

**RESOLUTION PB 23-XX**

**TOWN OF LANSING PLANNING BOARD RESOLUTION  
SUBDIVISION PRELIMINARY PLAT APPROVAL  
106 EAST SHORE DRIVE  
TAX PARCEL NO. 37.1-7-12.2**

**WHEREAS**, an application was made by Jesse Young for a major subdivision to divide an approximately 23 acre lot (TPN 37.1-7-12.2) located at 106 East Shore Drive, into six lots. The parcel is in the R2 zone; and

**WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235 Subdivision, for which the respective completed applications were received **XXX 2023**; and the Town reviewed and accepts as adequate: "East Shore Circle Major Subdivision Phase I," sheets G-001, C101-C110 prepared by Andrew J. Sciarabba, PE dated 01/25/2023, a Short Environmental Assessment Form (SEAF), Part 1 submitted by the Applicant, and Part 2 prepared by the Planning Staff, and other application materials; 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, did on **XXX, 2023** classify the project as an Unlisted Action and declare itself the Lead Agency for the environmental review; 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, 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 on 27 Feb 2023 issued a Negative Declaration of Significance in accordance with the provisions of Part 617 of the State Environmental Quality Review Act; and

**WHEREAS**, on 27 Feb 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 Major 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 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 grants Preliminary Subdivision Approval of the Application for a Major Subdivision of certain land at 106 East Shore Drive, Lansing, New York, subject to the following conditions:

1. The sealing and endorsement of such Major 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: 27 March 2023

Motion by:

Seconded by:

**VOTE AS FOLLOWS:**

<b>Tom Butler</b>	
<b>Norman Lin Davidson</b>	
<b>Al Fiorille</b>	
<b>Larry Sharpsteen</b>	
<b>Dean Shea</b>	
<b>Deborah Trumbull</b>	
<b>Erin Worsell</b>	