



PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, November 27, 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. Project: Lot Line Adjustment

Applicant: Elizabeth Strauf, owner

Location: 95 Goodman Rd, Tax Parcel Number 20.-1-8.28

Project Description: The applicant proposes a lot line adjustment of 1.027 acres from the ~3.4 acre parent lot, to the adjacent property owner. The property is in the AG Zone.

SEQR: This is a Type II action under SEQR 617.4 environmental review.

Anticipated Action: Consideration and authorization for Director of Planning to approve lot line adjustment

b. Project: Minor Subdivision

Applicant: Kristin Gutenburger, owner's agent

Location: 178 Sweazy Rd, Tax Parcel Number 23.-1-23.2

Project Description: The applicant proposes to subdivide a ~69.56 acre lot from the ~93.65 acre parent lot. The property is in the L1 Zone.

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

Anticipated Action: set Public Hearing,

c. Review and provide comments to the Conservation Advisory Council (CAC) on the Draft Open Space & Conservation Plan.

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.

AGRICULTURAL DATA STATEMENT

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: Elizabeth Anne Strauf
Mailing address: 95 Goodman Road
Croton, New York 13073

B. Description of the proposed project: I own 3.43 acres; 1.00 acres of that land will now be owned by my neighbor, Corey Sill. I will retain 2.43 acres of 95 Goodman Road

C. Project site address: 95 Goodman Road Town: Croton

D. Project site tax map number: 20-1-8,25

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: 1.00

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.
Ms Kirby Farms

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.

Elizabeth A. Strauf
Name and Title of Person Completing Form

Oct 26, 2025
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.

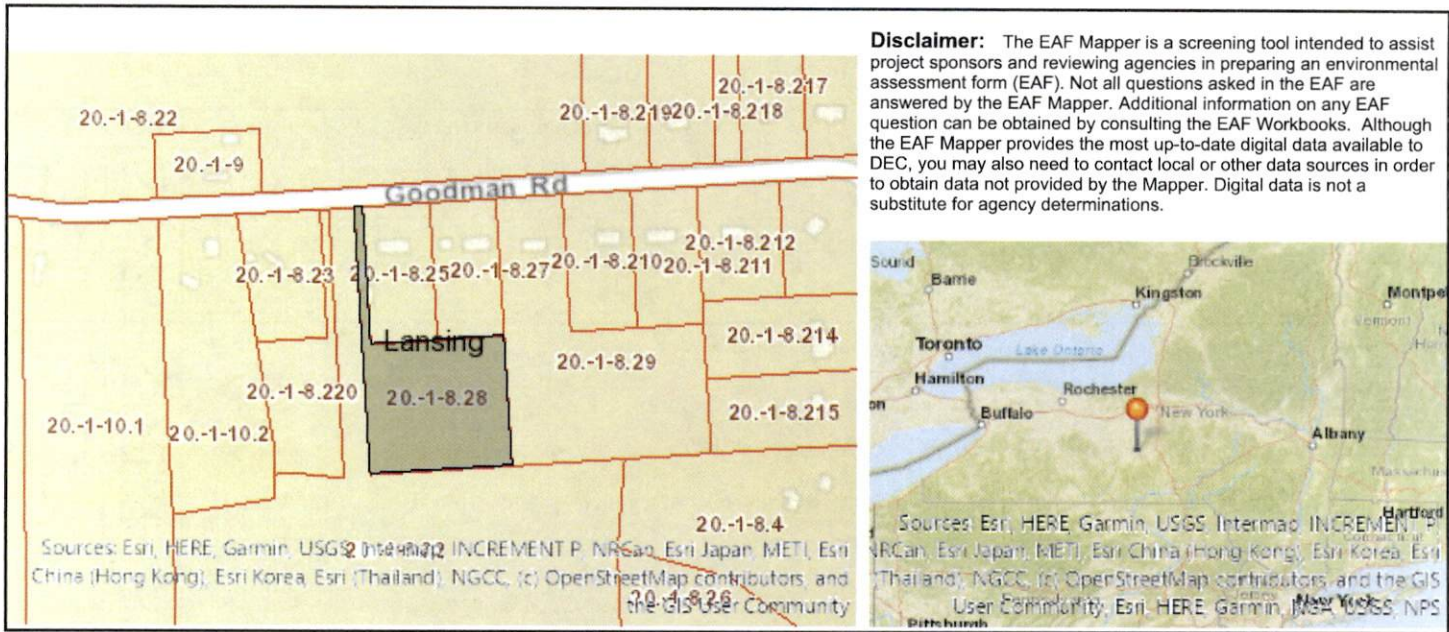
Part 1 – Project and Sponsor Information			
<div style="font-size: 1.2em; font-family: cursive;"> Lotline Lotline Adjustment </div>			
Name of Action or Project: <div style="font-size: 1.2em; font-family: cursive;">95 Goodman Road property</div>			
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; font-family: cursive;">Groton, New York 13073</div>			
Brief Description of Proposed Action: <div style="font-size: 1.2em; font-family: cursive;"> $\begin{array}{r} 1.09 \\ 2.34 \\ \hline 3.43 \end{array}$ My acreage is 3.43 acres; and the 1.00 acre of land that runs behind my neighbor's property is what that neighbor now wants to own. </div>			
Name of Applicant or Sponsor: Elizabeth Strauf		Telephone: 607-229-4821	
		E-Mail: elizabethstrauf1@gmail.com	
Address: 95 Goodman Rd			
City/PO: Groton		State: NY	Zip Code: 13073
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 checked="" 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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
		<div style="font-size: 1.2em; font-family: cursive;"> 4.00 2.43 acres Est </div>	
		<div style="font-size: 1.2em; font-family: cursive;">1.00 acres 4.00</div>	
		<div style="font-size: 1.2em; font-family: cursive;">3.43 acres</div>	
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 type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input 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: _____ _____	<input type="checkbox"/>	<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: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input 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: _____ _____ _____	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

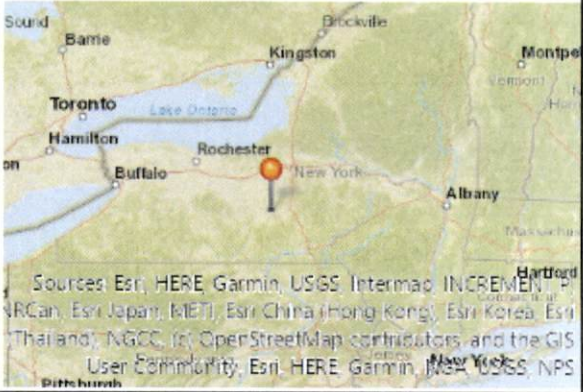
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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
a. Will storm water discharges flow to adjacent properties?	<input checked="" 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 checked="" 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: Elizabeth A. Strauf Date: 10/26/2023
 Signature: Elizabeth A. Strauf Title: owner of property



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]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
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

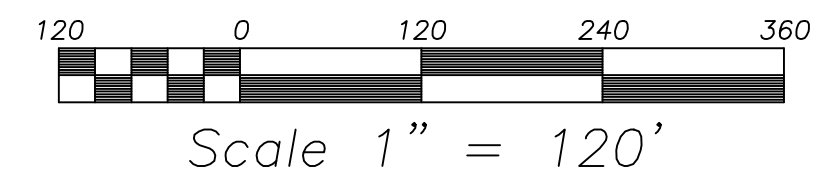
SURVEY MAP
SHOWING LANDS OF CORNELL UNIVERSITY
LOCATED ON SWEAZY ROAD & BILL GEORGE ROAD
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

REFERENCE MAPS

- ENTITLED "LANDS OF IRVING & BARBARA LIVANT" DATED 10/1/2002 BY T.G. MILLER, P.C.
- ENTITLED "LANDS OF LOT FOR ANTHONY JURACKA..." DATED 7/7/1956 BY T.G. MILLER, P.C.
- ENTITLED "LANDS OF ELIZABETH SWAYZE ESTATE" DATED 7/31/1987 AMENDED 11/24/1987 BY T.G. MILLER, P.C.
- ENTITLED "MAP OF THORPE SWAYZE PROPERTY SOLD TO ANTHONY JURACKA" DATED 9/25/1959 BY T.G. MILLER, P.C.
- ENTITLED "LANDS OF LESLIE E. BILFIELD" DATED 4/07/2008 REVISED 7/2/2008 BY T.G. MILLER, P.C.
- ENTITLED "LANDS AT NO. 208 BILL GEORGE ROAD" DATED 5/5/2020 BY T.G. MILLER, P.C.
- ENTITLED "BUKINGHAM SUBDIVISION" DATED 8/3/1960 BY T.G. MILLER, P.C.
- ENTITLED "LANDS CONVEYED BY GLADYS BUCKINGHAM..." DATED 11/18/1970 BY R.L.MACDOWELL, L.S.

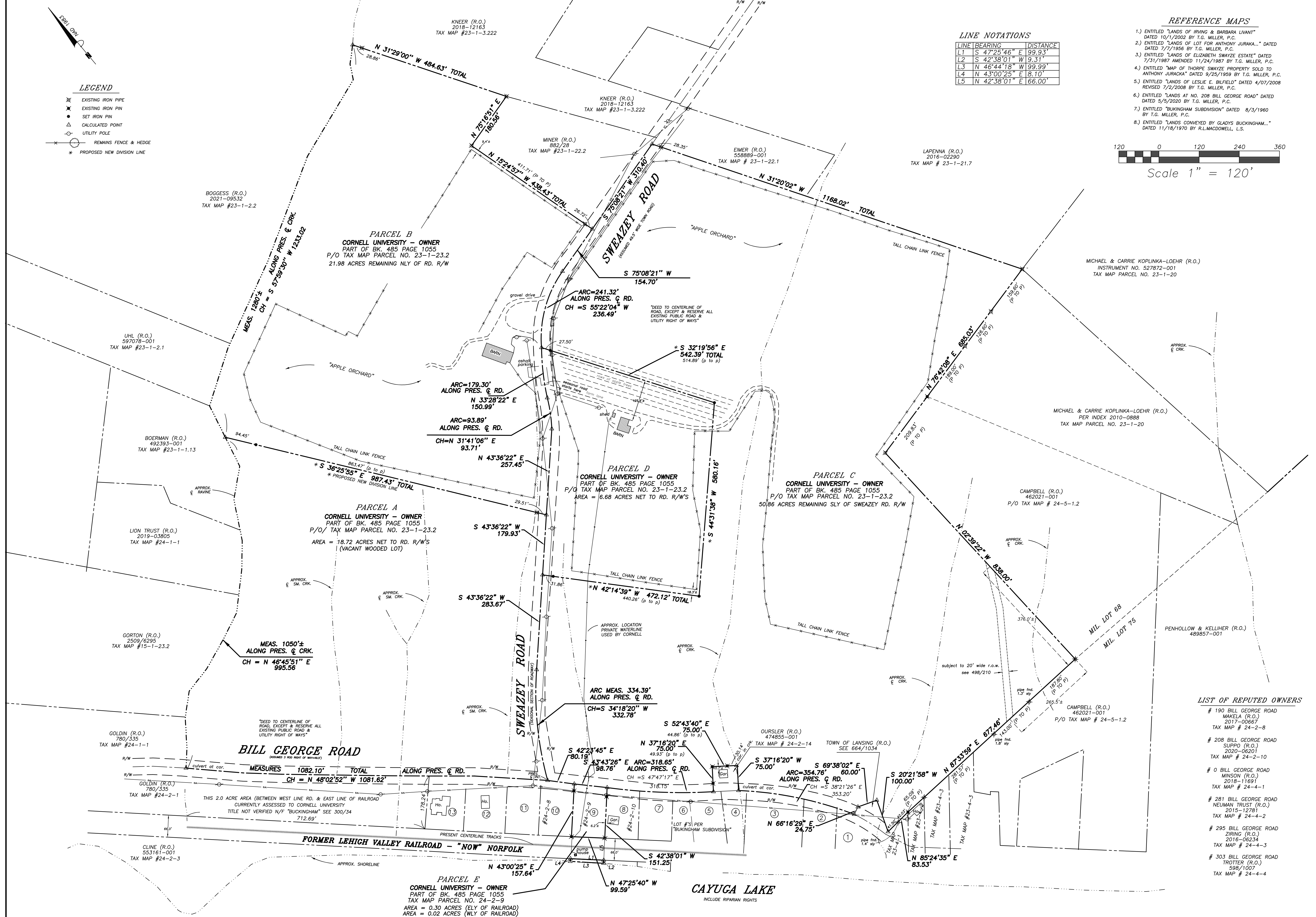
LINE NOTATIONS

LINE	BEARING	DISTANCE
L1	S 47°25'46" E	99.93'
L2	S 42°38'01" W	9.31'
L3	N 46°44'18" W	99.99'
L4	N 43°00'25" E	8.10'
L5	N 42°38'01" E	66.00'



LEGEND

- ⊗ EXISTING IRON PIPE
- ⊗ EXISTING IRON PIN
- SET IRON PIN
- △ CALCULATED POINT
- UTILITY POLE
- ⊗ REMAINS FENCE & HEDGE
- * PROPOSED NEW DIVISION LINE



DATE	REVISION	BY

Warning
ALTERATIONS TO 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.

LEE DRESSER, L.S.
N.Y.S. LICENSE No. 050096

SIGNATURE
LICENSED LAND SURVEYOR

PROJECT
BOUNDARY MAP

SHEET TITLE
BOUNDARY MAP

DATE: 3/15/2022
SCALE: 1" = 120'
DRAWN BY: DLD
CHECKED: JLD
JOB No.: S21867
SHEET: 1 OF 1

LIST OF REPUTED OWNERS

- # 190 BILL GEORGE ROAD
MAKELA (R.O.)
2017-00667
TAX MAP # 24-2-8
- # 208 BILL GEORGE ROAD
SUPPO (R.O.)
2020-06201
TAX MAP # 24-2-10
- # 0 BILL GEORGE ROAD
MINSON (R.O.)
2018-11691
TAX MAP # 24-4-1
- # 281 BILL GEORGE ROAD
NEUMAN TRUST (R.O.)
2015-12781
TAX MAP # 24-4-2
- # 295 BILL GEORGE ROAD
ZIRING (R.O.)
2018-06234
TAX MAP # 24-4-3
- # 303 BILL GEORGE ROAD
TROTTER (R.O.)
598/1007
TAX MAP # 24-4-4

AGRICULTURAL DATA STATEMENT

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: Cornell University
Mailing address: 15 Thornwood Drive
Ithaca, NY 14850

B. Description of the proposed project: Subdivision of tax Parcel 23.-1-23.2, currently a 98.24 acre parcel, into two large parcels.
The net result will be the creation of only 1 new lot. Cornell will retain 28.66 acres for continued research operations, and divest of the remaining 69.58 acres of land.

C. Project site address: 178 Sweazey Road Town: Lansing

D. Project site tax map number: 23.-1-23.2

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: 98.24

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres 28.66 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.

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.

Cornell University by: Kristin E. Gutenberger, Assoc. Dir. of RE

11/13/2023

Name and Title of Person Completing Form

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			
Name of Action or Project: Subdivision of 178 Sweazey Road - Cornell Orchards			
Project Location (describe, and attach a location map): 178 Sweazey Road, Town of Lansing, Count of Tompkins, New York - Tax Parcel 23.-1-23.2 (see attached survey map)			
Brief Description of Proposed Action: Cornell University is seeking to subdivide tax Parcel 23.-1-23.2, currently a 98.24 acre parcel, into two large parcels. The net result will be the creation of only 1 new tax parcel. Cornell University has been using the parcel for fruit research, however, they are discontinuing a portion of their research at this location. Accordingly, Cornell is seeking to subdivide the tax parcel, retain 28.66 acres for continued research operations, and divest of the remaining 69.58 acres of land. As shown on the attached survey map, Cornell will retain Parcels B & D (Parcel B = 21.98 ac & Parcel D = 6.68 ac, TOTAL is 28.66 ac), consisting of research plots/fields, forests, barn(s), and shed(s). The newly created tax parcel is shown on the attached survey map as Parcels A & C (Parcel A = 18.72 ac & Parcel C = 50.86 ac, TOTAL is 69.58 ac), consisting of vacant land, open fields, and forests.			
Name of Applicant or Sponsor: Cornell University	Telephone: 607-266-7872	E-Mail: keg7@cornell.edu (Kristin Gutenberger)	
Address: 15 Thornwood Drive			
City/PO: thaca	State: New York	Zip Code: 14850	
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	YES
		<input checked="" type="checkbox"/>	<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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 98.24 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? _____ 98.56 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

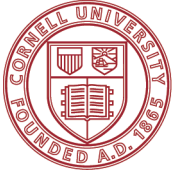
		Section 3, Item b.	
5. Is the proposed action,	NO		
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: N/A	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ N/A	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ N/A	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<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"/>
49. 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: Cornell University Date: 11/9/23

Signature: *kristin E. gutenberger* Title: Associate Director of Real Estate



Cornell University
Real Estate Department

15 Thornwood Drive
Ithaca, New York 14850
T. 607.266.7866
F. 607.266.7876
www.fcs.cornell.edu/real-estate

November 13, 2023

Town of Lansing Planning Board
29 Auburn Road
Lansing, New York 14882

Re: 178 Sweazey Road Subdivision Application - Narrative

Dear Town of Lansing Planning Board,

Cornell University is seeking to subdivide tax Parcel 23.-1-23.2, currently a 98.24-acre parcel, into two large parcels. The net result will be the creation of only 1 new tax parcel. Cornell University has been using the parcel for fruit research; however, they are discontinuing a portion of their research at this location. Accordingly, Cornell is seeking to subdivide the tax parcel, retain 28.66 acres for continued research operations, and divest of the remaining 69.58 acres of land.

As shown on the attached survey map, Cornell will retain Parcels B & D (Parcel B = 21.98 ac & Parcel D = 6.68 ac, TOTAL is 28.66 ac), consisting of research plots/fields, forests, barn(s), and shed(s). The newly created tax parcel is shown on the attached survey map as Parcels A & C (Parcel A = 18.72 ac & Parcel C = 50.86 ac, TOTAL is 69.58 ac), consisting of vacant land, open fields, and forests.

Very Truly yours,

Kristin E. Gutenberger
Associate Director of Real Estate

178 Sweazey Road – Cornell Orchards
Neighbors that are adjacent or across the street

Kneer, Kathren & Ian
150 Sweazy Rd
Lansing NY 14882

Miner, Kathleen
154 Sweazey Rd
Lansing NY 14882

Eikel, Daniel & Monika
151 Sweazey Rd
Lansing NY 14882

LaPenna, Joshua & Jennifer
PO Box 4977
Ithaca NY 14852

Lion Family Revocable Trust
219 Lansing Station Rd
Lansing NY 14882

Boerman, Brian J & Keeley S
207 Lansing Station Rd
Lansing NY 14882

Koplinka-Loehr, Michael & Carrie
118 Ross Rd
Lansing NY 14882

Zahuranec, Diane
4551 NE 2nd Ave
Ft Lauderdale FL 33334

Boggess, Albert & May
123 Lansing Station Rd
Lansing NY 14882

Gorton, Kenneth & Susan
204 Lansing Station Rd
Lansing NY 14882

Goldin, Susan P
3 Bill George Rd
Lansing NY 14882

Sarkus, Peter J & Deborah F
10 Bill George Rd
Lansing NY 14882

Clines, Robert & Francesca
106 Randolph Rd
Ithaca NY 14850

Richard B Eleck, Jr Trust
180 Bill George Rd
Lansing NY 14882

Barker, David & Andrea
98 Linden Lane
Princeton NJ 08540

Makela, Carrie B & Darren J
67 Sweazey Rd
Lansing NY 14882

Suppo, Andrew & Bethany
1090 Trevor Run
Victor NY 14564

Freesia, G & Araneo, T
1311 Coddington Rd
Brooktondale NY 14817

K&H Struck Lifetime Trst No 1
2309 Richmond Road
Endwell NY 13760

Oursler, Brian
242 Bill George Road
Lansing NY 14882

Nopany, Mudit
16 Janivar Dr
Ithaca NY 14850

Lazarus, Richard & Nancy H
63 Howland Rd
Spencer NY 14883

Suzette Pace Revocable Trust
4071 Quail Ridge Drive
Cortland NY 13045

Minson, Andrew T
290 Bill George Rd
Lansing NY 14882

Minson, Andrew T
290 Bill George Rd
Lansing NY 14882

Newman, Amy & Clay, William E
281 Bill George Rd
Lansing NY 14882

Ziring, Barry & Deborah
111 Quaint Rd
Media PA 19063

Trotter, Eric J
303 Bill George Rd
Lansing NY 14882

Campbell, Fred & Lisa
347 Bill George Rd
Lansing NY 14882