



PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, October 24, 2022
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. Action Items

- a. Project: Minor Subdivision, Jerry Smith Road
Applicant: Nicholas J. Barra, owner
Location: 286 Jerry Smith Rd, Tax Parcel number 9.-1-20.2
Project Description: The applicant proposes to subdivide a 47.85-acre lot 1 (TPN 9.-1-20.2), in the Rural Agricultural Zone, into three lots; Parcel B, 42.73 acres; Parcel 1, 3.1 acres, Parcel 2, 2.02 acres.
SEQR: This is an Unlisted action under SEQR 617.4 environmental review.
Anticipated Actions: SEQR Determination of Environmental Significance and Subdivision Review

2. 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.

Town Of Lansing Planning Board
Application for Review and Approval of Subdivision

Check One: Subdivision Plat Fee Paid \$ _____ Date 10/11/2022
 Boundary Change Receipt No. _____

1. Name or Identifying Title Nicholas J. Barra
 2. Tax Parcel No. 9-1-20.2 Zoning District _____
 3. Subdivider: (if owner, so state; if agent or other type of relationship,
 state details on separate sheet)

Name & Title Owner
 Signature _____ Date _____
 Address _____
 Phone _____ Fax _____ E-Mail _____
 Other Contact information _____

4. Licensed Land Surveyor:

Name: Reagan Land Surveying (Mike Reagan)
 Address 298 Cortland Rd, Dryden, NY
 Phone 607 844-8821 Fax _____ E-Mail office@reaganlandsurveying.com
 Other Contact information _____

5. Engineer:

Name: N/A
 Address _____
 Phone _____ Fax _____ E-Mail _____
 Other Contact information _____

6. Easements or other restrictions on property: (Describe generally)

No

7. Names of abutting owners and owners directly across adjoining streets, including those
 in other towns (Available at Tompkins County Assessor's Office. Attach
 additional sheets if necessary)

Attached

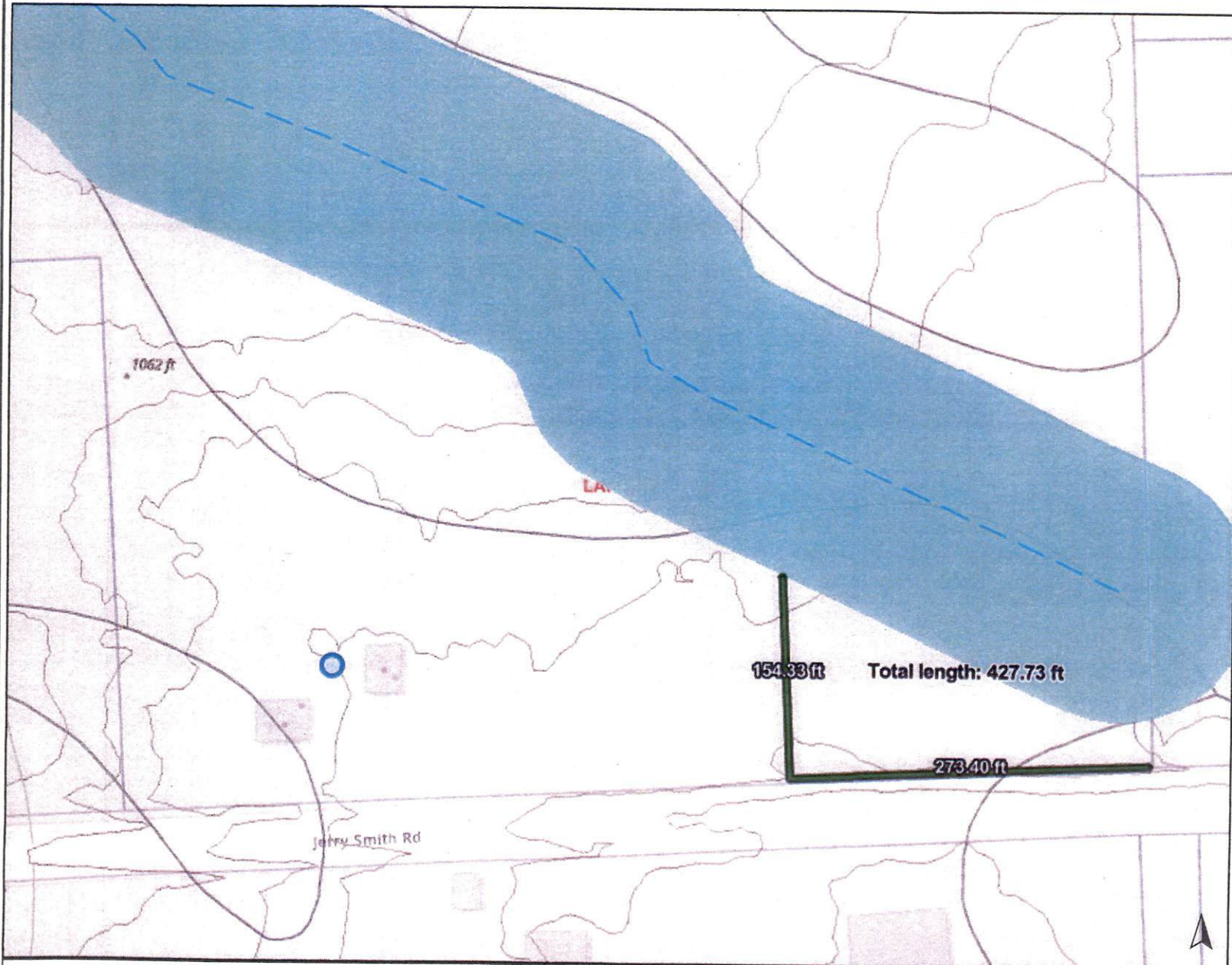
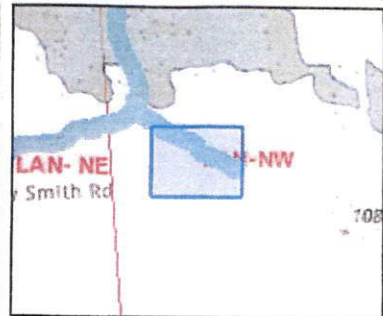
8. Requested exceptions: The planning Board is hereby requested to authorize the
 following exceptions to or waivers of its regulations governing subdivisions
 (attach list of exceptions with the reason for each exception set forth):

None

* Note: Application, Fee and required documents must be received in the Code
 Enforcement Office 14 days prior to the scheduled Planning Board meeting.



Map Title



Legend

- Private Wells
 - Private Well
- Hydrology
 - Intermittent Streams
 - Perennial Streams
- Addresses
 - Res
 - Nonres
 - Unclassified
- Parcels
 - Parcels
- DraftFlood
 - 500 Year
 - AREA OF MINIMAL FLOOD HAZARD FLOODWAY
 - 100 Year
- Protected Streams
 - AA- Drinking water source
 - A- Drinking water source



1: 1819

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Town of Lansing Planning Board
Application for Review and Approval of Subdivision

7. Names of abutting owners and owners directly across adjoining streets.

Dannylee C and Robin E Austin
284 Jerry Smith Road, Lansing, NY 14882

Brian D and Lori E Mason
340 Jerry Smith Road, Lansing, NY 14882

John E and Karen B Huether
334 Jerry Smith Road, Lansing, NY 14882
(mailing address is 287 Jerry Smith Road, Lansing, NY 14882)

Michael Williamson
28 Dates Road, Lansing, NY 14882

Barron Judy
Dates Road, Lansing, NY 14882
(mailing address is 287 Jerry Smith Road, Lansing, NY 14882)

Joseph P and Traci Lisi
52 Dates Road, Lansing, NY 14882

John M. and Brenda J. Joly
60 Dates Road, Lansing, NY 14882
(mailing address is 53 Wegman Street, Auburn, NY 13021)

James W Tull and Barbara Cerza
365 Fenner Road, Lansing, NY 14882

Willet Dairy, LLC
Jerry Smith Road, Lansing, NY 14882
(mailing address is 2361 Genoa Lansing Town Line Road, Kings Ferry, NY 13081)

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			
Nicholas J. Barra,			
Name of Action or Project: Barra Subdivision			
Project Location (describe, and attach a location map): 286 Jerry Smith Road, tax parcel # 9.-1-20.2			
Brief Description of Proposed Action: Subdivision of a residential parcel into 3 parcels : 42.73 acres , 2.02 acres, 3.10 acres			
Name of Applicant or Sponsor: Nicholas J. Barra,		Telephone: 239-671-5830	
		E-Mail: nickb054@yahoo .com	
Address: 286 Jerry Smith Road			
City/PO: Lasing		State: NY	Zip Code: 14882
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: Town of Lansing Planning Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		47.85 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?		47.85 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>

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: <u>Nicholas J. Barra,</u> Date: <u>10/11/22</u> Signature: <u><i>Nicholas J. Barra</i></u> Title: _____		

Project: 286 Jerry Smith Rd Subdivision

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

***Short Environmental Assessment Form
Part 3 Determination of Significance***

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

AGRICULTURAL DATA STATEMENT

Section 1, Item a.

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: Nicholas J. Barra
Mailing address: 286 Jerry Smith Rd
Lansing, NY 14882

B. Description of the proposed project: Subdividing parcel 1 into 4 parcels -
40.41 acres, 2.0 acres, 2.0 acres and 0.98 acre

C. Project site address: 286 Jerry Smith Rd Town: Lansing
D. Project site tax map number: 9-1-20.2

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: 47.39

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.

~~XXXXXXXXXX~~
Willet Dairy, LLC, Jerry Smith Rd, Lansing, NY 14882
(mailing address 2361 Genoa Lansing Town Line Rd,
Kings Ferry, NY 13081)
(see attached sheet)

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.

Nicholas J. Barra
Name and Title of Person Completing Form

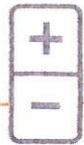
10/11/22
Date

Agricultural Data Statement Attachment

Section 1, Item a.

Address of Farm Operation within 500'

- Judy Barron (Hether Farm)
287 Jerry Smith Rd
Lansing, NY 14882



Streets

Aerials

10.-1-12.21

9.-1-1.2

10.-1-17.21

Willet Dairy,
LLC

9.-1-20.2

Lansing

10.-1-18

9.-1-20.1

286 Jerry Smith Rd, Lansing, NY, 14882

9.-1-2

Jerry Smith Rd

Willet Dairy, LLC *MS*

Judy Barron ¹⁶ Trvs &
(Herther)

16.-1-10.2

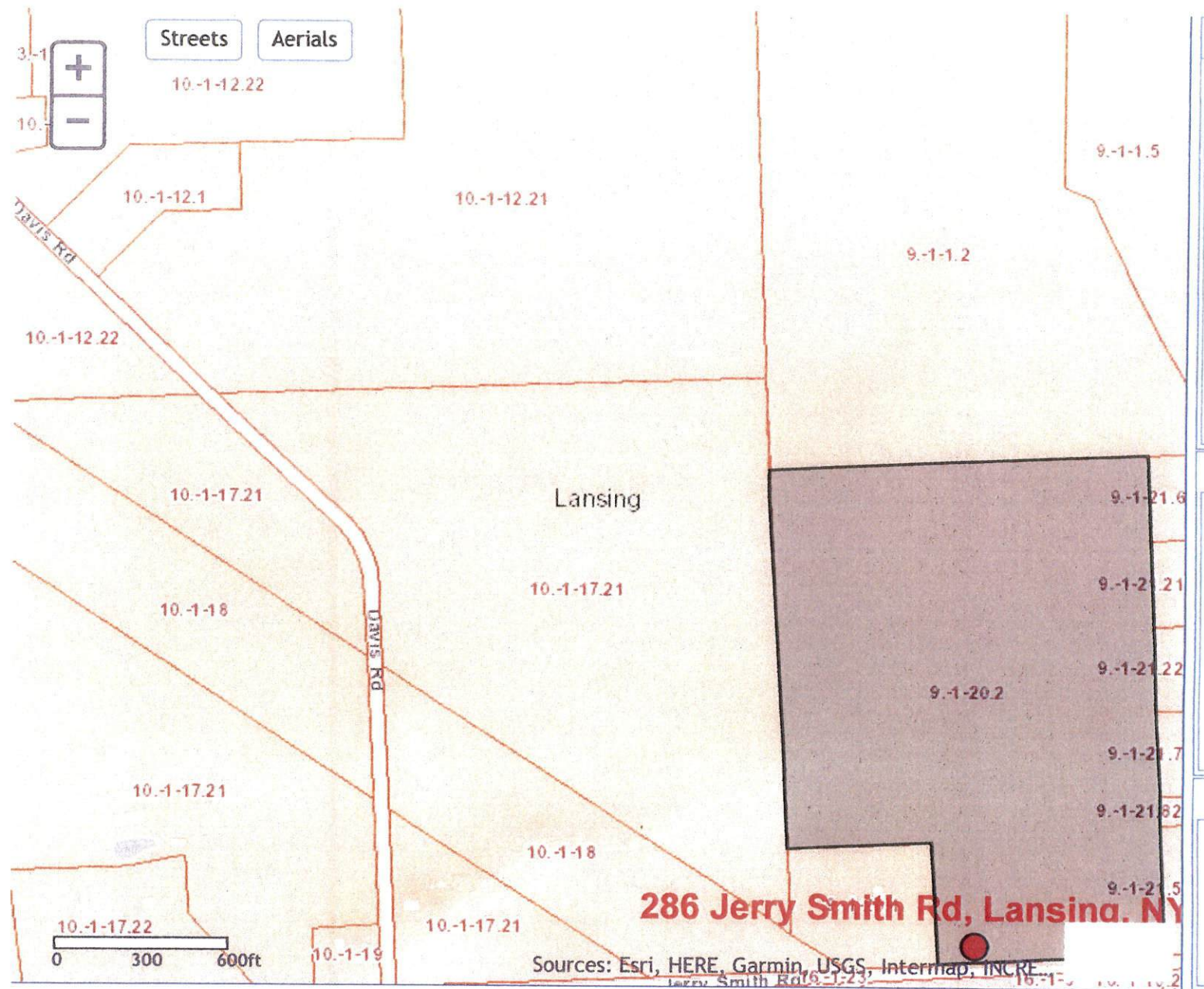
16.-1-23

16.-1-8.1

16.-1-9

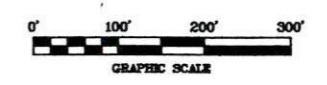
0 150 300ft

Sources: Esri, HERE, Garmin, USGS, Ir



Initial Extent Zoom In Zoom Out Show Overview Map

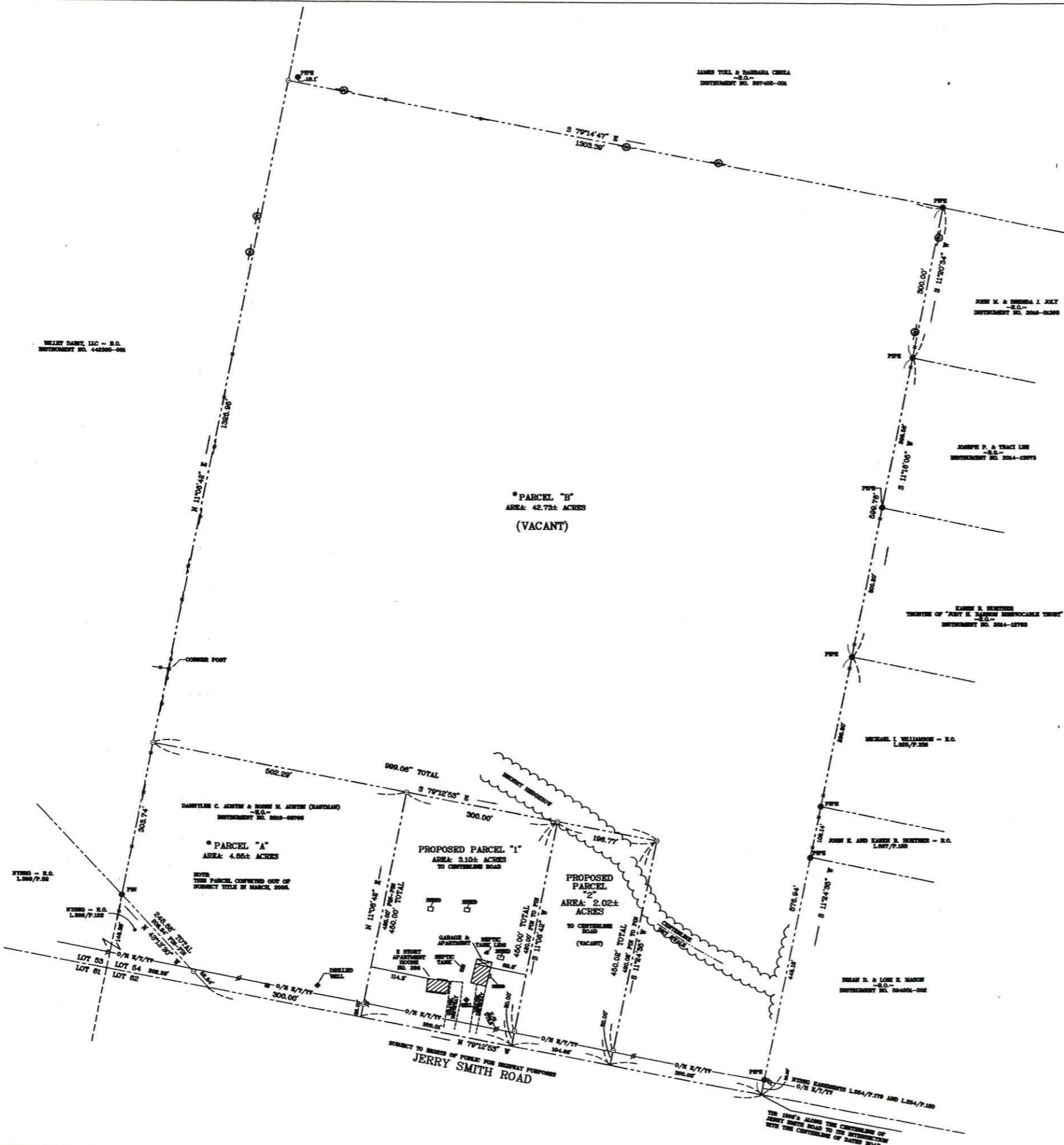
SUBDIVISION PLAT ~ LANDS OF
NICHOLAS J. BARRA
 LOT 54 ~ TOWN OF LANSING
 COUNTY OF TOMPKINS ~ STATE OF NEW YORK
 TAX MAP NO.: 9-1-20.2
 DEED REFERENCES: INSTRUMENT NO. 2014-09193 &
 INSTRUMENT NO. 2015-09555



- LEGEND:**
- EXISTING MEASUREMENT AS SHOWN
 - SET 3/4" IRON AND SURVEY CAP
 - ⊕ VELOCITY PILE
 - R.O. REFOURD OWNER
 - (-) RECORD DISTANCE
 - 0/N OVERHEAD UTILITIES
 - ≡ UNDERGROUND TELEPHONE BUNDLE
 - FENCE
 - ⊙ TREE WITH FENCE

REFERENCE SURVEY:
 - "MAP SHOWING RIGHT OF WAY IN FENCE BETWEEN MILLER STATION AND ENKA SUBSTATION",
 MADE BY WILLIAM ALEXANDER, L.S., DATED JANUARY 24, 1994.

* SEE OUR ORIGINAL VERSION OF THIS MAP FOR UNAPADA AND MARY I. DEY TRACT DATED SEPT. 14, 2004. (JOB NO. 04-074)



NOTE:
 ABSTRACT OF TITLE NOT
 REVIEWED FOR CORRECTNESS
 AND SUBJECT TO ANY EASEMENTS,
 RIGHTS AND/OR RESTRICTIONS OF
 RECORD THAT ARE UP TO DATE.
 SEARCH MAY BE NEEDED.

REAGAN LAND SURVEYING P.O. Box 1294 Dryden, New York 13828 Phone/Fax (607) 844-8887 EMAIL: reagan@reaganlandsurveying.com		NOTE: Any revisions to this map must comply with section 7209, Subdivision 2 of the New York State Education Law. All certifications herein are valid for this map and copies thereof only if said map or copies bear the embossed seal of the licensed land surveyor whose signature appears hereon. This map is not valid when used in conjunction with a "Survey Affidavit" or "Certificate of No-Change".	
Date Surveyed: 8/2022	Drawn By: A. PUZO	Scale: 1"=100'	Job No.: 22-202
I hereby certify to: ANDREW BELMONT, FIDELITY NATIONAL TITLE INSURANCE COMPANY, VANGUARD RESEARCH & ABSTRACT SERVICES, INC., TERRY LAW FIRM, P.C.; CORRESPONDENCE FOR PARCEL "1" ONLY.			
That I am a licensed land surveyor, New York State License No. 0459982, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York State Association of Professional Land Surveyors, and that I found no visible encroachments other than those shown hereon.			
Signed:		Dated: AUG. 25, 2022	
DRAWING FILE: 2004274.DWG COORDINATE FILE: 2004274.CSD "Copyright 2022. All Rights Reserved, Reagan Land Surveying"			

RESOLUTION PB 22-XX

**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE
DECLARATION AND MINOR SUBDIVISION APPROVAL
286 JERRY SMITH ROAD
TAX PARCEL NO. 9.-1-20.2**

WHEREAS, an Application was submitted for Minor Subdivision review by Nicholas J. Barra, owner, for the proposed subdivision of the existing ~47.85 acre lot, Tax parcel number 9.-1-20.2, into three (3) parcels; Parcel B, 42.73 acres; Parcel 1, 3.1 acres, Parcel 2, 2.02 acres. The property is in the RA- Rural Agricultural Zone; 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 August 22, 2022; 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 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 reviews and accepts as adequate: "Subdivision Plat – Lands of Nicholas J. Barra, Lot 54" prepared by Reagan Land Surveying and dated August 25, 2022; a Short Environmental Assessment Form (FEAF), 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 24 Oct 2022, 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, upon due consideration and deliberation by the Town of Lansing Planning Board;

NOW THEREFORE BE IT RESOLVED,

That the Town of Lansing Planning Board, as the only body with jurisdiction to classify the Subdivision and issue the final Subdivision approval is best suited to the review the environmental impacts of the proposed subdivision, does hereby declare itself the Lead Agency for the environmental review for the action of a Minor Subdivision of four lots at 286 Jerry Smith Road, TPN 9.-1-20.2; and be it further

RESOLVED, that 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 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 9.-1-20.2 by Nicholas J. Barra, Owner; and be it further

RESOLVED, that the Town of Lansing Planning Board hereby grants Final Approval of the Application for a Minor Subdivision of certain land at 286 Jerry Smith Road, Tax Parcel Number 9.-1-20.2, Lansing, New York, subject to the following conditions:

1. 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: 24 Oct 2022

VOTE AS FOLLOWS:

Motion by:

Second by:

Name	Vote
Tom Butler	
Sandra Dennis-Conlon	
Norman L. Davidson	
Larry Sharpsteen	
Dean Shea	
Deborah Trumbull	
Al Fiorille	
Dale Baker (alt)	
Erin Worsell (alt)	