

RESOLUTION PB 22-XX

**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE
DECLARATION AND MINOR SUBDIVISION APPROVAL
87 ARMSTRONG ROAD
TAX PARCEL NO. 38.-1-14.1**

WHEREAS, an Application was submitted for Minor Subdivision review by Perry Cook, owner, for the proposed subdivision of the existing ~9.92 acre lot, Tax parcel number 38.-1-14.1, into two (2) parcels; Parcel B - 4.52 acres; Parcel C – 5.2 acres, and a lot line adjustment, Parcel A, of .21 acres. The property is in the R1 and R3 Zones; 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 Oct 21, 2022; 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 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 reviews and accepts as adequate: "Subdivision Plat No. 87 Armstrong Road" prepared by Sheive Land Surveying and dated 08/01/2022; 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 19 December 2022, 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 Town of Lansing Planning Board, as the only body with jurisdiction to classify the Subdivision and issue the final Subdivision approval is best suited to the review the environmental impacts of the proposed subdivision, does hereby declare itself the Lead Agency for the environmental review for the action of a Minor Subdivision of four lots at 87 Armstrong Road, TPN 38.-1-14.1; and be it further

RESOLVED, that the Town of Lansing Planning Board, as the lead agency, has evaluated 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 archeologically sensitive sites within or near the Minor Subdivision area, and 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 38.-1-14.1 by Perry Cook, Owner; and be it further

RESOLVED, that the Town of Lansing Planning Board hereby grants Final Approval of the Application for a Minor Subdivision of certain land at 87 Armstrong Road, Tax Parcel Number 38.-1-14.1, 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: 19 Dec 2022

VOTE AS FOLLOWS:

Motion by:

Second by:

Name	Vote
Tom Butler	
Sandra Dennis-Conlon	
Norman L. Davidson	
Larry Sharpsteen	
Dean Shea	
Deborah Trumbull	
Al Fiorille	
Dale Baker (alt)	
Erin Worsell (alt)	