

1 **TOWN OF LANSING PLANNING BOARD**
2 **MEETING JANUARY 22, 2024**
3 **Lansing Town Hall, 29 Auburn Road**
4

5 **Board members Present:**

Excused:

6 Al Fiorille, Chair
7 Thomas Butler
8 Sandy Dennis-Conlon, Vice-Chair
9 Christine Hass
10 Laurie Hemmings
11 Larry Sharpsteen
12 John Licitra
13 Dean Shea
14

15 **Also Present:**

16 Kelly Geiger, Planning Clerk, John Zepko, Director of Planning Mason Molesso, Planner
17

18 **Public Present:**

19 Fred Campbell, Thomas Robinson
20

21 Chair Al Fiorille opened the meeting at 6:29 pm.
22

23 **Action Items:**

24 **Project: Minor Subdivision**

25 **Applicant:** Thomas Robinson

26 **Location:** Conlon Rd, Tax Parcel Number 27.-1-26.2

27 **Project Description:** The applicant proposes to subdivide a ~1.3-acre lot from the existing ~29.4
28 acre lot. The property is in the AG zone.

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

30 **Anticipated Action:** Sketch Plan; Set public hearing
31

32 **Summary of Discussion:**

- 33 • Thomas Robinson was present to discuss this project.
- 34 • The Planning Board discussed the reason for subdivision and set a Public Hearing for
35 February 26, 2024

36 **Project: Minor Subdivision**
37

38 **Applicant:** Fred & Lisa Campbell
39 **Location:** 347 Bill George Rd, Tax Parcel Number 24.-5-1.2
40 **Project Description:** The applicant proposes to subdivide a 12.88-acre lot. Parcel A is 7.01
41 acres, Parcel B is 5.87 acres
42 **SEQR:** This is an Unlisted action under SEQR 617.4 environmental review.
43 **Anticipated Action:** Public Hearing, SEQR, Decision

44
45 **Motion to open the public hearing for 178 Sweazey Rd, at 6:33pm.**
46 Moved by: Dean Shea Seconded by: Sandra Dennis Conlon (Motion Carried)

47
48 **Summary of Discussion:**
49 • Fred Campbell was present to discuss this project.
50 • The Planning Board reviewed the SEAF part 2

51
52 **Motion to close the public hearing for 178 Sweazy Rd. at 6:36pm.**
53 Moved by: Dean Shea Seconded by: Christine Hass (Motion Carried)

54
55 **RESOLUTION PB – 24-01**

56
57 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
58 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE**
59 **DECLARATION AND MINOR SUBDIVISION APPROVAL**
60 **347 BILL GEORGE ROAD**
61 **TAX PARCEL NO. 24.-5-1.2**

62
63 **WHEREAS**, an Application was submitted for Minor Subdivision review by Fred and
64 Lisa Campbell, owner, for the proposed subdivision of the existing 12.88 acre lot, tax
65 parcel number 24.-5-1.2, into two (2) parcels, ‘A’ 7.01 acres and ‘B’ 5.87 acres. The
66 property is in the L1 – Lakeshore zone; and

67
68 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6
69 Minor Subdivision, for which the respective completed applications were received
70 November 28th 2023; and

71
72 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA")
73 requires that a Lead Agency be established for conducting environmental review of

74 projects in accordance with state environmental law and the Lead Agency shall be that
75 local agency which has primary responsibility for approving and funding or carrying
76 out the action; and

77
78 **WHEREAS**, the Planning Board, being the local agency, which has primary responsibility
79 for approving the action declares itself the Lead Agency for the review of this action
80 under SEQRA; and

81
82 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements
83 of the Town's local laws relative to subdivisions and the unique needs of the Town due
84 to the topography, the soil types and distributions, and other natural and man-made
85 features upon and surrounding the area of the proposed subdivision, and the Planning
86 Board has also considered the Town's Comprehensive Plan and compliance therewith;
87 and

88 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as
89 adequate: "Final Subdivision Plat No. 347 Bill George Road", prepared by Shene
90 Land Surveying and dated November 2023; a Short Environmental Assessment
91 Form (SEAF), Part 1, submitted by the Applicant, and other application materials; and

92 **WHEREAS**, this action is exempt from the General Municipal Law County Planning
93 referral requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-n
94 through an Inter-Governmental Agreement between the Tompkins County Planning
95 Department and the Town of Lansing dated 24 November 2003, as "residential
96 subdivisions of fewer than 5 lots all of which comply with local zoning standards and
97 Tompkins County Sanitary Code requirements, and do not involve new local roads or
98 streets directly accessing a State or county road" are excluded from GML referral
99 requirements: and

100 **WHEREAS**, on 22 January 2024, the Planning Board reviewed and considered the
101 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road,
102 Lansing, New York 14882 and duly held a public hearing on the Minor subdivision
103 application, and all evidence and comments were considered, along and together with
104 the requirements of the Town's subdivision regulations, existing development in the
105 surrounding area, the public facilities and services available, the Town's
106 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and

107 any potential on- and off-site environmental impacts; and

108
109 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning
110 Board;

111 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing
112 determines the proposed project will result in no significant impact on the environment
113 and that a Negative Declaration for purposes of Article 8 of the Environmental
114 Conservation Law be filed in accordance with the provisions of Part 617 of the State
115 Environmental Quality Review Act for the action of Minor Subdivision approval for
116 Town of Lansing Tax Parcel Number 24.-5-1.2 by Fred and Lisa Campbell, Owner; and be
117 it further

118
119 **RESOLVED**, that the Town of Lansing Planning Board Grants Final Approval of the
120 Application for a Minor Subdivision of certain land at 347 Bill George Road, Lansing,
121 New York, subject to the following conditions:

122
123 1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning
124 Board Chair, thereafter presenting and obtaining the signing of the plat by
125 Tompkins County Assessment Department stamp followed by filing in the
126 Tompkins County Clerk's Office, followed by provision of proof of such filing
127 within the time limit requirements of 62 days with the Town of Lansing Code
128 Enforcement Office.

129
130 Dated: January 22, 2024

131
132 Motion by: Larry Sharpsteen
133 Seconded by: Dean Shea

134
135
136 **VOTE AS FOLLOWS:**
137 **Tom Butler – Aye**
138 **Sandra Dennis Conlon – Aye**
139 **Christine Haas – Aye**
140 **John Licitra – Aye**
141 **Larry Sharpsteen – Aye**

142 **Dean Shea – Aye**
143 **Al Fiorille – Aye**
144
145 **Adjourned Meeting**
146 Meeting adjourned at the call of the Planning Board Chair at 7:00pm.
147 Minutes Taken and Executed by Kelly Geiger
148
149 **Access to public documents are available online at:**
150 **Planning Board Email** tolcodes@lansingtown.com
151 **Town Website** <https://www.lansingtown.com>