

1 **TOWN OF LANSING PLANNING BOARD**
2 **MEETING FEBRUARY 26, 2024**
3 **Lansing Town Hall, 29 Auburn Road**
4

5 **Board members Present:**

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

Excused:

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14 **Also Present:**

15 Kelly Geiger, Planning Clerk, John Zepko, Director of Planning Mason Molesso, Planner, Joe
16 Wetmore, Christine Montague

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18 **Public Present:**

19 Thomas Robinson

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21 Chair Al Fiorille opened the meeting at 6:30 pm.
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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-acre
28 lot. The property is in the AG zone.

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

30 **Anticipated Action:** Public Hearing, SEQR, Decision
31

32 **Motion to open the public hearing for 0 Conlon Rd, at 6:31pm.**

33 Moved by: Larry Sharpsteen Seconded by: Dean Shea (Motion Carried)
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35 **Summary of Discussion:**

- 36 • Thomas Robinson was present to discuss this project.
37 • The Planning Board reviewed the SEAF part 2

38 Motion to close the public hearing for 0 Conlon Rd. at 6:34pm.

39 Moved by: Dean Shea Seconded by: Thomas Butler (Motion Carried)

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42 **RESOLUTION PB – 24-02**

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**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION
AND MINOR SUBDIVISION APPROVAL
0 CONLON ROAD
TAX PARCEL NO. 27.-1-26.2**

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WHEREAS, an Application was submitted for Minor Subdivision review by Thomas Robinson, owner, for the proposed subdivision of the existing 29.48 acre lot, Tax parcel number 27.-1-26.2, into two lots: one lot, a 1.53 acres parcel (south east corner of parent lot) and the remaining 27.95 acre parent lot. The property is in the AG- Agricultural 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 December 19th, 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

73 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as
74 adequate: "Survey Map Lands of Thomas A. & Denise F. Robinson.", prepared by Reagan
75 Land Surveying and dated June 2023; a Short Environmental Assessment Form (SEAF),
76 Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Staff; and other
77 application materials;

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

85 **WHEREAS**, on 26 February 2024, the Planning Board reviewed and considered the
86 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road,
87 Lansing, New York 14882 and duly held a public hearing on the Minor subdivision
88 application, and all evidence and comments were considered, along and together with the
89 requirements of the Town's subdivision regulations, existing development in the surrounding
90 area, the public facilities and services available, the Town's Comprehensive Plan and the
91 Land Use Ordinance, site characteristics and issues, and any potential on- and off-site
92 environmental impacts; and

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94 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning
95 Board.

96 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing
97 determines the proposed project will result in no significant impact on the environment and
98 that a Negative Declaration for purposes of Article 8 of the Environmental Conservation
99 Law be filed in accordance with the provisions of Part 617 of the State Environmental
100 Quality Review Act for the action of Minor Subdivision approval for Town of Lansing Tax
101 Parcel Number 27.-1-26.2 , Thomas Robinson Owner; and be it further

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103 **RESOLVED**, that the Town of Lansing Planning Board Grants Final Approval of the
104 Application for a Minor Subdivision of certain land at 0 Conlon Road, Lansing, New York,
105 subject to the following conditions:

- 106 1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning
107 Board Chair, thereafter, presenting and obtaining the signing of the plat by Tompkins
108 County Assessment Department stamp followed by filing in the Tompkins County
109 Clerk's Office, followed by provision of proof of such filing within the time limit
110 requirements of 62 days with the Town of Lansing Code Enforcement Office.
111 2. Minor Subdivision Final Plat must be updated to indicate the delineation and naming
112 of two new parcels; new parcels to be labeled "Parcel A" and "Parcel B".
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114 Dated: 2/26/24
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116 Motion by: Larry Sharpsteen

117 Seconded by: Sandra Dennis Conlon
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120 **VOTE AS FOLLOWS:**

121 **Tom Butler – Aye**

122 **Sandra Dennis Conlon – Aye**

123 **Christine Haas – Aye**

124 **John Licitra – Aye**

125 **Larry Sharpsteen – Aye**

126 **Dean Shea – Aye**

127 **Al Fiorille – Aye**
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129 **Adjourned Meeting**

130 Meeting adjourned at the call of the Planning Board Chair at 7:17pm.

131 Minutes Taken and Executed by Kelly Geiger
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133 **Access to public documents are available online at:**

134 **Planning Board Email** tolcodes@lansingtown.com

135 **Town Website** <https://www.lansingtown.com>