



PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, July 24, 2023
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. Applicant: Chancy & Linda Bush, owner

Location: 825 Lansingville Rd, Tax Parcel Number 4.-1-18.1

Project Description: The applicant proposes to subdivide a ~4 acre flag lot from the ~66.2 acre parent lot. The property is in the AG Zone.

SEQR: This is an Unlisted action under SEQR 617.4 environmental review.

Anticipated Action: Public Hearing, SEQR, decision

- b. Applicant: Genie Solar Energy, sponsor

Location: Lansingville Road, Tax Parcel Number 16.-1-19.2

Project Description: The applicant proposes to construct a 5 MW ground-mounted solar, approximately 18 acres in size, on a 107.2 acre parcel in the RA zone. The project will be subject to Town of Lansing code §270-27 site plan review, and §270-35 R. Solar Energy Facility Special Conditions

SEQR: Type I Action

Anticipated Action:

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.

RESOLUTION PB 23-XX

**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE
DECLARATION AND MINOR SUBDIVISION APPROVAL
825 LANSINGVILLE RD
TAX PARCEL NO. 4.-1-18.1**

WHEREAS, an application was made by Chancy & Linda Bush, Owners, for subdivision approval. The applicant proposes to subdivide a 4.10 acre flag lot from the 66.32 acre parent lot, located at 825 Lansingville Rd, TPN 4.-1-18.1. The property is in the AG 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 **XX**, **2023**; 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: "Lands of the Bush Family Irrevocable Trust" prepared by Brian Klump PLS and dated **4/13/2023**; 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

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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 July 2023, 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 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 4.-1-18.1 by Chancy & Linda Bush, Owners; 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 **825 Lansingville Road**, 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 July 2023

Motion by:
Seconded by:

VOTE AS FOLLOWS:

Tom Butler	
Sandra Dennis Conlon	
Christine Hass	
Laurie Hemmings	
John Licitra	
Larry Sharpsteen	
Dean Shea	
Deb Trumbull	
Al Fiorille	

Received in the Lansing Town Clerk's Office on _____

Debbie Munson, Town Clerk
Town of Lansing
Tompkins County, New York

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