subdivisions and the unique needs of the Town due to the topography, the soil types  
71 and distributions, and other natural and man-made features upon and surrounding the area of the  
72 proposed subdivision, and the Planning Board has also considered the Town's Comprehensive Plan and  
73 compliance therewith; an  
74

75 **WHEREAS**, this Board reviews and accepts as adequate: "Subdivision Map No. 118 Sharpsteen  
76 Road, prepared by Lee Dresser, TG Miller Surveying and dated 19 August 2025; a Short  
77 Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2; and  
78 other application materials;  
79

80 **WHEREAS**, this action is exempt from the General Municipal Law County Planning referral  
81 requirements of General Municipal Law ("GML ") §§ 239-1, 239-m, and 239-n through an Inter-  
82 Governmental Agreement between the Tompkins County Planning Department and the Town of Lansing  
83 dated 24 November 2003, as "residential subdivisions of fewer than 5 lots all of which comply with local  
84 zoning standards and Tompkins County Sanitary Code requirements, and do not involve new local roads  
85 or streets directly accessing a State or county road" are excluded from GML referral requirements: and  
86

87 **WHEREAS**, on 17 November 2025, the Planning Board reviewed and considered the aforementioned  
88 subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and duly  
89 held a public hearing on the Minor subdivision application, and all evidence and comments were  
90 considered, along and together with the requirements of the Town's subdivision regulations, existing  
91 development in the surrounding area, the public facilities and services available, the Town's  
92 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on-  
93 and off-site environmental impacts; and  
94

95 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board; and  
96

97 **NOW THEREFORE BE IT RESOLVED**, That the Town of Lansing Planning Board, as the only  
98 body with jurisdiction to classify the Subdivision and issue the final Subdivision approval is best suited to  
99 the review the environmental impacts of the proposed subdivision, does hereby declare itself the Lead  
100 Agency for the environmental review for the action of a Minor Subdivision of 2 lots at 118 Sharpsteen  
101 Road,  
102 TPN 5.-1-13; and be it further  
103

104 **RESOLVED**, that the Town of Lansing Planning Board, as the lead agency, has evaluated the  
105 potential unique impacts of such Subdivision upon the Town based upon the developmental patterns,  
106 topography, and unique natural and non-natural features of the Town of Lansing, including known

107 streams, wetlands, UNAs, agricultural resources of value, and archeologically sensitive sites within or near  
108 the Minor Subdivision area, and determines the proposed project will result in no significant impact  
109 on the environment and that a Negative Declaration for purposes of Article 8 of the  
110 Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the  
111 State Environmental Quality Review Act for the action of Minor Subdivision approval for Town  
112 of Lansing Tax Parcel Number 5.-1-13 by George Gesslein, Owner; and be it further  
113

114 **RESOLVED**, that the Town of Lansing Planning Board hereby grants Final Approval of the  
115 Application for a Minor Subdivision of certain land at 118 Sharpsteen Road, Tax Parcel Number  
116 5.-1-13 Lansing, New York, subject to the following conditions:  
117

- 118 1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board Chair,  
119 thereafter presenting, and obtaining the signing of the plat by Tompkins County Assessment  
120 Department stamp, followed by filing in the Tompkins County Clerk's Office, followed by  
121 provision of proof of such filing within the time limit requirements of 62 days with the Town of  
122 Lansing Code Enforcement Office.  
123

124 Dated: 17 November 2025  
125

126 Motion by: Danielle Hautaniemi

127 Seconded by: Sandy Conlon  
128

129 VOTE AS FOLLOWS:  
130

131 Tom Butler - Aye

132 Sandy Conlon - Aye

133 John Duthie – Aye

134 Al Fiorille - Aye

135 Christine Hass -Absent

136 Danielle Hautaniemi - Aye

137 John Licitra - Aye

138 Fredric Villano – Not Voting

139 Dean Shea - Aye  
140

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

142 **Applicant:** Andy Sciarabba, owners' agent

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

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

147 **SEQR:** Unlisted – further review required

148 **Anticipated Action:** Public Hearing, SEQR  
149

150 **Summary of Discussion:**

- 151 • Andy Sciarabba and Eric Eisenhut were present to discuss this project
- 152 • The Board approved the project  
153

154 **RESOLUTION PB 25-25**

155 **TOWN OF LANSING PLANNING BOARD RESOLUTION - STATE**  
156 **ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND**  
157 **FINAL SITE PLAN APPROVAL**  
158 **164 AUBURN RD, TAX PARCEL NO. 31.-1-15.21**

159 **WHEREAS**, an application was made by Andrew Sciarabba Engineer, on behalf of S.E.E.  
160 Associates, LLC, Owners, for construction of a 5472 sq. ft. retail store with parking and other  
161 site improvements on a 5.62-acre parcel, in Lansing, New York, TPN 31.-1-15.21, located in the  
162 IR - Industrial/Research Zoning District; and

163  
164 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 270-27 Site Plan  
165 Review, for which the respective completed applications were received 27 May 2025; and

166  
167 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act (“SEQRA”)  
168 requires that a Lead Agency be established for conducting environmental review of projects in  
169 accordance with state environmental law and the Lead Agency shall be that local agency which  
170 has primary responsibility for approving and funding or carrying out the action; and

171  
172 **WHEREAS**, this proposed action is an Unlisted Action for the purposes of a State  
173 Environmental Quality Review Act (“SEQRA”) review, and the Lead Agency is conducting a  
174 coordinated review; and

175  
176 **WHEREAS**, the Planning Board considered approval of the Site Plan upon receipt of final  
177 stormwater attenuation plans, all including and in accordance with the provisions of the Town  
178 Code § § 270-27(D); *et seq.*, and including concerns addressing site drainage, lighting, nearby  
179 residences, landscaping, and buffering/screening, driveway and any potential on and off-site  
180 environmental impacts; and

181  
182 **WHEREAS**, the Tompkins County Department of Planning and Sustainability, Town of  
183 Lansing Highway Department and NYS Department of Transportation were given the  
184 opportunity to comment on the proposed action; and

185  
186 **WHEREAS**, Project plans, and related information, were duly delivered to the Tompkins  
187 County Planning and Sustainability Department per General Municipal Law § 239; *et seq.*, and  
188 such Department responded in a 2 July 2025 letter from Katherine Borgella, Tompkins County  
189 Commissioner of Planning, pursuant to §239 -l, -m, and -n of the New York State General  
190 Municipal Law recommended the following modification of the proposal:

- 191
- 192 • We recommend the Town require the applicant to document that they have considered  
193 the four energy elements for new construction projects outlined in the attached  
194 Tompkins County Energy Recommendations for New Construction (2018). By  
195 addressing these elements, new construction projects can be designed to help meet our  
196 county’s goals of reducing greenhouse gas emissions.

197  
198 **WHEREAS**, the applicant has provided documentation demonstrating consideration of the  
199 four energy elements for new construction projects outlined in the Tompkins County Energy  
200 Recommendations for New Construction and thus satisfied the recommended modifications  
201 by Tompkins County 239 review; and

202  
203 **WHEREAS**, the applicant has submitted documentation to satisfy comments issued by Town  
204 staff in a letter from Sciarabba Engineering to the Director of Planning & Code Enforcement,  
205 dated 29 September 2025; and

206  
207 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of

208 the Zoning Code relative to site plan review and the unique needs of the Town due to the  
209 topography, the soil types and distribution, and other natural and man-made features upon  
210 and surrounding the area of the proposed site plan, and the Planning Board has also  
211 considered the zoning in the area and the project in light of the Town’s Comprehensive Plan  
212 and compliance therewith, and as the underlying use is a permitted use in the zone in which  
213 located; and

214

215 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning  
216 Board, now therefore be it RESOLVED as follows:

217

218 1. That the Planning Board, being the local agency which has primary responsibility for  
219 approving the action, declares itself the Lead Agency for the environmental review of  
220 the unlisted action and after careful review of the Short Environmental Assessment form  
221 parts 1 & 2, and all associated application materials, determines the proposed project  
222 will result in no significant impact on the environment and that a Negative Declaration  
223 for purposes of Article 8 of the Environmental Conservation Law be filed in accordance  
224 with the provisions of Part 617 of the State Environmental Quality Review Act; and

225

226 2. That the Planning Board of the Town of Lansing does hereby grant Final Site Plan  
227 approval for Town of Lansing Tax Parcel Number 31.-1-15.21 for S.E.E. Associates,  
228 Owners, which includes all parking layouts, screening, dark sky lighting, and other site  
229 conditions listed in Site Plan as shown in and upon the Drawing Sheets titled: 9-24-2025  
230 Revised Site Plan Submission, 164 Auburn Road, sheets G001, C101-106, A1, A3, E1  
231 prepared by Andrew Sciarabba Professional Engineer, dated 9/24/2025 and C104-105  
232 (revised 11/04/2025) subject to the following conditions:

233

234 a. Compliance with the recommendations of the Town’s Engineer and SMO for any  
235 final stormwater plans

236 b. Further development of this site will be considered as a “common plan of  
237 development or sale” for purposes of stormwater regulation and will be subject  
238 to state and local stormwater regulations in effect at the time of future  
239 development. A note should be placed on the Final Site plan stating that future  
240 development of the parcel will be considered as a common plan of development  
241 or sale for purposes of stormwater regulation.

242 c. All plantings (including as shown on the plans described above) shall be  
243 maintained as healthy and natural non-invasive vegetation designed to provide  
244 visual buffering. Existing and any new vegetation shall be properly maintained  
245 and any dead, diseased, or dying trees or plants shall be promptly replaced, and  
246 any tree or plants that, whether singularly or in combination, due to lack of  
247 growth, death, recession, disease or other cause, cease to function as buffers shall  
248 be replaced in a manner as promotes the goal of such buffer as stated in this site  
249 plan approval. This condition shall be deemed to augment and further define  
250 prior site plan approval conditions and site plan features hereby or heretofore  
251 approved by the Town.

252 d. All lighting fixtures will be “dark sky compliant” glare-free, downward  
253 directed, and shielded lighting as promotes the dark-sky standards of the  
254 International Dark-Sky Association (IDA).

255 e. Sign permits will be required for all applicable signs per the requirements of  
256 Chapter 210 of the Town of Lansing Code.

