



PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, July 22, 2024
6:30 PM

AGENDA

SUBJECT TO CHANGE

Meeting is open to the public and streamed live on YouTube.

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

To find our YouTube Channel - Go to www.lansingtown.com, click on the "YouTube" Icon (red square) located on the bottom left corner of our Home Page.

1. Call Meeting to Order

2. Roll Call

3. Action Items

- a. **Project:** Review of Minor Subdivision Plat of land at 545 Davis Road

Applicant: Jane Cullings, on behalf of Joseph and Laura Huizinga

Location: 545 Davis Road Tax Parcel # 10.-1-12.21

Project Description: The applicant proposes to subdivide the lot at 545 Davis Road into two lots: Parcel A, the new lot, a 4-acre parcel including the dwelling unit and Parcel B, the parent lot, a 52.58 vacant lot. This property is located in the AG Zoning District.

SEQR: This is an Unlisted action under SEQR 617.4 and will require further review

Anticipated Action: Public Hearing, final decisions / conditions of approval.

- b. **Project:** Review of Minor Subdivision Plat of land at 2661 N Triphammer Road

Applicant: Jack Litzenberger

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

Project Description: The applicant proposes to subdivide the lot at 2661 N. Triphammer Road into two lots: Parcel A, a 1.15 acre parcel including the dwelling unit and Parcel B, a 1.21 acre vacant lot. This property is located in the R2 Zoning District.

SEQR: This is an Unlisted action under SEQR 617.4 and will require further review

Anticipated Action: Preliminary Plat review, schedule public hearing for August

- c. **Project:** Site Plan Review of Salt Point Brewery's site modifications: new walk-in cooler, stage/performance area

Applicant: Chris Hesse

Location: 6 Louise Bement Lane Tax Parcel # 31.-1-16.6

Project Description: The applicant proposes to add a new walk-in cooler and to construct a new stage/ music performance area once time and money allows. This project is located in the B1 Zoning District.

SEQR: This is a Type II action under SEQR 617.4 (c)(9), requiring no further action

Anticipated Action: Review of updated drawing, final decisions / conditions of approval.

4. Adjourn Meeting

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact the Town Clerk's Office at 607-533-4142. Request should be made 72 hours prior to the meeting.

NORTH PER MAP REFERENCE NO. 2

44.-1-3.3
YOUNG & BARNETT (R.O.)
900/17

- LEGEND
- △ - COMPUTED CORNER
 - - UTILITY POLE
 - - UTILITY BOX
 - ⊠ - STORM CATCH BASIN

S 02°12'53" E 246.00'

PIN FOUND
IN BASE OF
TWIN LOCUS

LOCUS TREE
ON LINE

PIN FOUND

S 85°03'25" W 104.23'

44.-1-24
CORNELL UNIVERSITY (R.O.)
439/452

44.-1-3.2
MINOTT & KWAKYE (R.O.)
438351-001

ARTHUR F. MILLIGAN
& CATHERINE M. MILLIGAN
INSTRUMENT NO. 599017-002
TAX MAP PARCEL 44.-1-25
2.36 ACRES NET TO
ROAD RIGHT OF WAY

44.-1-26
KWIATKOWSKI MAYNARD (R.O.)
2019-14063

N 87°17'07" E 438.88'

WOOD FENCE

SHED

SHED

(413.47' P TO P)
2.8'±
3.1'±

HOUSE
NO. 2665

18.2'±

DECK
GARAGE
PORCH
HOUSE
NO. 2661

"DEED TO CENTERLINE ROAD EXCEPT
AND RESERVE ALL EXISTING PUBLIC
HIGHWAY AND UTILITY R.O.W'S"

S 86°02'25" W 334.52'
(296.03' P TO P)

SHED

O.H. O.H. O.H. O.H. O.H.

PIN FOUND

TOMPKINS COUNTY EASEMENT
SEE 405230-002

1.3'±
CLEAR

PIPE FOUND

(25.41')

R/W

CONCRETE GUTTER

(38.49')

N 02°16'04" W 245.64'
PRESENT CENTERLINE

NORTH TRIPHAMMER ROAD

2055'± TO CENTERLINE
INT. OF CHERRY ROAD

COMMUNITY BANK, NA, ISAOA, ATIMA
STEWART TITLE INSURANCE COMPANY
BOUSQUET HOLSTEIN, PLLC
JACOB LITZENBERGER AND ANNETTE SPEARMAN
CATHERINE M. MILLIGAN, TRUSTEE OF THE ARTHUR F. MILLIGAN
AND CATHERINE M. MILLIGAN REVOCABLE TRUST AGREEMENT
LEVENE, GOULDIN & THOMPSON, LLP

CERTIFICATION

I hereby certify to
that I am a licensed land surveyor, New York State License
No. 050769, and that this map correctly delineates an actual
survey on the ground made by me or under my direct
supervision; and that I found no visible encroachments either
way across property lines except as shown hereon.

SIGNED: _____ DATED: 11/29/2022

REFERENCE MAPS ENTITLED

- 1.) "SURVEY MAP SHOWING LANDS OF PO LIMITED PARTNERSHIP AND YOUNG, ET AL..." DATED 2/13/2001 BY T.G. MILLER P.C., FILED QQ/13
- 2.) "SURVEY MAP LANDS OF PO LIMITED PARTNERSHIP..." DATED 07/07/03 BY REAGAN LAND SURVEYING, FILED 438351-001
- 3.) "SURVEY MAP NO. 2651 NORTH TRIPHAMMER ROAD..." DATED 10/11/2019 BY T.G. MILLER P.C., FILED 2019-14063

SHEIVE
LAND SURVEYING
165 WOOD ROAD
FREEVILLE, NY 13068
607-347-9800

TITLE:

SURVEY MAP

NO. 2661 NORTH TRIPHAMMER ROAD,

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK



WARNING
ALTERATION OF THIS MAP NOT
CONFORMING TO SECTION 7209,
SUBDIVISION 2, NEW YORK STATE
EDUCATION LAW, ARE PROHIBITED
BY LAW. ALL CERTIFICATIONS
HEREON ARE VALID FOR THIS MAP
AND COPIES THEREOF ONLY IF SAID
MAP OR COPIES BEAR THE IMPRESSION
SEAL OF THE LICENSED LAND SURVEYOR
WHOSE SIGNATURE APPEARS HEREON.

DATE:
11/29/2022

FILE NO. 22137

SCALE:
1"=50'

NORTH PER MAP REFERENCE NO. 2

44.-1-3.3
YOUNG & BARNETT (R.O.)
900/17

LOCUS TREE
ON LINE
PIN SET 3.5' S. CORNER

N 02°12'53" W 119.29'

S 02°12'53" E 126.71'

PIN FOUND

PIN FOUND
IN BASE OF
TWIN LOCUS

44.-1-24
CORNELL UNIVERSITY (R.O.)
439/452

44.-1-26
KWIATKOWSKI MAYNARD (R.O.)
2019-14063

- LEGEND
- △ - COMPUTED CORNER
 - - UTILITY POLE
 - - UTILITY BOX
 - ⊠ - STORM CATCH BASIN

PARCEL A
1.15 ACRES NET TO
ROAD RIGHT OF WAY

TITLE INFORMATION FOR
PARCELS A & B
JACOB LITZENBERGER
INSTRUMENT NO. 2023-00510
TAX MAP PARCEL 44.-1-25
TOTAL 2.36 ACRES NET TO
ROAD RIGHT OF WAY

44.-1-3.2
MINOTT & KWAKYE (R.O.)
438351-001

PARCEL B
1.21 ACRES NET TO
ROAD RIGHT OF WAY

S 87°17'07" W 438.88'

PROPOSED NEW DIVISION LINE
N 86°47'31" E 438.82'

S 88°02'25" W 334.52'

(407.47' P TO P)
WOOD FENCE
SHED
2.8'±

APPLE
TREES

SHED
14.9'±

HOUSE
NO. 2665

DECK
GARAGE
PORCH
HOUSE
NO. 2661

"DEED TO CENTERLINE ROAD EXCEPT
AND RESERVE ALL EXISTING PUBLIC
HIGHWAY AND UTILITY R.O.W'S"

O.H. O.H. O.H. O.H. O.H.

PIN FOUND
PIN SET (6.00')

PIN SET
TOMPKINS COUNTY EASEMENT
SEE 405230-002

1.3'±
CLEAR
PIPE FOUND
ASPHALT DRIVE

S 02°16'04" E 123.07'

N 02°16'04" W 122.57'

PRESENT CENTERLINE

NORTH TRIPHAMMER ROAD

2055'± TO CENTERLINE
INT. OF CHERRY ROAD

CERTIFICATION

I hereby certify to JACOB LITZENBERGER
that I am a licensed land surveyor, New York State License
No. 050769, and that this map correctly delineates an actual
survey on the ground made by me or under my direct
supervision; and that I found no visible encroachments either
way across property lines except as shown hereon.

REFERENCE MAPS ENTITLED

1.) "SURVEY MAP SHOWING NO. 2661 NORTH TRIPHAMMER ROAD..."
DATED 11/29/2022 BY SHEIVE LAND SURVEYING, FILED 2023-00510

SIGNED: _____ DATED: 11/29/2022

**SHEIVE
LAND SURVEYING**

165 WOOD ROAD
FREEVILLE, NY 13068
607-347-9800

TITLE: **SUBDIVISION PLAT**

SHOWING LANDS OF
JACOB LITZENBERGER,

LOCATED AT NO. 2661 NORTH TRIPHAMMER ROAD,
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

WARNING
ALTERATION OF THIS MAP NOT
CONFORMING TO SECTION 7209,
SUBDIVISION 2, NEW YORK STATE
EDUCATION LAW, ARE PROHIBITED
BY LAW. ALL CERTIFICATIONS
HEREON ARE VALID FOR THIS MAP
AND COPIES THEREOF ONLY IF SAID
MAP OR COPIES BEAR THE IMPRESSION
SEAL OF THE LICENSED LAND SURVEYOR
WHOSE SIGNATURE APPEARS HEREON.

DATE: 6/13/2024

FILE NO. 22137
24043

SCALE: 1"=50'

AGRICULTURAL DATA STATEMENT

Section 3, Item b.

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: JACOB LITZENBERGER
Mailing address: 13 JOHNSON RD
PRESVILLE NY 13069

B. Description of the proposed project: SUBDIVIDE 2.36 ACRES INTO
2 PARCELS LOT A 1.15 ACRES W/ EXISTING SINGLE FAMILY HOME
LOT B 1.21 ACRES LOT ONLY

C. Project site address: 2461 N. THURHAMMER RD Town: LANSING

D. Project site tax map number: 44.-1-25

E. The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 2.36

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet _____ ?
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.
NA

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

JACOB LITZENBERGER / OWNER
Name and Title of Person Completing Form

7-1-24
Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Jacob Litzenberger			
Name of Action or Project: Subdivision of Land			
Project Location (describe, and attach a location map): Tax Map Parcel 44.-1-25			
Brief Description of Proposed Action: Subdivide Current land 2.36 Acres into two parcels Lot A 1,15 Acres with existing Single Family Home Lot B 1.21 Acres Land only			
Name of Applicant or Sponsor: Jacob Litzenberger		Telephone: 607-423-7322 E-Mail: jack@2prosconstruction.com	
Address: 13 Johnson Rd			
City/PO: Freeville		State: New York	Zip Code: 13068
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.21 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.36 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

	NO	YES
<input checked="" type="checkbox"/>		<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

	NO	YES
<input checked="" type="checkbox"/>		<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

a. Will storm water discharges flow to adjacent properties?

	NO	YES
<input checked="" type="checkbox"/>		<input type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

	NO	YES
<input checked="" type="checkbox"/>		<input type="checkbox"/>

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment: _____

	NO	YES
<input checked="" type="checkbox"/>		<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe: _____

	NO	YES
<input checked="" type="checkbox"/>		<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

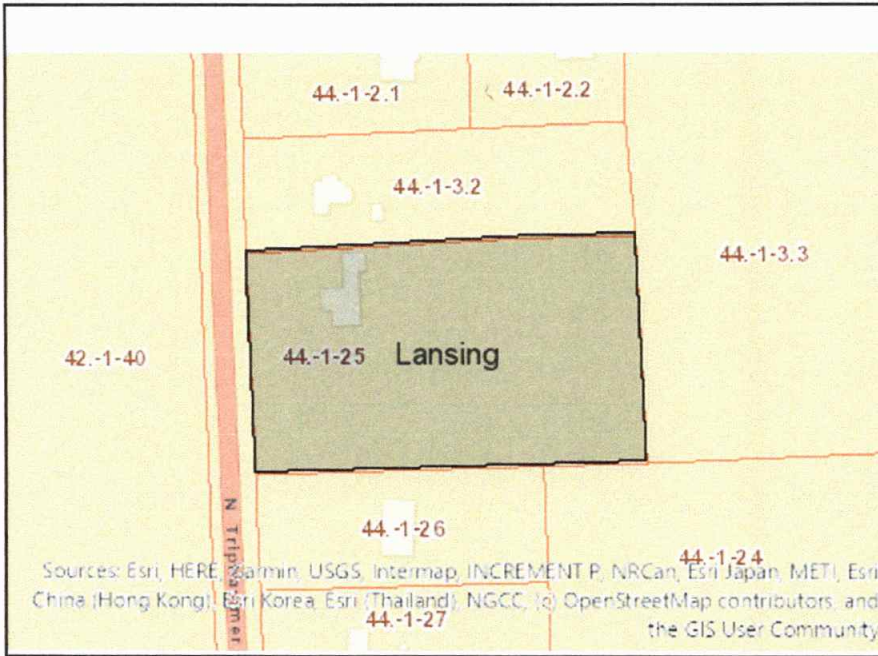
If Yes, describe: _____

	NO	YES
<input checked="" type="checkbox"/>		<input type="checkbox"/>

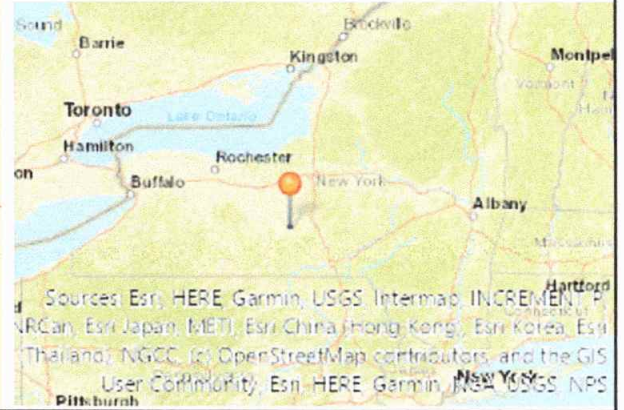
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Jacob Litzenberger Date: 7-1-24

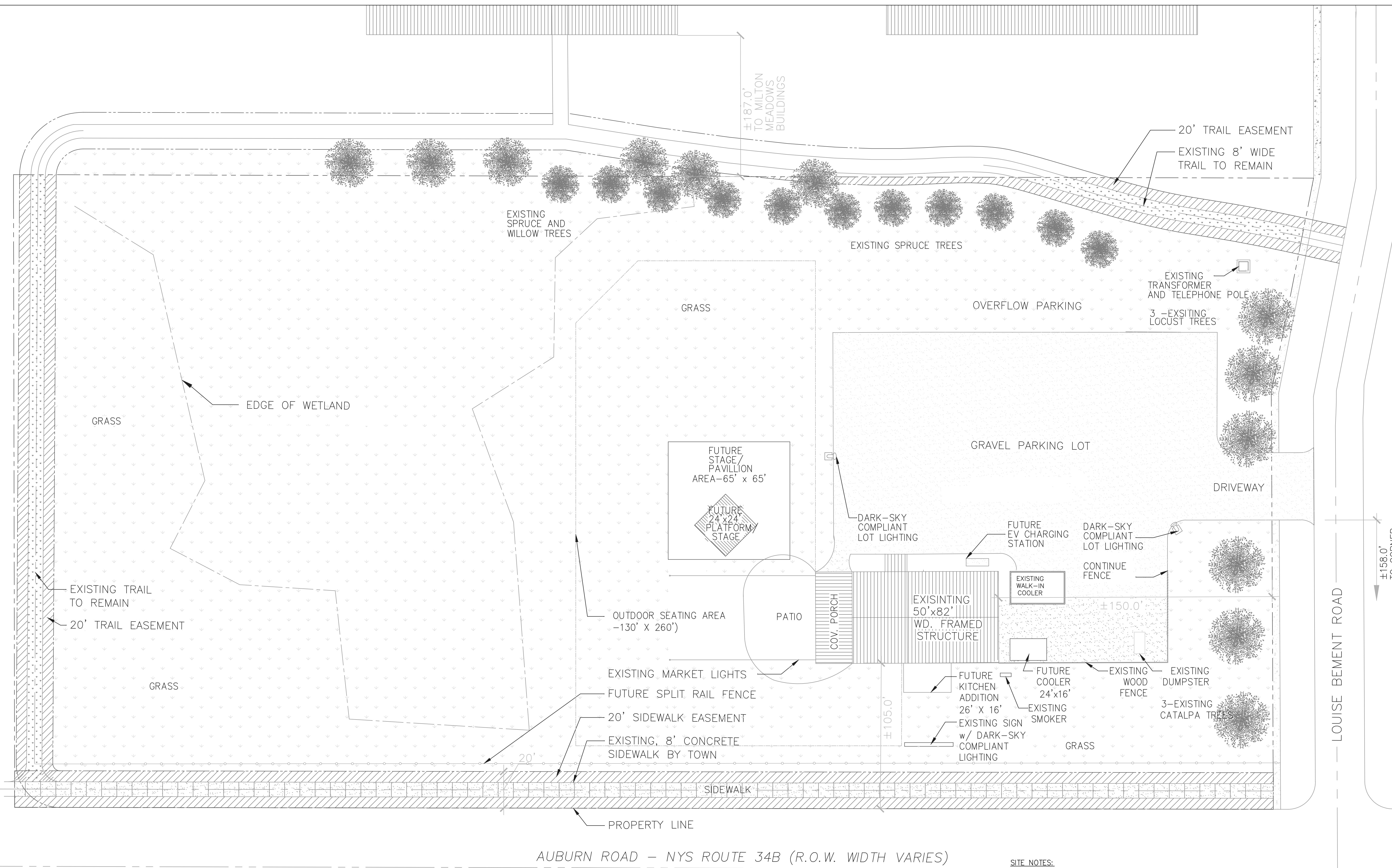
Signature: Jacob Litzenberger  Title: Owner



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



REGISTERED ARCHITECT
 JONATHAN PEREIRA
 037059
 STATE OF NEW YORK

PROPOSED SITE PLAN:
SALT POINT BREWERY
 6 LOUISE BEMENT RD.
 LANSING, NY

SHEET TITLE
SITE PLAN

DATE ISSUED

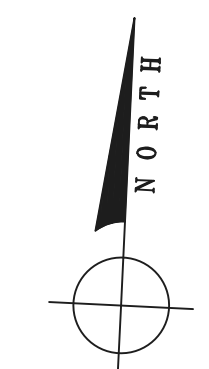
SCALE 1:300	SHEET NO. DWG#1
DRAWN BY	
DATE CREATED JUNE 20-2024	

SITE NOTES:

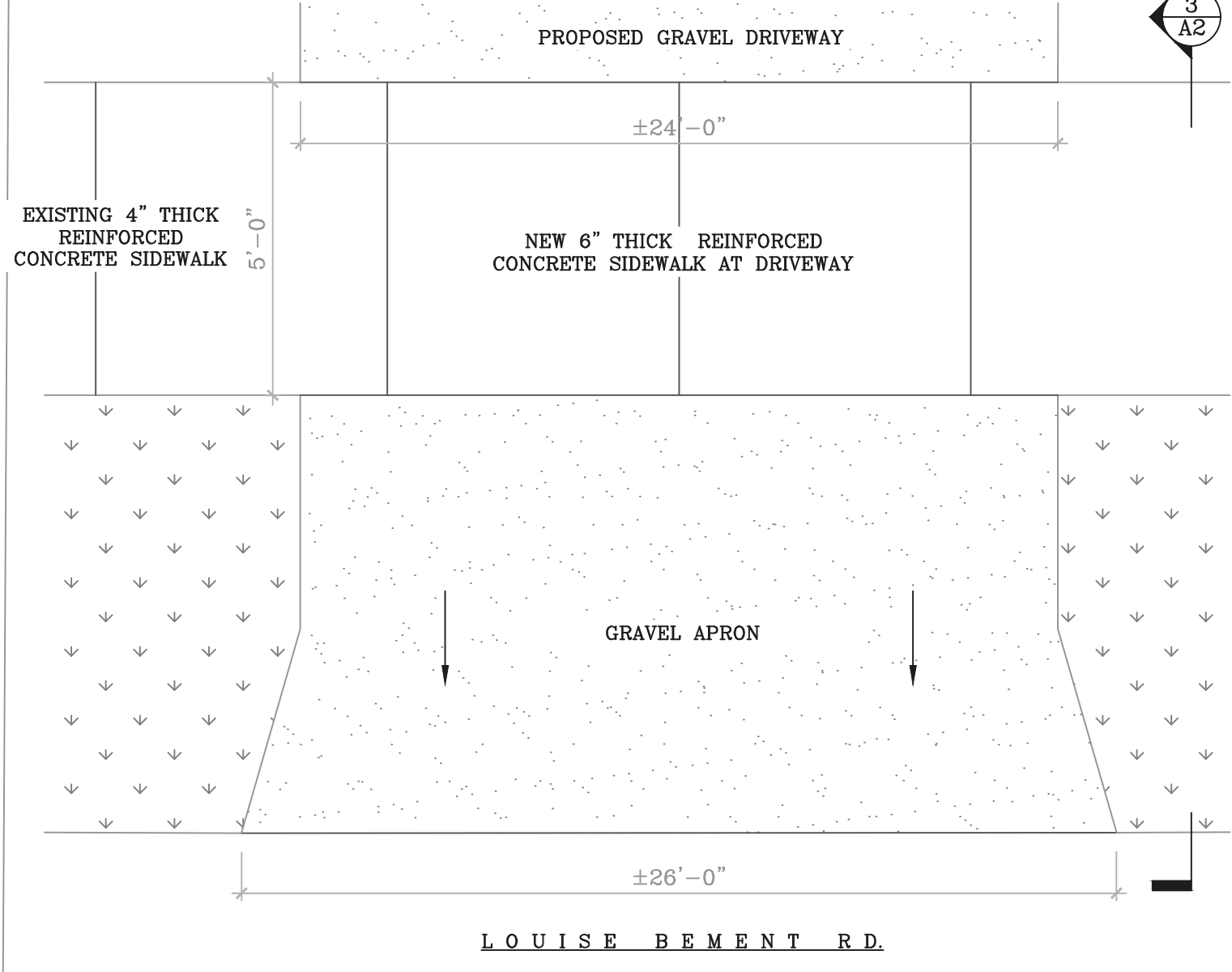
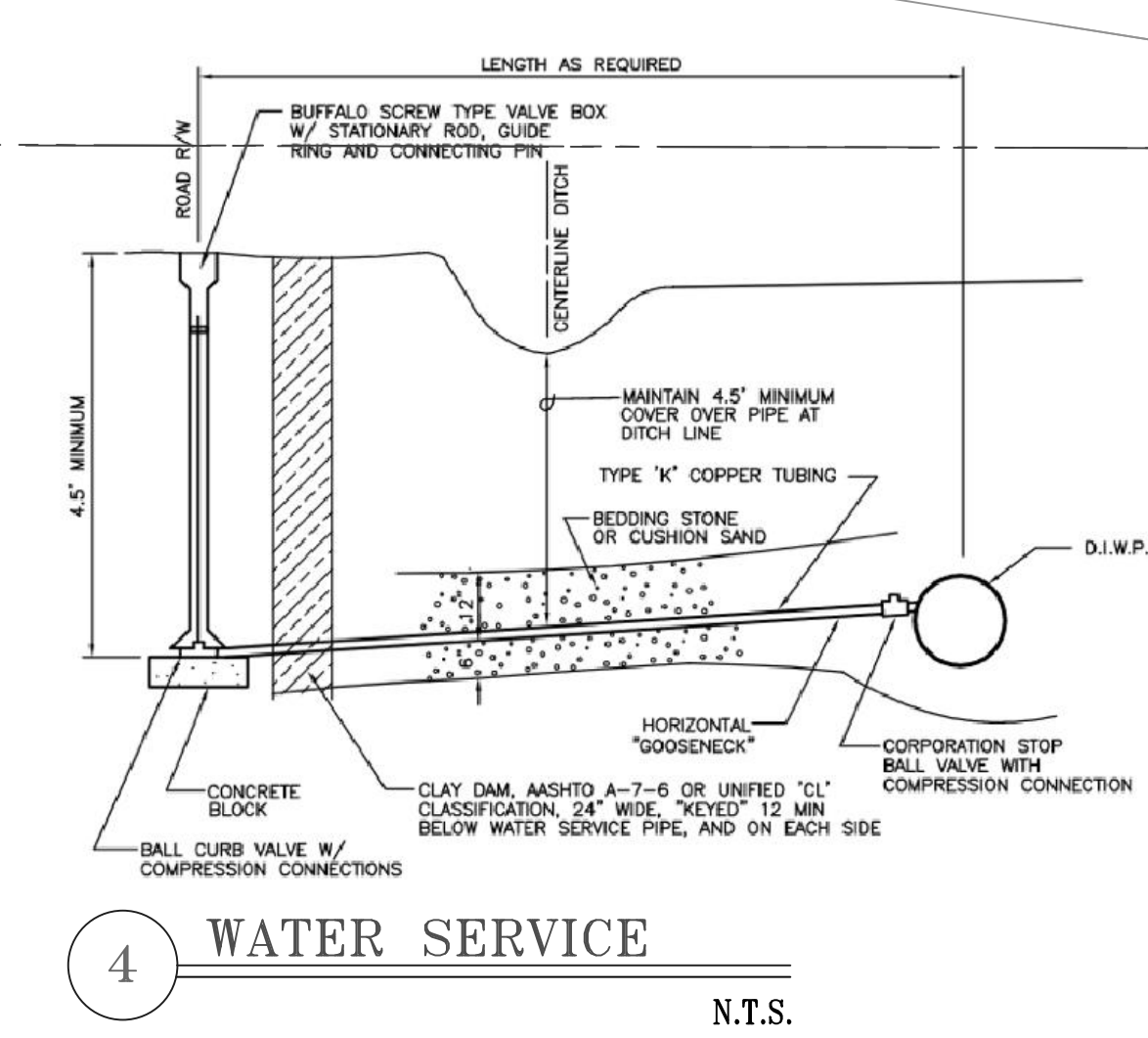
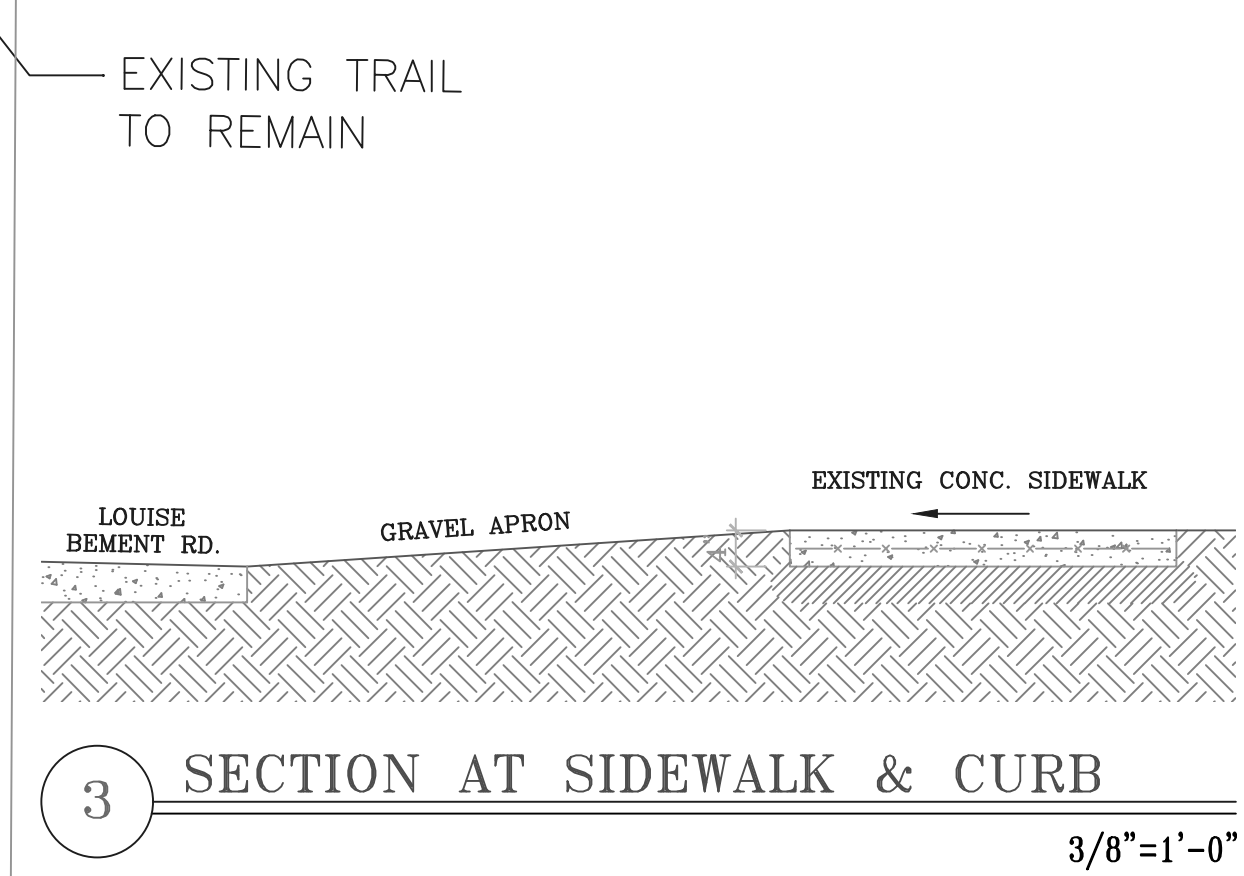
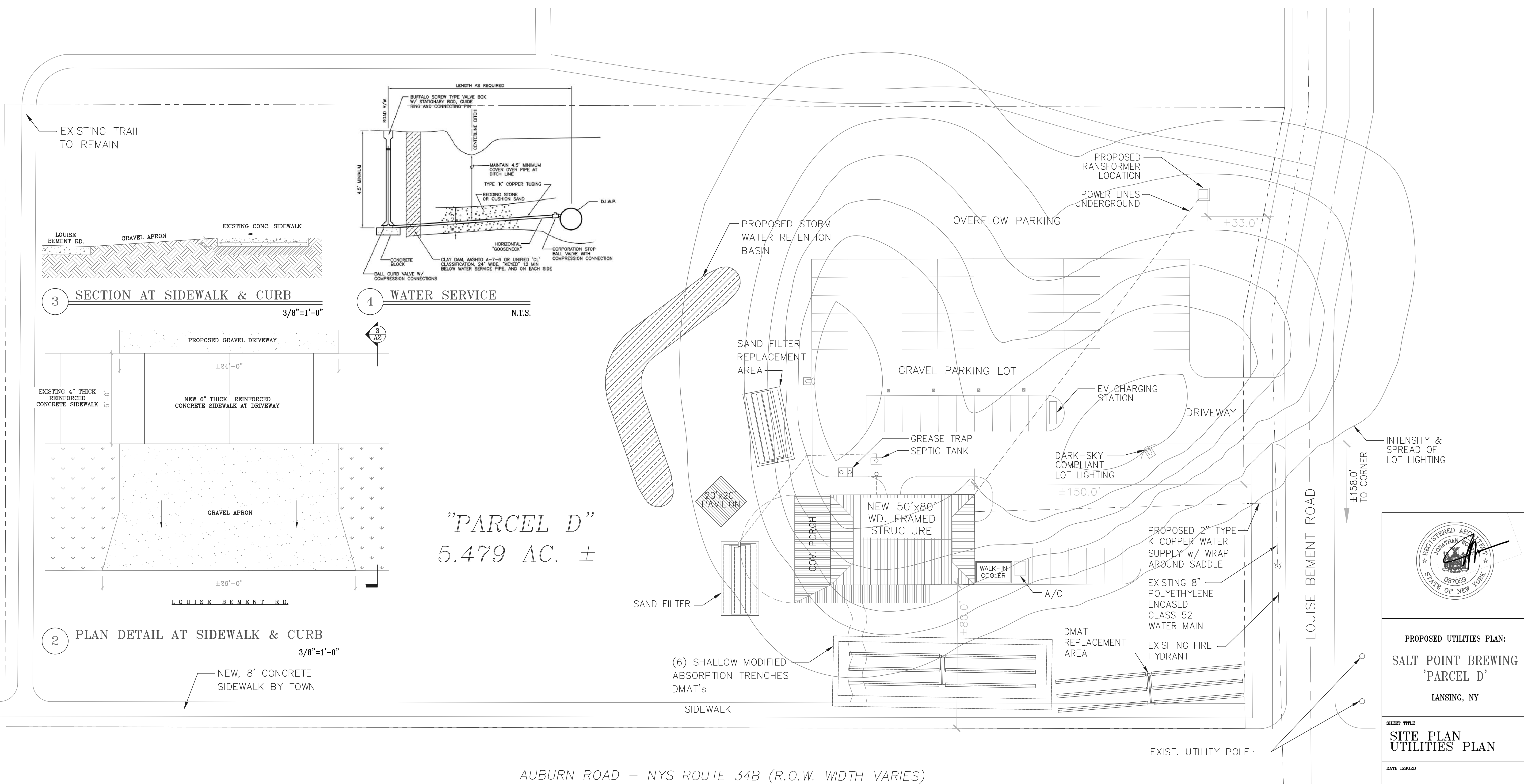
LOT AREA	5.479 ACRES (238,647 SF)
IMPERVIOUS SURFACES:	AREA:
50'x82' PRIMARY STRUCTURE	4,100 SF
COVERED PORCH	1,755 SF
PARKING LOT (45 SPACES)	31,300 SF
WALK-IN COOLER	240 SF
PAVILION	400 SF
PATIO & WALKWAYS	1,930 SF
TOTAL IMPERVIOUS AREA:	39,625 SF
PERCENTAGE OF NEW IMPERVIOUS AREA	16.60%

1 SITE PLAN ~ SALT POINT BREWING ~ 'PARCEL D'

1:300



1



"PARCEL D"
5.479 AC. ±

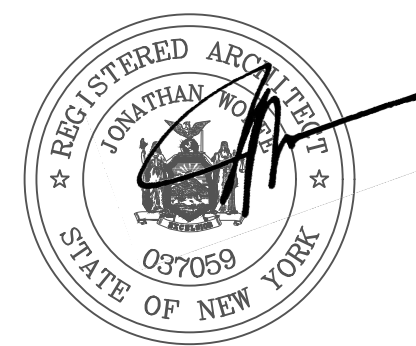
2 PLAN DETAIL AT SIDEWALK & CURB
3/8"=1'-0"

1 PROPOSED UTILITIES PLAN ~ SALT POINT BREWING ~ 'PARCEL D'

1:300



NOTE: NEW WASTEWATER SYSTEM DESIGN TO BE PROVIDED BY PROJECT ENGINEER



PROPOSED UTILITIES PLAN:
SALT POINT BREWING 'PARCEL D'
LANSING, NY

SHEET TITLE
SITE PLAN UTILITIES PLAN

DATE ISSUED

SCALE 1:300	SHEET NO. DWG#2
DATE CREATED JUNE 20-2024	

2