

RESOLUTION PB 17

RESOLUTION OF TOWN OF LANSING PLANNING BOARD CONDITIONALLY APPROVING HUNTER ESTATE AND ENGELS MINOR 3 LOT SUBDIVISION, 522-554 SCOFIELD ROAD

WHEREAS, an application was made by Jay and Carol Engels for a three-lot subdivision approval, thus reorganizing three existing lots at Scofield Road, Groton, New York, and otherwise known as TPNs 30.-1-6.3, 30.-1-6.41 and 30.-1-6.43, consisting of a total of 45.419± acres in the Rural Agriculture (RA) Zone; and

WHEREAS, the proposed subdivision is shown on a "Survey Map showing the lands of Jay and Carol Engels and Malcolm and Eleanor Hunter, Scofield Road, Town of Groton, Tompkins County, New York," dated May 5, 2015, and proposes to re-subdivide existing parcels to become Parcel A (15.729± acres, consisting of areas demarked as parcels A1, A2 and A3), Parcel B (12.87± acres, consisting of areas demarked as parcels B1 and B-2), and Parcel C (16.82± acres, demarked as parcel C); and

WHEREAS, on June 12, 2017, the Planning Board classified the proposed subdivision as a minor subdivision, including as there are no new lots being created, there are only 3 lots, and there are no roads or infrastructure proposed to be developed; and

WHEREAS, a public hearing was duly noticed and held upon June 26, 2017 to consider such minor subdivision and the potential environmental impacts thereof, and the public was free to provide opinions and evidence in respect of such matters and all members of the public were duly heard and all evidence taken; and

WHEREAS, a negative declaration of environmental impacts was duly issued under SEQRA, this action is exempt from the § 239 requirements under the General Municipal Law, and this land, even though within an RA District, is not currently farmed such that no agricultural impacts are expected; and

WHEREAS, the Planning Board has considered and carefully reviewed the requirements of the Town's laws and regulations 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 Town has also considered the Town's Comprehensive Plan and compliance therewith, and the Planning Board has further considered the proposed subdivision in relation to the surrounding area and neighborhoods, the public facilities and services available, the site characteristics, 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 Final Plat Subdivision Approval of the application for a three-lot minor subdivision of certain land located at 522-554 Scofield Road, Lansing, New York, and that the afore-described survey map shall suffice as a Final Plat when so amended in accordance with the following conditions and findings:

1. The land and the resulting parcels may not be further subdivided or have any boundaries changed without further subdivision or other approval of and by the Town of Lansing Planning Board, and this condition shall be stated on the face of the Final Plat referenced below.
2. The Survey Map shall be re-labelled as a "Minor Subdivision Final Plat" and all other plat requirements, for good cause as shown, shall be waived in connection with such final plat, including the various requirements of Local Law #3 of 2016, § 6(B), in that: (i) such additional information is not necessary for this review; (ii) the lot configurations comply with requirements of zoning and the subdivision law; (iii) no new lots are hereby being created; and (iv) the Planning Board has determined that this waiver of requirements for a final plat will not have any adverse effect on this review or the neighborhood.
3. The sealing and endorsement of such Minor Subdivision Final Plat shall be made by the Planning Board Chair, and the Developer shall thereafter present and obtain the signing of the plat by Tompkins County Assessment Department, followed by filing in the Tompkins County Clerk's Office, followed by the provision of proof of such filing promptly delivered to Town of Lansing Code Enforcement Office, all within the time limit requirements of the Town's Subdivision Local law (Local Law #3 of 2016).
4. Developer shall obtain all necessary curb-cut/work permits from the appropriate State or local Highway Department(s) for any driveways connecting with Scofield Road, as well as for any culverts that are to be installed in conjunction with such future driveways.
5. Submission of a plot plan for each approved lot if and when any new building permits are sought, including to show a proposed layout and dimensions of any proposed buildings, driveways, and other improvements, as well as a drainage plan with details sufficient to demonstrate that adequate drainage facilities can be provided to protect houses and structures from flooding, standing water, or other potential drainage problems.

June 26, 2017

Motion by:

Seconded by:

VOTE AS FOLLOWS:

**Gerald Caward, Jr. -
Sandra Dennis Conlon -
Lin Davidson -
Al Fiorille -
Larry Sharpsteen -
Deborah Trumbull -
Thomas Ellis -**