

TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS
FROM: Michael H. Long, AICP
RE: Minor Subdivision Request – 522-554 Scofield Road (3 Lots)
DATE: June 17, 2017

The applicant, Jay Engels, is requesting a Minor subdivision to reconfigure 3 existing contiguous lots to create (3) different sized lots located on Scofield Road, Tax Parcels # 30.-1-6.3, #30.-1-6.41 and #30.-1-6.43, RA – Rural Agriculture Zone. There are currently (3) parcel, two with residential and barn structures and a larger existing lot which is wooded or previously being farmed. The purpose of this subdivision request is for real estate sale purposes to divide the largest parcel merge the rear portion with each existing building lot to create 3 similar sized lots. Mr. Engels is the executor for the Estate of Eleanore Hunter and this reconfiguration of the adjacent lots are part of the estate plan. Under the 2016 revised Subdivision Rules and Regulations, the lot lines adjustment is over 1 acre in size which requires the Planning Board to approve this request.

This subdivision is part of an estate and an approved house sale and the relocation to the family home. The existing Parcel C land to the rear will transfer land to the other existing parcels to create 3 different sized parcels of similar depths from the road. This project could have been considered a “lot line adjustment” however the area exceeded the 1 acre threshold according to the current subdivision regulations. All of the proposed parcels meet the current regulations. The survey map completed by T.G. Miller May 5, 2015 shows the reconfigured lots.

Parcel A consists of A1 – 4.746 Acres + A2 – 9.395 Acres + A3-1.588 Acres will result in a parcel of 416.23 feet of road frontage and 15.729 acres in size.

Parcel B consists of B1-2.808 Acres + 10.062 Acres will result in 249.44 feet of road frontage and 12.87 acres in size.

Parcel C consists of the balance of the lands which will result in 190.99 of road frontage and 16.82 acres.

Site Characteristics: This is rural agricultural portion of the town that has slowly developed residential housing along Scofield Road. The area is relatively flat with wooded areas, streams and agricultural fields.

Surrounding Area: The overall 3 parcels sites consists of 45.419 +/- acres which is located on Scofield Road. This rural area is comprised of active agricultural farms, residential homes and wooded areas.

Comprehensive Plan/Zoning: The site is in the RA – Rural Agriculture Zone. The area is developed with residential uses and this particular use is consistent with the current land use regulations in effect.

GML Referral: The proposal is **not required** to be submitted to the County Planning Department for 239 GML review.

Minor Subdivision Classification: June 12, 2017 Meeting - The staff recommends that the Planning Board consider this proposed action under Section 503. A “Minor 3 lot subdivision” under the current Subdivision and grant Final Preliminary Plat approval. The existing 2 houses and barns have been built and there should not be any further development of Parcel C at this time.

Public Hearing: June 26, 2017 Meeting – The Planning Board discussed this subdivision at the June 12, 2017 meeting and determined that we would Hold a “Public Hearing” on the proposed “Minor 3 lot subdivision”.

Recommendations:

Based upon public comments, complete the SEQRA review and grant Final Plat Subdivision Approval as presented with one condition proposed by Tom Ellis

1. The resulting parcels may not be further subdivided without further subdivision approval of the planning board.

Please feel free to contact me with any questions regarding the above.