

## RESOLUTION PB 23-XX

**TOWN OF LANSING PLANNING BOARD RESOLUTION  
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE  
DECLARATION AND MINOR SUBDIVISION APPROVAL  
178 SWEAZEY ROAD  
TAX PARCEL NO. 23.-1-23.2**

**WHEREAS** an application was made by Kristin Gutenberger, Owners Representative, for subdivision approval. The applicant proposes to subdivide 178 Sweazey Road, TPN 23.-1-23.2, a ~98.24-acre lot into two parcels. Parcel A is 69.58 -acres and Parcel B is a 28.66-acre lot. The property is in the L1 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 November 13,2023; 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: "Lands of Cornell University" prepared by TG Miller and dated 3/15/2022; 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 18 December 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 23.-1-23.2 by Kristin Gutenberger, Owners Representative; 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 178 Sweazey 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: 18 December 2023

Motion by:  
Seconded by:

**VOTE AS FOLLOWS:**

<b>Tom Butler</b>	
<b>Sandra Dennis Conlon</b>	
<b>Christine Hass</b>	
<b>Laurie Hemmings</b>	
<b>John Licitra</b>	
<b>Larry Sharpsteen</b>	
<b>Dean Shea</b>	
<b>Deb Trumbull</b>	
<b>Al Fiorille</b>	

Received in the Lansing Town Clerk's Office on \_\_\_\_\_

\_\_\_\_\_  
Debbie Munson, Town Clerk  
Town of Lansing  
Tompkins County, New York