

RESOLUTION PB 17

TOWN OF LANSING PLANNING BOARD RESOLUTION OF MAKING SEQRA NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS FOR PROPOSED HUNTER ESTATE AND ENGELS 3-LOT MINOR SUBDIVISION

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 Lansing, 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, this proposed action is an Unlisted Action for which the Town of Lansing Planning Board is an involved agency for the purposes of environmental review; 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, on June 26, 2017, the Town of Lansing Planning Board, in performing its reviewing agency functions in conducting an environmental review in accordance with Article 8 of the New York State Environmental Conservation Law and SEQRA regulations: (i) pursued its thorough review of the project and the Applicant's SEAF, as well as a review of all other documents prepared and submitted with respect to this proposed action; and (ii) thoroughly analyzed the potential relevant areas of environmental concern of the project to determine if the proposed action may have any moderate or significant adverse impacts on the environment, including the criteria identified in 6 NYCRR § 617.7(c); and (iii) reviewed the SEAF on the record; and

WHEREAS, each identified potential environmental impact was analyzed and duly considered by the Planning Board in relation to the question of whether any potential environmental impacts were so probable of occurring or so significant as to require a positive declaration, and after weighing the above and all other potential impacts arising from or in connection with this project, and after also considering: (i) the probability of each potential impact occurring; (ii) the duration of each potential impact; (iii) the irreversibility of each potential impact, including permanently lost resources of value; (iv) whether each potential impact can or will be controlled or mitigated by permitting or other processes; (v) the regional consequence of the potential impacts; (vi) the potential for each impact to be or become inconsistent with the Town's master plan or Comprehensive Plan and local needs and goals; and (vii) whether any known objections to the Project relate to any of the identified potential impacts, the Planning Board found that these factors did not cause any potential impact to be or be likely to become a moderate or significant impact such that a negative declaration will be issued.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. After consideration of the potential environmental impacts, including those reviewed in accord with 6 NYCRR § 617.7(c), the Planning Board finds that the proposed action of approving the proposed minor 3-lot subdivision, as based upon the proposed survey and plat as submitted, will individually and cumulatively have no moderate or significant negative environmental consequences or impacts.
2. This declaration is made in accord with Article 8 of the New York State Environmental Conservation Law and SEQRA regulations promulgated thereunder, and accordingly, the Planning Board of the Town of Lansing, based upon: (i) its thorough review of the SEAF, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review; (ii) its thorough review of the potential relevant areas of environmental concern to determine if the proposed action may have any moderate or significant adverse impact on the environment, including, but not limited to, the criteria identified in 6 NYCRR § 617.7(c); and (iii) its completion of the SEAF, including the findings noted therein (if any, and which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance ("**Negative Declaration**") in accordance with SEQRA for the above referenced proposed actions, and determines that an Environmental Impact Statement is therefore not required.
3. A Responsible Officer of the Planning Board of the Town of Lansing is hereby authorized and directed to complete and sign, as required, the determination of significance, confirming the foregoing Negative Declaration, which fully completed and signed SEAF and determination of significance shall be incorporated by reference in this Resolution

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 -**