

**TOWN OF LANSING PLANNING BOARD**

**MEETING April 28, 2025**

**Lansing Town Hall, 29 Auburn Road**

**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).

**Summary of Discussion:**

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

**RESOLUTION PB 25-08**

**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 on 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

109  
110 **WHEREAS** upon due consideration and deliberation by the Town of Lansing Planning Board;  
111

112 **NOW THEREFORE BE IT RESOLVED** that the Planning Board of the Town of Lansing  
113 determines the proposed project will result in no significant impact on the environment and  
114 that a Negative Declaration for purposes of Article 8 of the Environmental Conservation  
115 Law be filed in accordance with the provisions of Part 617 of the State Environmental  
116 Quality Review Act for the action of Minor Subdivision approval for Town of Lansing Tax  
117 Parcel Number 26.-3-28, for Joe Lovejoy; and be it  
118

119 **FURTHER RESOLVED** that the Town of Lansing Planning Board Grants Final Approval of  
120 the Application for a Minor Subdivision of certain land at 25 Sperry Lane, Lansing, New  
121 York, subject to the following conditions:  
122

- 123 I. Three endorsed copies of the final plat of Minor Subdivision must be provided to the  
124 Planning Department for signature by the Chairperson of the Board.
- 125 2. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning  
126 Board Chair, thereafter, presenting and obtaining the signing of the plat by  
127 Tompkins County Assessment Department stamp followed by filing in the  
128 Tompkins County Clerk's Office, followed by provision of proof of such filing  
129 within the time limit requirements of 62 days with the Town of Lansing Code  
130 Enforcement Office.

131 Dated: 28 April 2025  
132

133 Motion by: Al Fiorille

134 Seconded by: Christine Hass  
135

136 VOTE AS FOLLOWS:  
137

138 Tom Butler - Aye

139 Sandy Conlon - Aye

140 John Duthie- Not Voting

141 Al Fiorille - Aye

142 Christine Hass - Aye

143 Danielle Hautaniemi - Aye

144 John Licitra - Aye

145 Fredric Villano - Not Voting

146 Dean Shea - Aye  
147  
148

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

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

151 **Location:** 113 Bower Road

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

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

156 **Anticipated Action:** Hold Public Hearin, complete SEQR pt. 2, issue approval and conditions (if  
157 applicable)  
158

159  
160 **Summary of Discussion:**

- 161     • Andy Sciarabba and Jesse Young were present to discuss this project  
162     • Response to TG Millers comments and updated accordingly  
163     • Clean up of property  
164     • Surface water and drainage  
165     • Future Building Concerns  
166     • Lack of drinking water  
167     • Board approved the project  
168

169 **RESOLUTION PB 25-09**  
170

171                   **TOWN OF LANSING PLANNING BOARD RESOLUTION**  
172       **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND**  
173       **MINOR SUBDIVISION PLAT APPROVAL FOR**  
174       **113 BOWER ROAD TPN 31.-1-11.22**  
175

176 **WHEREAS** an application was submitted for Minor Subdivision Plat approval by Andy Sciarabba, on  
177 behalf of Jesse Young – owner of 113 Bower Road, for the proposed subdivision of the existing 183.716  
178 acre lot, Tax parcel number 31.-1-11.22, into 4 parcels: “Parcel 1-3” (each lot is 1.427 acres) and the  
179 remaining “Parent Parcel” (179.435). This property is located in RA Rural Agriculture zoning; and  
180

181 **WHEREAS** this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor  
182 Subdivision, for which the respective applications were received 20 November 2024; and  
183

184 **WHEREAS** 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that a  
185 Lead Agency be established for conducting environmental review of projects in accordance with state  
186 environmental law and the Lead Agency shall be that local agency which has primary responsibility  
187 for approving and funding or carrying out the action; and  
188

189 **WHEREAS** the Planning Board, being the local agency, which has primary responsibility for approving  
190 the action declares itself the Lead Agency for the review of this action under SEQRA; and  
191

192 **WHEREAS** this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate:  
193 "Subdivision Plat of a Portion of." prepared by Sheive Land Surveying and dated 3/25/2025; a Short  
194 Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the  
195 Planning Staff; and  
196

197 **WHEREAS** this action is exempt from the General Municipal Law County Planning referral  
198 requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-n through an Inter-  
199 Governmental Agreement between the Tompkins County Planning Department and the Town of  
200 Lansing dated 24 November 2003, as "residential subdivisions of fewer than 5 lots all of which  
201 comply with local zoning standards and Tompkins County Sanitary Code requirements, and do not  
202 involve new local roads or streets directly accessing a State or county road" are excluded from GML  
203 referral requirements; and  
204

205 **WHEREAS** on 28 April 2025, the Planning Board reviewed and considered the aforementioned  
206 subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and  
207 duly held a public hearing on the minor subdivision application, and all evidence and comments were  
208 considered, along and together with the requirements of the Town's subdivision regulations, existing  
209 development in the surrounding area, the public facilities and services available, the Town's  
210 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential  
211 on- and off-site environmental impacts; and  
212

213 **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

**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 31.-1-11.22, for Jesse Young; 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 113 Bower Road, Lansing, New York, subject to the following conditions:

1. 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: Danielle Hautaniemi

Seconded by: Christine Hass

VOTE AS FOLLOWS:

Tom Butler - Aye

Sandy Conlon - Abstain

John Duthie – Not Voting

Al Fiorille - Aye

Christine Hass - Aye

Danielle Hautaniemi - Aye

John Licitra – Aye

Fredric Villano – Not Voting

Dean Shea - Aye

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

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

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

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

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

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



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**Summary of Discussion:**

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

**RESOLUTION PB 25-10**

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

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

**WHEREAS** this is a proposed action reviewed under Town of Lansing Code § 270-27 Site Plan Review, for which the respective applications were received 28 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: “Sperling Studio Renovations and Site Improvements” prepared by Sciarabba Engineering and Design and dated 3/27/2025; 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 “F. Site Plan Reviews or Special Permits for change of commercial use in an existing building not involving and change in building footprint and with no change in vehicular access on a State or County highway” 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 site plan review 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 project 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 project area, and determines the proposed project will result in no significant impact on the 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:**

370  
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  
380  
381  
382

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

396

397 **RESOLUTION PB 25-11**

398

399

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](mailto:tolcodes@lansingtown.com)  
544 **Town Website**             <https://www.lansingtown.com>