



PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, October 23, 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: Mike Moravec representing John Moravec, owner

Location: 129 Farrell Rd, Tax Parcel Number 39.-1-13.23

Project Description: The applicant proposes a lot line adjustment of 1.332 acres 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: Lot Line Adjustment

Applicant: Edward May, owner

Location: 48 Lansing Station Rd, Tax Parcel Number 15.-1-30.62

Project Description: The applicant proposes a lot line adjustment of 4.42 acres (Parcel A) to the adjacent property owner. The property is in the RA 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

4. Other Business

- a. Carrie Koplinka-Loeher and Ed Dubovi of the Conservation Advisory Council will present the Draft Lansing Open Space Conservation Plan

5. 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

AGRICULTURAL DATA STATEMENT

Date: 9/19/23

Instructions: In accordance with Section 283-a of the New York State Town Law, this form must be completed for an application for a special permit, site plan approval, use variance, or a subdivision requiring municipal review that would occur on property with 500 feet of a farm operation in a certified Agricultural District.

Applicant	Owner (if different from applicant)
Name: <u>Michael Moravec</u>	Name: <u>John Moravec</u>
Address: <u>129 Farrell Rd</u> <u>Ithaca, NY 14850</u>	Address: <u>Triphammer Rd.</u> <u>Ithaca, NY 14850</u>

- Type of Application: ☐ Special Use Permit; ☒ Site Plan Approval; ☐ Use Variance;
☐ Subdivision Approval
- Project Name/Location: 129 Farrell Rd.
- Tax Parcel Number(s): 39-1-13.21
- Description of proposed project: To be conveyed to
Michael Moravec + consolidated
with tax parcel 39-1-13.23
- Number of total acres involved with project: 1.401
- Number of acres presently in Tax Parcel: 1.7 acres
- How much of the site is currently farmed? 0 Acres
- Please identify who is farming the site: —
- Does this person — own, or — rent the land. (Please check only one).
- Please indicate what the intentions are for the use of the remainder of the property
NA

11. Who will maintain the remainder of the property not being used for this development?

Current owner

12. Other project information. Please include information about the existing land cover (crops or vegetation), any known impacts on existing stormwater drainage (including field tiles), or other significant plant materials: None


Signature of Applicant

Signature of Owner (if other than app)

FOR TOWN USE ONLY:

Note: This form and a map of the parcel(s) should be mailed to County Planning as part of the GML 239 m and n referral. It should also be mailed to property owners within 600 feet of the property boundary (Attach list of property owners within 600 feet).

Name of Staff Person: _____

Date referred to County Planning: _____

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

Check One: ☐ Subdivision Plat Fee Paid \$ _____ Date _____
☒ Boundary Change Receipt No. _____

1. Name or Identifying Title _____

2. Tax Parcel No. 39-1-13.23 Zoning District _____

3. Subdivider: (if owner, so state; if agent or other type of relationship,
state details on separate sheet)

Name & Title Michael Moravcsik - Owner

Signature Michael Moravcsik Date 9/19/23

Address 129 Farrell Rd Ithaca

Phone 607-592-4448 Fax _____ E-Mail michael.moravcsik@gmail.com

Other Contact information _____

4. Licensed Land Surveyor:

Name: Williams + Edsall Land Surveyors PC

Address The Turner House Site 101 74 NYS Rte 96-Owego

Phone 607-687-8755 Fax _____ E-Mail www.williamsedsall.com

Other Contact information _____

5. Engineer:

Name: _____

Address _____

Phone _____ Fax _____ E-Mail _____

Other Contact information _____

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

None

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)

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):

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

State Environmental Quality Review Act
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR: <u>Michael Moravec</u>	2. PROJECT NAME: <u>NA</u>
3. PROJECT LOCATION: Municipality <u>Lansing</u> County <u>Tompkins</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map): <u>129 Farrell Road, Ithaca</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Land to be conveyed to Michael Moravec + consolidated with tax parcel 39-1-13.23</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.7</u> acres Ultimately <u>3.1</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OF LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permits/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Michael Moravec</u> Date: <u>9/19/23</u> Signature: <u>Michael Moravec</u>	

FARRELL ROAD

(3 ROD RIGHT OF WAY=49.5')

0.42± MILES TO THE CL INT.
OF SPRINGBROOK CIRCLE

P.O.B.

R=11600.00'
L=121.82'

CH=N 86°48'23" E
121.82'

PRESENT CENTERLINE

R/W

O.H.

NORTH

LEGEND

- -COMPUTED POINT
- -EXISTING IRON, LABELED
- ⊙ -3/4" REBAR SET WITH CAP
- ⊗ -UTILITY POLE

TITLE INFORMATION

JOHN R. MORAVEC
SUE K. MORAVEC
P/O DEED BOOK 733 PAGE 92
P/O TAX MAP NO.39-1-13.21
AREA=1.401 ACRES TO C/L
(1.332 ACRES TO R/W)
(TO BE CONVEYED TO MICHAEL MORAVEC
& CONSOLIDATED WITH TAX PARCEL 39-1-13.23)

REMAINING LANDS OF
JOHN & SUE MORAVEC
TAX PARCEL 39-1-13.21
(4.480 ACRES REMAINING TO CL)

MAP REFERENCES:

- 1) MAP OF SURVEY LANDS OF ANNA VICTORIA KOZEL MORAVEC DATED JANUARY 27, 1993 AND LAST AMENDED NOVEMBER 19, 2021 BY ROBERT RUSSLER, L.S.

NOTES

- 1- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
- 2- Only copies from the original of this survey map with the surveyor's embossed seal are genuine, true and valid copies of the surveyor's original work and opinion.
- 3- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, and to the lending institution listed on this survey map and are not transferable.

MICHAEL MORAVEC
INST. NO.484219-001
TAX PARCEL 39-1-13.23

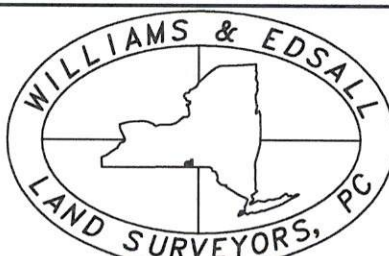
JOHN R. MORAVEC
SUE K. MORAVEC
MICHAEL MORAVEC

I hereby certify to:
that I am a licensed land surveyor, New York State License No. 050823, and that this map 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 adopted by the New York State Association of Professional Land Surveyors, and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: *Edward Ripic, Jr.* DATE: 6/9/2023
EDWARD RIPIC, JR.

NOTE:

THIS SURVEY MAP PREPARED WITHOUT
BENEFIT OF AN ABSTRACT OF TITLE
PROVIDED, SUBJECT TO ANY STATE OF
FACT THAT AN UPDATED ABSTRACT OF
TITLE MAY SHOW.



WILLIAMS & EDSALL LAND SURVEYORS, P.C.
The Turner House Suite 101
24 NYS Rte 96 Owego, NY 13827
phone: (607)687-8953
www.williamsandedsall.com

Survey for

MICHAEL MORAVEC

LOCATED AT 129 FARRELL ROAD
TOWN of LANSING

TOMPKINS COUNTY

DATE: 6/9/2023

NEW YORK

SCALE: 1"=60'

JOB NO: 2023-208
© COPYRIGHT 2023

Town of Lansing

AGRICULTURAL DATA STATEMENT

Date: 10/10/23

Instructions: In accordance with Section 283-a of the New York State Town Law, this form must be completed for an application for a special permit, site plan approval, use variance, or a subdivision requiring municipal review that would occur on property with 500 feet of a farm operation in a certified Agricultural District.

Applicant	Owner (if different from applicant)
Name: <u>Edward L. May</u>	Name:
Address: <u>48 Lansing station Rd</u>	Address:
<u>Lansing, NY 14882</u>	

1. Type of Application: ☐ Special Use Permit; ☐ Site Plan Approval; ☐ Use Variance;
☒ Subdivision Approval

2. Project Name/Location: Lansing Station Road

3. Tax Parcel Number(s): P/O 15. -1-30.62

4. Description of proposed project: 4.42 Acres of subject property
lotted north of Bartlett to be subdivided from
main piece and conveyed to Bartlett for additional
backyard, no new lot will be created as this acreage will be consolidated

with Bartlett
parcel.

5. Number of total acres involved with project: 4.42 acres

6. Number of acres presently in Tax Parcel: 36.19 acres

7. How much of the site is currently farmed? 0 Acres

8. Please identify who is farming the site: _____

9. Does this person _____ own, or _____ rent the land. (Please check only one).

10. Please indicate what the intentions are for the use of the remainder of the property

Remain vacant land

11. Who will maintain the remainder of the property not being used for this development?

Edward L. May

12. Other project information. Please include information about the existing land cover (crops or vegetation), any known impacts on existing stormwater drainage (including field tiles), or other significant plant materials: _____

No forseen impacts as this is really a
lot line adjustment to give neighbor additional
vacant land for backyard.

Edward L May
Signature of Applicant

Signature of Owner (if other than app)

FOR TOWN USE ONLY:

Note: This form and a map of the parcel(s) should be mailed to County Planning as part of the GML 239 m and n referral. It should also be mailed to property owners within 600 feet of the property boundary (Attach list of property owners within 600 feet).

Name of Staff Person: _____

Date referred to County Planning: _____

**State Environmental Quality Review Act
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only**

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR: Edward L. May	2. PROJECT NAME: 4.42 Acre Lot line adjustment off of Lansing Station Road
3. PROJECT LOCATION: Municipality <u>Town of Lansing</u> County <u>Tompkins</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map): <u>Off of Lansing Station Road; P/O Tax Map 15.-1-30.62</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>4.42 Acres being subdivided from main parcel to land neighbor owns. No new lot being created; no infrastructure affected or impacted as new subdivision is really lot line adjustment to provide neighbor with larger backyard and involves vacant land.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>4.42</u> acres Ultimately <u>4.42</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OF LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permits/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Edward L. May</u> Date: <u>10/10/23</u> Signature: <u>Edward L. May</u>	

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

Check One: ☐ Subdivision Plat Fee Paid \$ _____ Date 10/ /23
☒ Boundary Change Receipt No. _____

1. Name or Identifying Title Lands of Edward L May
 2. Tax Parcel No. 15-1-30.62 Zoning District _____
 3. Subdivider: (if owner, so state; if agent or other type of relationship,
 state details on separate sheet)

Name & Title Mr. Edward L. May
 Signature Edward L May Date 9/26/23
 Address 48 Lansing Station Rd
 Phone (516) 546-1783 Fax _____ E-Mail elmay514@aol.com
 Other Contact information _____

4. Licensed Land Surveyor:

Name: Ian M. Sheive
 Address 165 Wood Rd Freeville, NY 13068
 Phone 607 347-9800 Fax Same as phone E-Mail _____
 Other Contact information _____

5. Engineer:

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

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

None

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)

Bartlett, Wallrad, Paul

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):

Lot line adjustment - exempt subdivision

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

