



PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, December 18, 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: Minor Subdivision – 347 Bill George Rd

Applicant: Fred & Lisa Campbell

Location: 347 Bill George Rd, Tax Parcel Number 24.-5-1.2

Project Description: The applicant proposes to subdivide a 12.91-acre lot. Parcel A is 7.1 acres, parcel B is 5.87 acres.

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

Anticipated Action: Sketch Plan; Set public hearing

b. Project: Minor Subdivision – 178 Sweazey Rd

Applicant: Kristin Gutenburger, owner’s agent

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

Project Description: The applicant proposes to subdivide a ~69.58-acre lot from the ~98-acre parent lot. The property is in the L1 Zone.

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

Anticipated Action: Public Hearing, SEQR, Decision

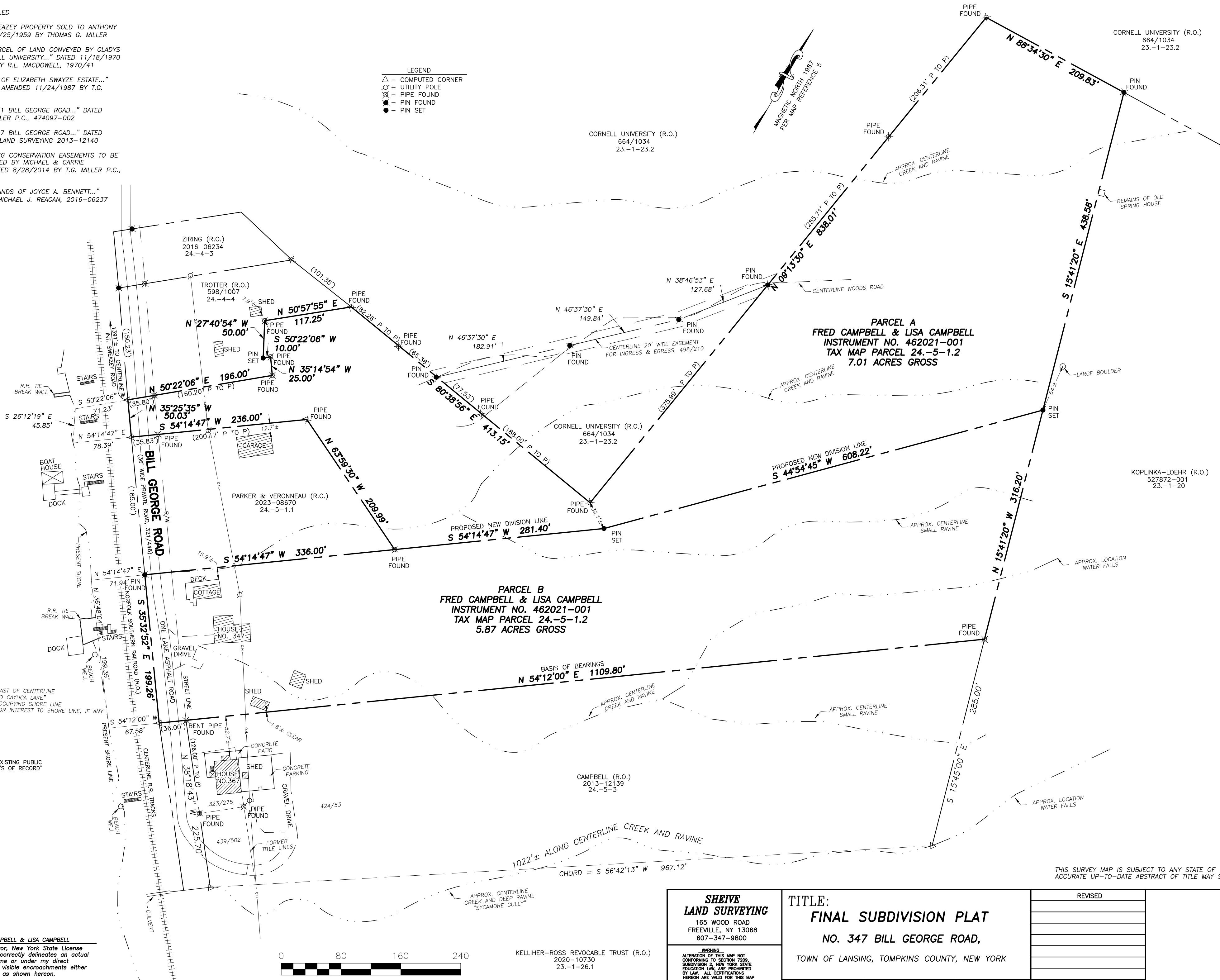
4. Adjourn Meeting

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.

REFERENCE MAPS ENTITLED

- 1.) "MAP OF THORPE SWEAZEY PROPERTY SOLD TO ANTHONY J. JURACKA..." DATED 9/25/1959 BY THOMAS G. MILLER
- 2.) "MAP OF SURVEY PARCEL OF LAND CONVEYED BY GLADYS BUCKINGHAM TO CORNELL UNIVERSITY..." DATED 11/18/1970 REVISED 12/22/1971 BY R.L. MACDOWELL, 1970/41
- 3.) "SURVEY MAP LANDS OF ELIZABETH SWAYZE ESTATE..." DATED 7/31/1987 AND AMENDED 11/24/1987 BY T.G. MILLER P.C., XII/93
- 4.) "SURVEY MAP NO. 321 BILL GEORGE ROAD..." DATED 4/28/2005 BY T.G. MILLER P.C., 474097-002
- 5.) "SURVEY MAP NO. 367 BILL GEORGE ROAD..." DATED 4/25/2013 BY SHEIVE LAND SURVEYING 2013-12140
- 6.) "SURVEY MAP SHOWING CONSERVATION EASEMENTS TO BE PLACED ON LANDS OWNED BY MICHAEL & CARRIE KOPLINKA-LOEHR..." DATED 8/28/2014 BY T.G. MILLER P.C., 2014-14878
- 7.) "RESURVEY MAP - LANDS OF JOYCE A. BENNETT..." DATED 3/29/2016 BY MICHAEL J. REAGAN, 2016-06237

- LEGEND
- △ - COMPUTED CORNER
 - - UTILITY POLE
 - ⊗ - PIPE FOUND
 - - PIN FOUND
 - - PIN SET



CAYUGA LAKE
"INCLUDE REPARATION RIGHTS, IF ANY"

OLD R.R. R/W "33' EAST OF CENTERLINE TRACKS & WEST TO CAYUGA LAKE" UPLAND OWNERS ARE OCCUPYING SHORE LINE TOGETHER WITH ANY RIGHT TITLE AND/OR INTEREST TO SHORE LINE, IF ANY

"EXCEPT AND RESERVE ALL EXISTING PUBLIC HIGHWAY AND UTILITY R.O.'S OF RECORD"

CERTIFICATION
I hereby certify to **FRED CAMPBELL & LISA CAMPBELL** 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: 11/07/2023



KELLIHER-ROSS REVOCABLE TRUST (R.O.)
2020-10730
23.-1-26.1

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

WARNING
ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7206, 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.

TITLE:
FINAL SUBDIVISION PLAT
NO. 347 BILL GEORGE ROAD,
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 11/07/2023 FILE NO. 23112 SCALE: 1"=80'

REVISED

THIS SURVEY MAP IS SUBJECT TO ANY STATE OF FACTS AN ACCURATE UP-TO-DATE ABSTRACT OF TITLE MAY SHOW.

Requested exceptions:

f. Nothing designated by the National Flood Insurance Program

h. no existing or proposed topography and drainage systems

i. No soil disturbance

J. no proposed water source or sewage disposal system

k. no proposed lighting and signs

m. undeveloped land

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			
Proposed subdivision Fred and Lisa Campbell			
Name of Action or Project: Minor Subdivision			
Project Location (describe, and attach a location map): 347 Bill George Rd.			
Brief Description of Proposed Action: propose to divide a 12.91 parcel into 2 lots. Parcel A is a 7.1 acre Flag lot. Parcel B is 5.87 acre lot.			
Name of Applicant or Sponsor: Fred and Lisa Campbell		Telephone: 607-216-7117	
		E-Mail: lisagrimm.campbell@yahoo.com	
Address: 347 Bill George Rd.			
City/PO: Lansing, NY		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	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?		_____ 12.91 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?		_____ 18.94 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 checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		Section 3, Item a.	
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 checked="" type="checkbox"/>	<input 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: _____ _____	<input checked="" 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: _____ _____	<input checked="" 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: _____ _____	<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?	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input 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? Lake Sturgeon	NO	YES
	<input type="checkbox"/>	<input checked="" 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, <ul style="list-style-type: none"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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: Fred and Lisa Campbell Date: 11-28-2023

Signature: Fred Campbell Lisa Campbell Title: ownersk



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]	Yes
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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Lake Sturgeon
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

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: Fred and Lisa Campbell
Mailing address: 347 Bill George Rd.
Lansing, NY

B. Description of the proposed project: propose to divide a 12.91 parcel into 2 lots. Parcel A is a 7.1 acre Flag Lot and Parcel B is a 5.87 acre lot

C. Project site address: 347 Bill George Rd. Town: Lansing

D. Project site tax map number: 24.-5.-1.2

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: 12.91

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

There are none

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.

Lisa Campbell
Name and Title of Person Completing Form

11/28/2023
Date

RESOLUTION PB 23-XX

**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE
DECLARATION AND MINOR SUBDIVISION APPROVAL
178 SWEAZEY ROAD
TAX PARCEL NO. 23.-1-23.2**

WHEREAS an application was made by Kristin Gutenberger, Owners Representative, for subdivision approval. The applicant proposes to subdivide 178 Sweazey Road, TPN 23.-1-23.2, a ~98.24-acre lot into two parcels. Parcel A is 69.58 -acres and Parcel B is a 28.66-acre lot. The property is in the L1 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 November 13,2023; 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 Cornell University" prepared by TG Miller and dated 3/15/2022; 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

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 18 December 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 23.-1-23.2 by Kristin Gutenberger, Owners Representative; 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 178 Sweazey 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: 18 December 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

DRAFT