



PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, June 26, 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: Declaration of Lead Agency; Set public hearing

b. Project: Sketch Plan – Site Plan

Applicant: United Storage TBR, LLC, owner

Location: 431 Auburn Rd, Tax Parcel Number 30.-1-16.32

Project Description: The applicant proposes to construct an approximately 9,600 square foot building on the existing ~9 acre lot. The property is in the IR – Industrial/Research Zone.

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

Anticipated Action: Sketch Plan

c. Applicant: Walnut Ridge, Stephen Palladino, owner

Location: 100 Brown Hill Rd, Tax Parcel Number 8.-1-22.4

Project Description: The applicant proposes a lot line adjustment of 32.53 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 Decision of lot line adjustment

d. Project: -Putnam Minor Subdivision

Applicant: Barry & Cathy Putnam, owners

Location: 1547 Ridge Rd, Tax Parcel Number 12.-1-17.4

Project Description: The applicant proposes to subdivide an ~12.26 acre lot into two parcels. Parcel A is 6.46 acres and Parcel B is a 5.78 acre flag lot. The property is in the RA Zone.

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

Anticipated Action: Public Hearing, SEQR, decision

- e. 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: continuation of Public Hearing

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.

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 Jesse M. Bush

2. Tax Parcel No. 4-1-18.1 Zoning District _____

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

Name & Title Chauncey H. Bush / Linda Shaw Bush - trustee

Signature _____ Date _____

Address 825 Lansingville Rd, Lansing NY 14882

Phone 607-533-3522 Fax - E-Mail chanceclindabush@yahoo.com

Other Contact information _____

4. Licensed Land Surveyor:

Name: Brian Klump

Address 106 Blanchard Heights, Groton NY 13073

Phone 607-898-5051 Fax _____ E-Mail _____

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)

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)

Edward Fedorka

Chauncey Bush

Willct Dairy

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.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Please fill out SEAF part 1 online
www.dec.ny.gov/eafmapper

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: Jesse M. Bush			
Project Location (describe, and attach a location map): 811 Lansingville Rd, Lansing NY 14882			
Brief Description of Proposed Action: A 4 acre building lot on the Bush homestead is being given to Jesse to construct a new home for his family. Jesse and Teri Hini have four children ranging in age from 7 months to 13 years.			
Name of Applicant or Sponsor: Bush Family Trust. Chauncey H. Bush Linda Shaw Bush		Telephone: 607-533-3522	
Address: 825 Lansingville Rd		E-Mail: chaunceylindabush@yaho.com	
City/PO: Lansing NY 14882		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?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		4 acres	
b. Total acreage to be physically disturbed?		4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		65 acres	
4. Check all land uses that occur on, adjoining and 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 type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Charney H Bush / Linda Shaw Bush Trustee Date: 6/8/2023
 Signature: Charney H. Bush / Linda Shaw Bush Trustee

LEGEND

- 1/4 SECTION
- 1/2 SECTION
- 3/4 SECTION
- SECTION
- TOWNSHIP
- COUNTY
- STATE

SCALE

1" = 100'

STATE PLANS COM

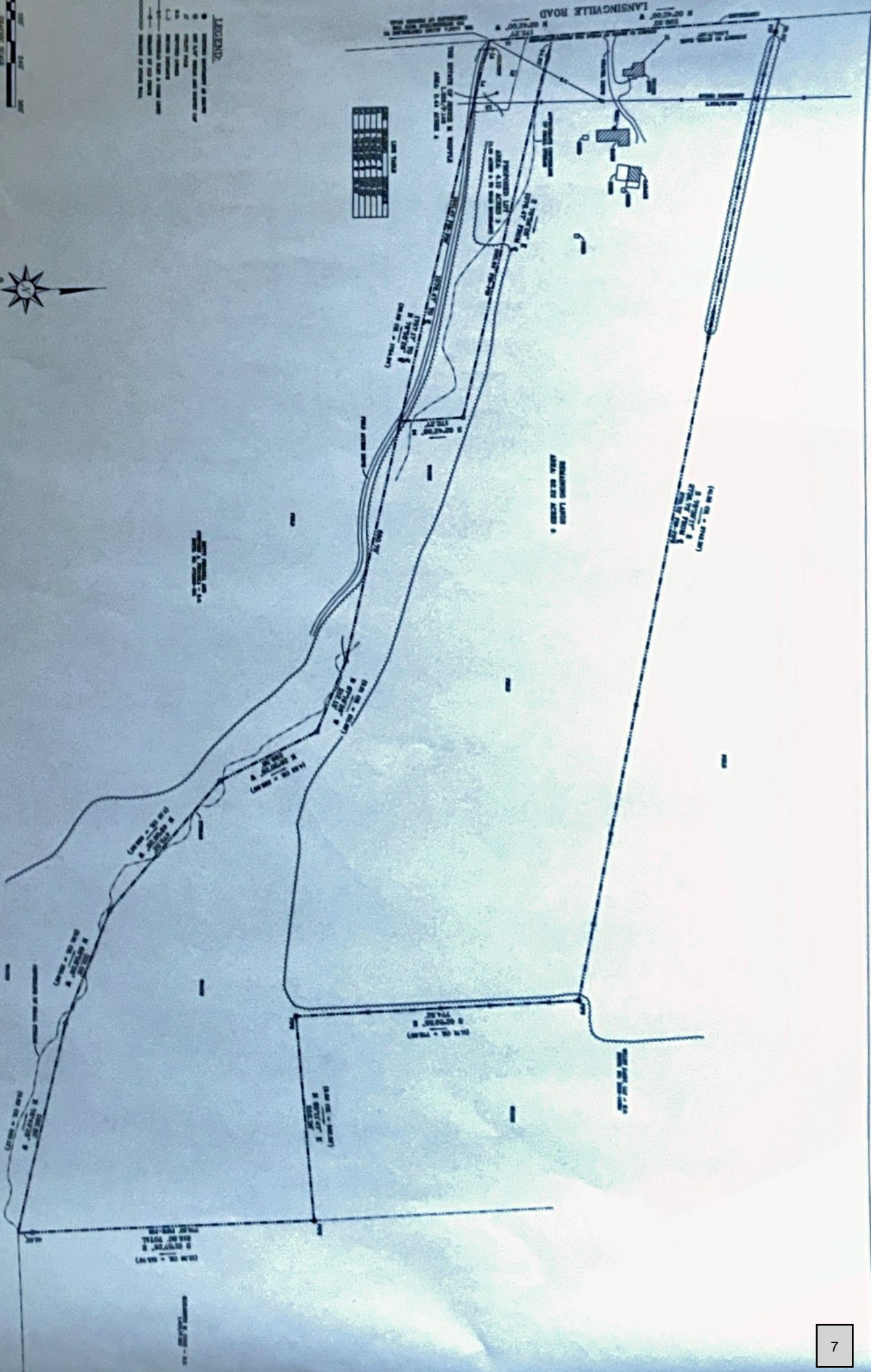
STATE OF NEW YORK

DEPARTMENT OF TAXATION

LANDS OFFICE

STATE MAP NO. 4-1-181

DATE: 1981



RESOLUTION PB 23-10

**STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION -
DECLARATION OF LEAD AGENCY – BUSH MINOR SUBDIVISION**

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, TPN 4.-1-18.1. The property is in the AG Zone; and

WHEREAS, this proposed action is an Unlisted Action, State Environmental Quality Review Act ("SEQRA") and NYCRR § 617 of SEQRA requires that a Lead Agency be established for conducting environmental review of projects in accordance with local and 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 of the Town of Lansing is believed best suited to review the impacts of this proposed subdivision as (i) the Planning Board is the only body with jurisdiction to review the subdivision and issue the final subdivision approval, (ii) the Planning Board is best situate to understand and evaluate 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 archeosensitive sites within or near the proposed subdivision area, (iii) the Planning Board has the broadest governmental powers for investigating the potential or actual impacts of the subdivision and implementing conditions or mitigating controls, and accordingly (iv) the Planning Board has the greatest capacity for providing the most thorough environmental assessment of the proposed subdivision; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

That the Town of Lansing Planning Board does hereby declare itself Lead Agency for the coordinate environmental review for the action of subdivision review

Dated: 26 June 2023

Motioned 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

UNITED STORAGE TBR, LLC P.O.)

TAX MAP NO. 30.-1-16.32

UNITED STORAGE TBR, LLC P.O.)

TAX MAP NO. 30.-1-16.32

Section 3, Item b.

SCARABBA
engineering-design

SCARABBA ENGINEERING, PLLC
6664 Kingsway Road
Dresselburg, NY 14836
807-887-0978
www.scarrabbapl.com

WARNING:

It is a violation of Section 7205, Subsection 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to offer or use in any way, or in any manner bearing the seal of an engineer or architect, the name of any engineer or architect on his or her seal and the initials "Professional Engineer" or "Professional Architect" followed by his or her signature, the date of such signature, and a specific description of the violation.

**NEW BUILDING
VERIZON LANE
8-18 VERIZON LANE LANSING NY, 14882**

SITE PLAN ENTIRE PARCEL

SCALE: 1"=50'



GRAPHIC SCALE



TAX MAP NO. 30.-1-16.32



ENLARGED SITE PLAN

SCALE: 1"=30'

GRAPHIC SCALE



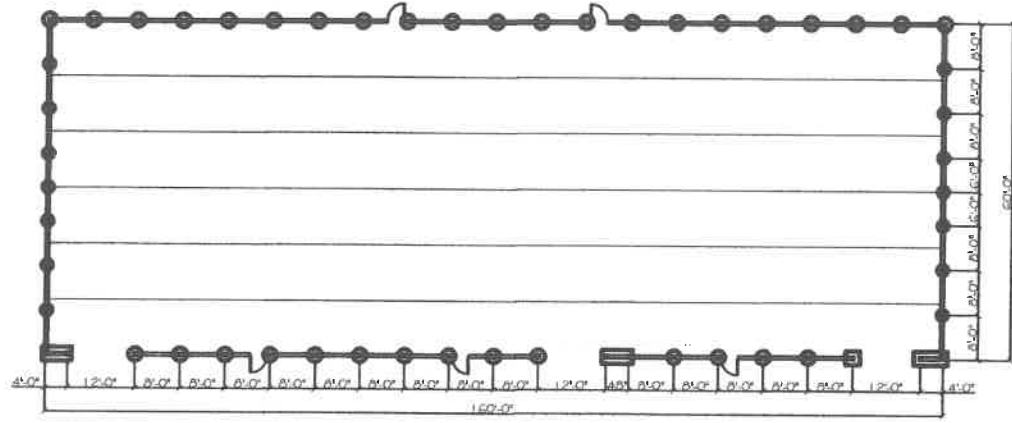
REVISION 4	
REVISION 3	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

PROJECT NUMBER	23-14
DATE	05/01/2013
SCALE	AS NOTED

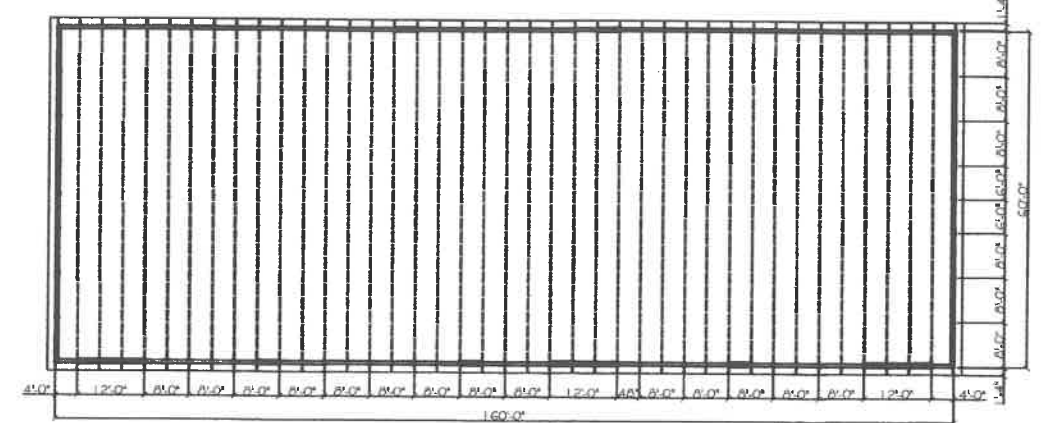
DRAWING TITLE

SITE PLANS

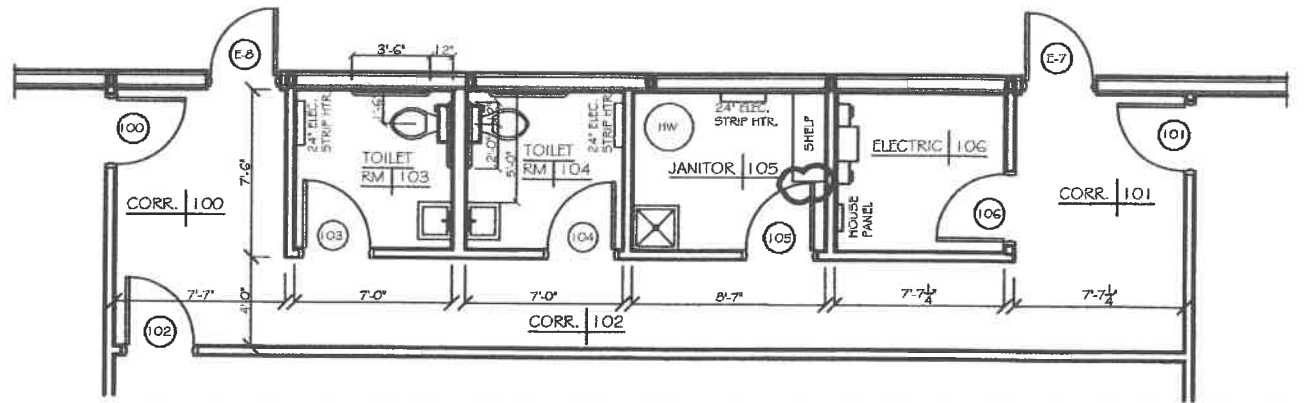
DRAWING NUMBER
SK-101



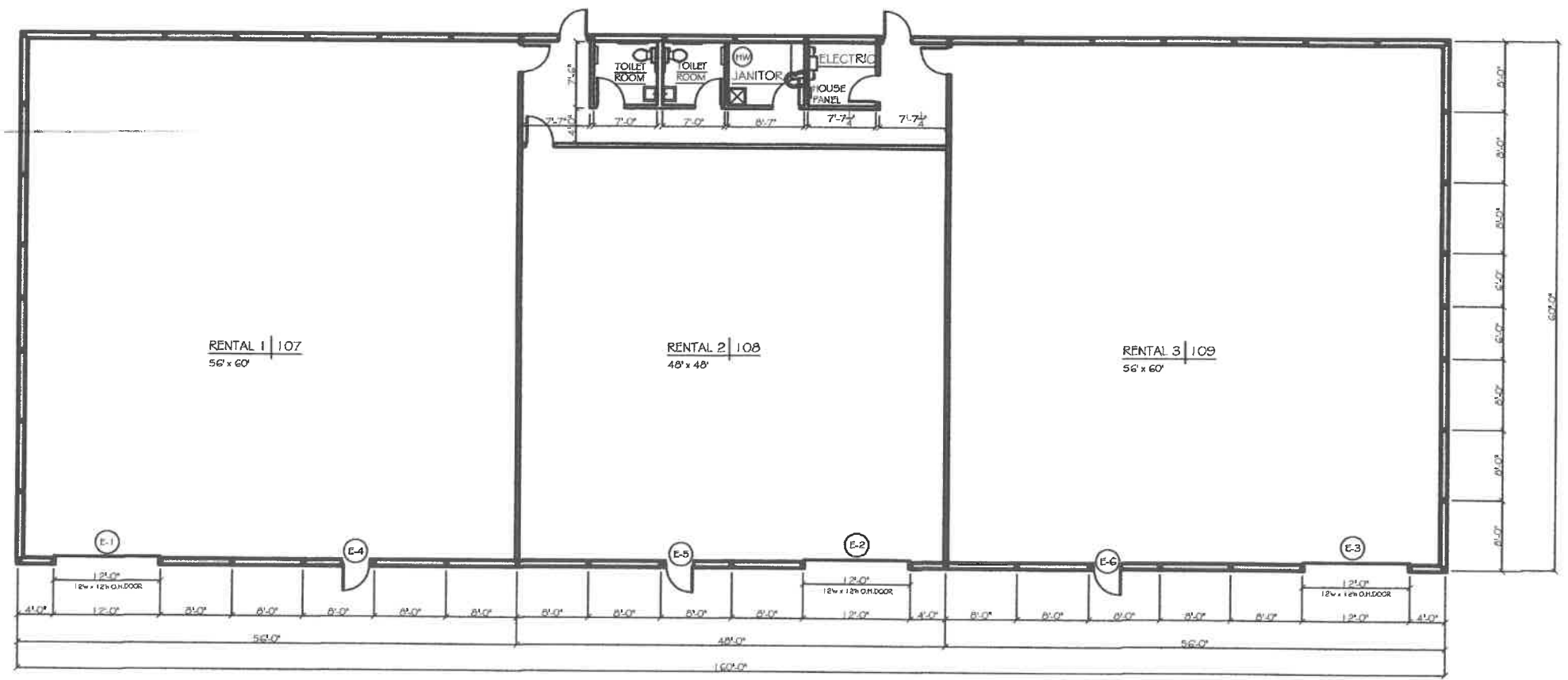
FOUNDATION PLAN
1/16" = 1'-0"



ROOF FRAMING PLAN
1/16" = 1'-0"



ENLARGED FLOOR PLAN
1/4" = 1'-0"



FLOOR PLAN
1/8" = 1'-0"

NEW BUILDING
VERIZON LANE
8 - 18 VERIZON LANE LANSING, N.Y. 14882
GEORGE W. BREUHAUS, ARCHITECT
860 DANBY ROAD SUITE 220
ITHACA, NEW YORK 14850

PROJ. NO: 23 - 15

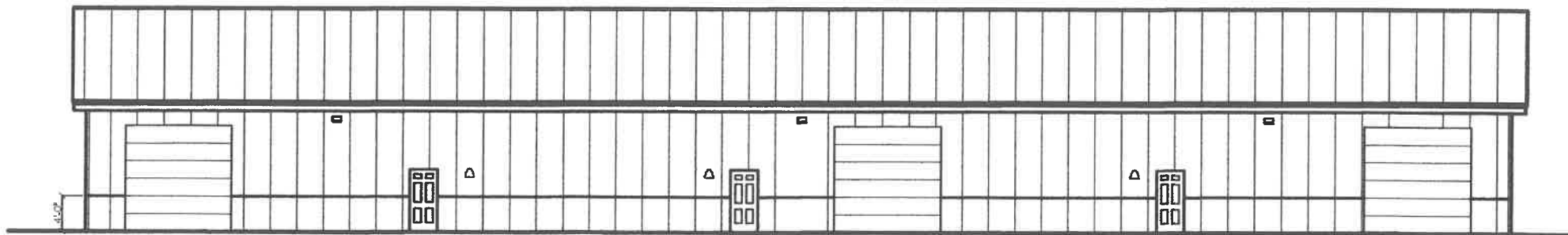
SCALE: AS NOTED

DRAWN: BREUHAUS

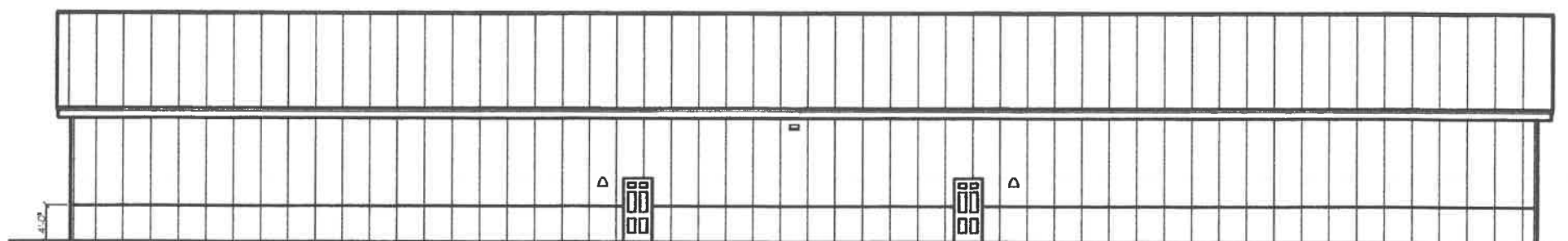
DATE: 31 MAY 2023

PROPOSED
FLOOR PLAN

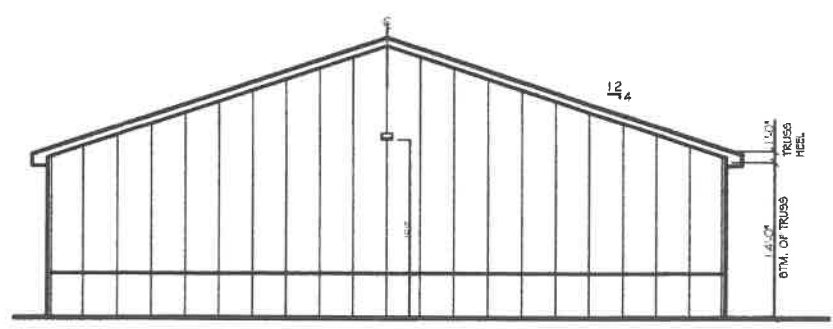
TEL: 607-257-8348



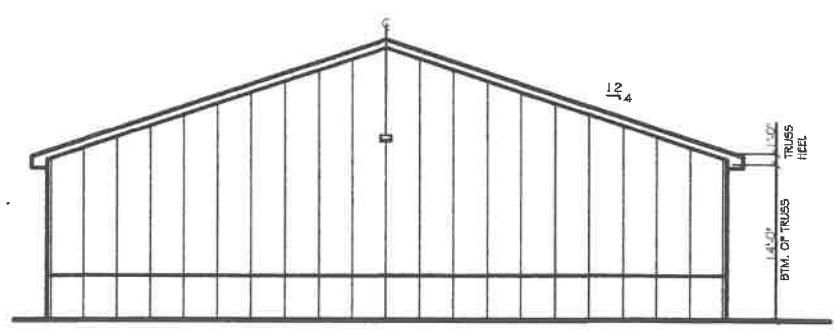
FRONT ELEVATION - SCHEME #4
1/8" = 1'-0"



REAR ELEVATION - SCHEME #4
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"

NEW BUILDING
VERIZON LANE
8 - 18 VERIZON LANE LANSING, N.Y. 14882
GEORGE W. BREUHAUS, ARCHITECT
860 DANBY ROAD SUITE 220
ITHACA, NEW YORK 14850

PROJ. NO: 23 - 15
SCALE: AS NOTED
DRAWN: BREUHAUS
DATE: 31 MAY 2023

PROPOSED ELEVATIONS

TEL: 607-267-8948

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 Walnut Ridge Dairy, LLC

2. Tax Parcel No. 8-1-22-4 Zoning District _____

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

Name & Title Walnut Ridge Dairy, LLC
Signature Stephen J. Pillelino Date 5/
Address 100 Brown Hill Road, Lansing, NY 14882
Phone 607-280-4348 Fax 607-533-4896 E-Mail steve.walnutridgedairy@gmail.com
Other Contact information _____

4. Licensed Land Surveyor:

Name: SHIVE LAND SURVEYING
Address 165 WOOD RD FREEVILLE NY 13068
Phone 607-347-9800 Fax _____ E-Mail ianshive1s@twcny-rr.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)

Hardie Realty LLC (Skip = Holly Hardie)

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.

Town of Lansing

AGRICULTURAL DATA STATEMENT

Date: 5/18/2023

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>Walnut Ridge Dairy, LLC</u>	Name:
Address: <u>100 Brown Hill Road Lansing NY 14882</u>	Address:

- Type of Application: Special Use Permit; Site Plan Approval; Use Variance; Subdivision Approval
- Project Name/Location: Walnut Ridge Dairy purchase
- Tax Parcel Number(s): 8.-1-22.4 + 8.-1-22.2
- Description of proposed project: Walnut Ridge Dairy LLC is purchasing land from Hardie Realty LLC. The purchase will move boundary lines east + south from Walnut Ridge Dairy LLC current parcel (8.-1-22.4) The purchase will be 32.53 acres.
- Number of total acres involved with project: 32.53
- Number of acres presently in Tax Parcel: 40.33
- How much of the site is currently farmed? 40.33 Acres
- Please identify who is farming the site: Walnut Ridge Dairy, LLC
- 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
It will all be continued to be farmed

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

Walnut Ridge Dairy

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:

The land ~~is~~ being bought is in field crops, corn & alfalfa/grass. There are a total of 9 field outlet on the land that will be purchased

Stephen Pelland
Signature of Applicant

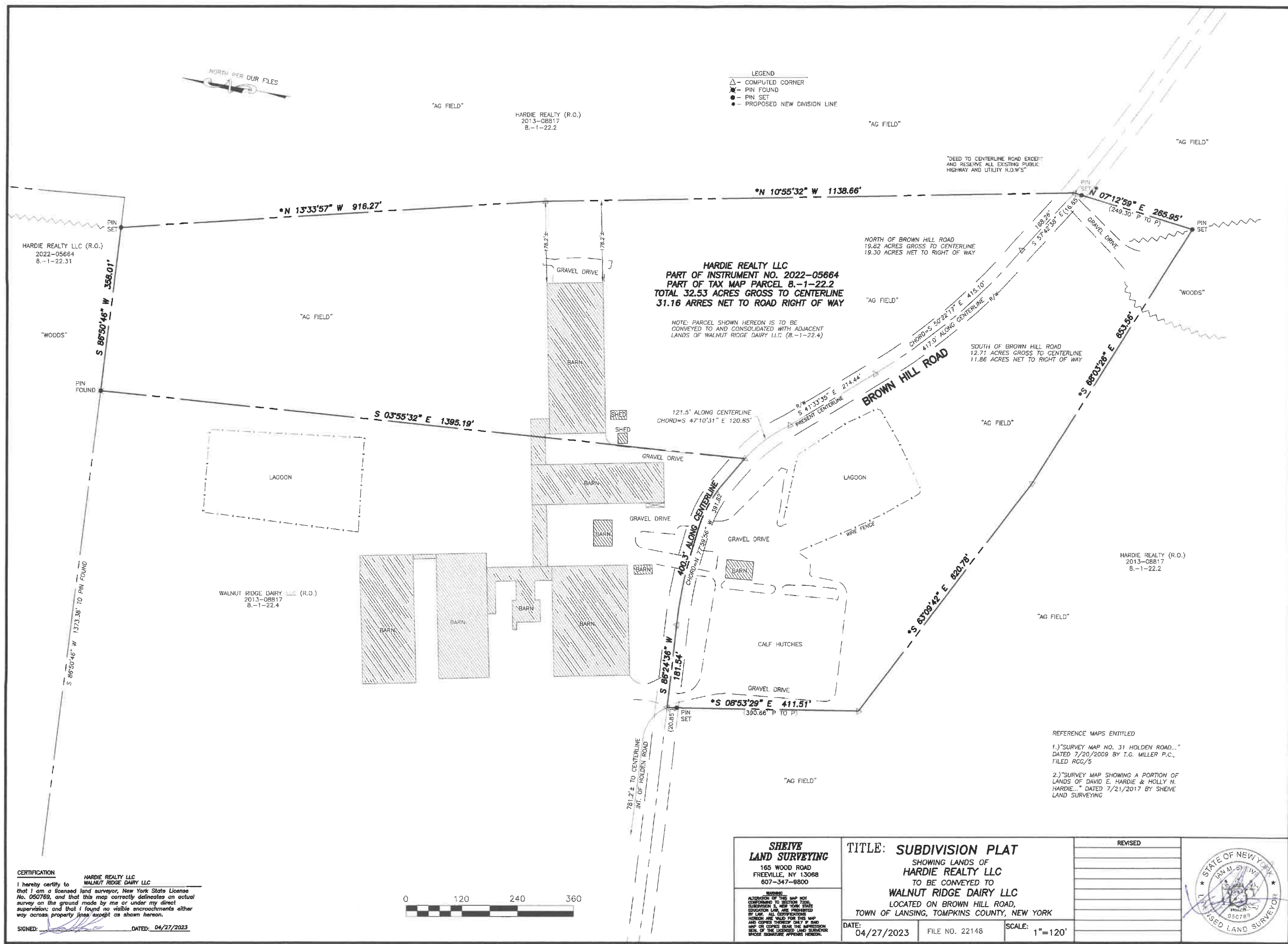
Signature of Owner (if other than app)

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: _____



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			
Walnut Ridge Dairy, LLC			
Name of Action or Project: Walnut Ridge Dairy, LLC			
Project Location (describe, and attach a location map): 100 Brown Hill Road, Lansing, NY 14882			
Brief Description of Proposed Action: Walnut Ridge Dairy, LLC is purchasing land from Hardie Realty, LLC (8.-1-22.2) for an expansion of the dairy business.			
Name of Applicant or Sponsor: Stephen J Palladino		Telephone: 607-280-4348 E-Mail: steve.walnutridgedairy@gmail.com	
Address: 100 Brown Hill Road			
City/PO: Lansing		State: New York	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 checked="" 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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		32.53 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?		40.33 acres	
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 type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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: This question does not apply to this action.	NO	YES	
	<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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<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? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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? 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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" 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:
 Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban 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

16. Is the project site located in the 100-year flood plan?
NO YES

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?
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
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

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

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

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE
Applicant/sponsor/name: Walnut Ridge Dairy, LLC Date: 5/119/2023
Signature: *Stephen J. Belladonna* Title: Member

PRINT FORM

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.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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

RESOLUTION PB 23-XX

**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE
DECLARATION AND MINOR SUBDIVISION APPROVAL
1547 RIDGE ROAD
TAX PARCEL NO. 12.-1-17.4**

WHEREAS an application was made by Barry & Cathy Putnam, Owners, for subdivision approval. The applicant proposes to subdivide 1547 Ridge Road, TPN 12.-1-17.4, a ~12.26-acre lot into two parcels. Parcel A is 6.48 acres and Parcel B is a 5.78 acre flag lot. The property is in the RA 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 April 17, 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: "Final Subdivision Plat Showing Proposed Division of Lands Owned by Barry F. & Cathy A. Putnam" prepared by TG Miller 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

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 26 June 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 12.-1-17.4 by Barry & Cathy Putnam, 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 1547 Ridge 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: 26 June 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