

1 **TOWN OF LANSING PLANNING BOARD**
2 **MEETING February 24, 2025**
3 **Lansing Town Hall, 29 Auburn Road**
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6 **Board Members Present:**

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

Excused:

Danielle Hautaniemi

16 **Also Present:**

17 Kelly Geiger, Planning Clerk
18 Mason Molesso, Planner,
19 Joe Wetmore, TB Liaison
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21 **Public Present:**

22 Steve Lauzun
23 Lack Litzenberger
24 Bret Morgan
25 Laura Smith
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27 Chair Dean Shea opened the meeting at 6:26 pm.
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29 **Action Items:**
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31 **Trails Working Group**

32 **Presented by Steve Lauzun – Chairperson**

33 **Anticipated Action:** 20-minute Introduction of the Trails Working Group
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35 **Summary of Discussion:**

- 36 • Steve Lauzun was present to discuss this project.
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39 **Project: Subdivision Extension Request – Minor Subdivision of land located at 2661 N. Triphammer Rd**
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41 **Applicant:** Jack Litzenberger, owner

42 **Location:** 2661 N. Triphammer Road Tax Parcel # 44.-1-25

43 **Project Description:** Request for extension on subdivision approval for Minor Subdivision of lands
44 located at 2661 N. Triphammer. The locations zoning district (R2) has not changed since the time of
45 the original subdivision approval, nor has any environmental, stormwater or any other relevant project
46 review requirements

47 **SEQR:** N/A

48 **Anticipated Action:** Review Extension Request provided by applicant and memo from Planning
49 Dept., sign and certify (3) updated Final Plats

50 **Summary of Discussion:**

- 51 • Jack Litzenberger was present to discuss this project.
- 52 • Board re-approved the project

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**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION
AND MINOR SUBDIVISION PLAT APPROVAL FOR
2661 N. TRIPHAMMER ROAD TAX PARCEL # 44.-1-25**

WHEREAS, an application was submitted for Minor Subdivision Plat review by Jack Litzenberger owner of 2661 N. Triphammer Road, for the proposed subdivision of the existing 2.36 acre lot (tax parcel number 44.-1-25) into 2 parcels: the parent lot “Parcel A” (1.15 acres) and the new, vacant lot “Parcel B” (1.21 acres). This property is located in the R2 zoning; and

WHEREAS, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor Subdivision, for which the respective completed applications were received May 17, 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, the Planning Board has considered and carefully reviewed the requirements of the Town's local laws relative to subdivisions and the unique needs of the Town due to the topography, the soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed subdivision, and the Planning Board has also considered the Town's Comprehensive Plan and compliance therewith; and

WHEREAS, this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate: “Subdivision Plat showing the lands of Jack Litzenberger...”, prepared by Sheive Land Surveying and dated 6/13/2024; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Staff; and other application materials;

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 26 August 2024, 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

99 application, and all evidence and comments were considered, along and together with the
100 requirements of the Town's subdivision regulations, existing development in the surrounding
101 area, the public facilities and services available, the Town's Comprehensive Plan and the
102 Land Use Ordinance, site characteristics and issues, and any potential on- and off-site
103 environmental impacts; and

104
105 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning
106 Board.

107 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing
108 determines the proposed project will result in no significant impact on the environment and
109 that a Negative Declaration for purposes of Article 8 of the Environmental Conservation
110 Law be filed in accordance with the provisions of Part 617 of the State Environmental
111 Quality Review Act for the action of Minor Subdivision approval for Town of Lansing Tax
112 Parcel Number 44.-1-25, for Jack Litzenberger; and be it further

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114 **RESOLVED**, that the Town of Lansing Planning Board Grants Final Approval of the
115 Application for a Minor Subdivision of certain land at 2661 N. Triphammer Road, Lansing,
116 New York, subject to the following conditions:

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

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124 Dated: 24 February 2025

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126 Motion by: Al Fiorille

127 Seconded by: Christine Hass

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129 **VOTE AS FOLLOWS:**

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131 **Tom Butler - Aye**

132 **Sandy Conlon - Aye**

133 **John Duthie – Aye**

134 **Al Fiorille - Aye**

135 **Christine Hass - Aye**

136 **Danielle Hautaniemi - Absent**

137 **John Licitra - Aye**

138 **Fredric Villano – Not Voting**

139 **Dean Shea - Aye**

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149 **Project: Site Plan Review – Cellular Communications Tower located at 1767 E. Shore Drive**

150 **Applicant:** Jared Lusk, representing Verizon Wireless

151 **Location:** 1767 E. Shore Drive Tax Parcel # 37.1-6-9

152 **Project Description:** Site Plan Review of a proposed 149’ monopole cellular communication tower
153 and associated facility located at 1767 E. Shore Drive. This project is located in the R2 zoning district,
154 which does not permit the siting of a cellular communications tower, and will require the issuance of a
155 Use Variance through the TOL ZBA

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157 **Summary of Discussion:**

- 158 • Brett Morgan and Laura Smith were present to discuss this project
- 159 • Variety of trees, adjustments, Ballard Gate, Demo bond, and how trails will fit in

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161 **RESOLUTION PB 25-03**

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163 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
164 **VERIZON WIRELESS REACH RUN 149’ MONOPOLE CELL TOWER**
165 **SITE PLAN APPROVAL**

166 **WHEREAS;** an application was made by Jared Lusk, agent representing Bell Atlantic Mobil Systems
167 LLC dba Verizon Wireless, for Site Plan Review of a 149’ monopole cellular communication tower
168 and accompanying support facility (as shown in the drawing set “Site Name: Reach Run Zoning
169 Drawings” dated 1/30/2025) on land leased from the Community Rec Center INC located at TPN 37.1-
170 6-9. The project site consists of approximately 4900 sq/ft of land located in the R2 – Residential
171 Moderate Density zoning district which does not permit cellular communication facilities. This project
172 has been issued a Use Variance, on 12 February 2025, and will need to receive 1) Site Plan Review and
173 approval from the TOL Planning Board in addition to the issuance of 2) a Special Use permit for a
174 cellular communication tower by the Planning Department.

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176 **WHEREAS;** the proposed action is not a permitted use in the R2 Residential Moderate Density Zone,
177 and has obtained a Use Variance from the Town of Lansing Zoning Board of Appeals (dated 2/12/2025
178 via Resolution 25- 02); and

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180 **WHEREAS;** proof of Verizon Wireless’s FCC licenses were, in addition to proof of compliance with
181 all NIER emissions requirements, provided to the Town; and

182
183 **WHEREAS;** a notice of FAA clearance was provided to the Town; and

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185 **WHEREAS;** the Town of Lansing Planning Board, Tompkins County, Cayuga County, Seneca County,
186 Town of Enfield, Town of Groton, Town of Dryden, Town of Ithaca, Town of Locke, Town of Ulysses,
187 Town of Genoa, Village of Cayuga Heights and Town of Covert were notified and given the opportunity
188 to comment on the proposed action; and

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190 **WHEREAS;** Project plans, and related information, were duly delivered to the Tompkins County
191 Planning and Sustainability Department per General Municipal Law § 239; *et seq.*, and such
192 Department responded in a letter dated 21 October 2024, from Katherine Borgella, Tompkins County
193 Commissioner of Planning, pursuant to §239 -l, -m, and -n of the New York State General Municipal
194 Law, which determined that the proposed action will have no significant county wide or inter
195 community impact; and

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197 **WHEREAS;** legal notice was published on 31 January 2025 and adjacent property owners within 600

198 linear feet were notified by mail on the same date, pursuant to Town Code § 270-27(F) and a public
199 hearing was duly held before the Zoning Board of Appeals upon 12 February 2025. The public was duly
200 allowed to speak upon and address the proposed Use Variance, including the SEQR environmental
201 review thereof,
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203 **WHEREAS;** The Zoning Board of Appeals, acting as Lead Agency, on 12 February 2025 issued a
204 Negative Declaration of Significance, pursuant to SEQR; and
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206 **WHEREAS;** The applicant has provided compelling evidence, including the evaluation of alternative
207 locations, demonstrating that the proposed location is more feasible than the alternatives; and
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209 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**
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211 That the Planning Board of the Town of Lansing does hereby grant Site Plan Review approval to locate
212 and operate a 149’ monopole cellular communication tower and accompanying support facility (as
213 shown in the drawing set “Site Name: Reach Run Zoning Drawings” dated 1/30/2025) on land leased
214 from the Community Rec Center INC located at TPN 37.1-6-9, as well as all applications, forms and
215 materials, subject to the following conditions:
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217 1) The three (3) Juniperus Virginiana, located to the north of the access drive, shall be replaced with
218 species more tolerant to deer brows.
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220 2) Applicants shall install a bollard and gate to prevent unwanted access onto southern access drive.
221

222 3) Project approval conditional upon the receipt and legal review of a decommissioning bond
223 agreement.
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225 Dated: 24 February 2025
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227 Motion by: Sandy Conlon

228 Seconded by: Tom Butler
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230 **VOTE AS FOLLOWS:**
231

232 **Tom Butler - Aye**

233 **Sandy Conlon - Aye**

234 **John Duthie – Aye**

235 **Al Fiorille - Aye**

236 **Christine Hass - Aye**

237 **Danielle Hautaniemi - Absent**

238 **John Licitra - Aye**

239 **Fredric Villano – Not Voting**

240 **Dean Shea - Aye**
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Other Business:

- Joe Wetmore welcomed new board member, Freddy Villano (alternate), Town Board approved Delaware River Solar Development Agreement, discussed the Yellow Barn project, Use of money from solar projects, Road Salt, and Status of the new Highway Barn bid.

Adjourn Meeting

Meeting adjourned at the call of the Planning Board Chair at 7:38pm.

Minutes Taken and Executed by Kelly Geiger

Access to public documents available online at:

Planning Board Email tolcodes@lansingtown.com
Town Website <https://www.lansingtown.com>