

RESOLUTION PB 15-

RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD APPROVING WITH CONDITIONS SHELDON MINOR SUBDIVISION, RIDGE ROAD

WHEREAS, an application was made by Anne Sheldon for subdivision approval for 4 lots on certain land located at 1511 Ridge Road (NYS Route 34B), Lansing, New York, and otherwise known as Tax Parcel #12.-1-18.2, consisting of a total of 99.709 +/- acres, RA Rural Agricultural Zone; and

WHEREAS, the proposed subdivision, shown on a "Survey Map showing lands owned by Elizabeth H. Sheldon", located on Ridge Road - N.Y.S. Route 34B, Town of Lansing, Tompkins County, New York," dated 12/22/2014, would consist of Parcel A (13.197 +/- farmland acres), Parcel B with existing house (3.415 +/- acres), Parcel C (33.06 +/- farmland acres), and Parcel D (50.037 +/- wooded acres); and

WHEREAS, the Planning Board has considered and carefully reviewed the requirements of the Town's 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 Town has also considered the Town's Comprehensive Plan and compliance therewith; and

WHEREAS, on February 9, 2015, the Planning Board determined that the proposed subdivision meets the definition and requirements for a minor subdivision in that the subdivision of this parcel involves 4 or less lots in any consecutive 3 year period, and there are no roads or infrastructure proposed to be developed, and based on that determination, the Planning Board classified the subject proposal as a minor subdivision, pursuant to the provisions of Article 5, Section 502.C of the Subdivision Regulations of the Town of Lansing, enacted as Town of Lansing Local Law No. 2 of 2008; and

WHEREAS, this is an Unlisted Action under the State Environmental Quality Review Act which requires environmental review; and

WHEREAS, the Town of Lansing Planning Board is an involved agency pursuant to State Law governing local environmental review; and

WHEREAS, the Town of Lansing Planning Board has the primary responsibility for approving or carrying out the action and is conducting an uncoordinated environmental review of this action pursuant to State Law governing local environmental review; and

WHEREAS, this action is exempt from the General Municipal Law County Planning referral requirements of 239-l, 239-m, and 239-n (of Article 12-B) through an Inter-governmental Agreement between the Tompkins County Planning Department and the Town of Lansing, dated December 17, 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 the General Municipal Law referral requirements; and

WHEREAS, on June 23, 2014, September 8, 2014, and February 9, 2015 the Planning Board reviewed and considered the aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and resolved to waive public hearings on the subdivision application and on the State Environmental Quality Review (SEQR) review on this action; and

WHEREAS, on February 9, 2015, this Board, acting on an uncoordinated environmental review of the proposed action, reviewed and accepted as adequate a Short Environmental Assessment Form ("EAF") Part I, submitted by the Applicant, the comments (if any) of the Town Engineer, and other application materials, and the Town of Lansing Planning Board completed Part II of the EAF; and

WHEREAS, by Resolution adopted on February 9, 2015, the Town of Lansing Planning Board has determined that, pursuant to the provisions of the State Environmental Quality Review Act, the proposed subdivision will result in no significant impact on the environment and has issued a Negative Declaration of environmental significance for purposes of Article 8 of the Environmental Conservation Law; and

WHEREAS, the Planning Board has duly considered the proposed subdivision in accordance with the provisions of the Subdivision Regulations of the Town of Lansing including existing development in the surrounding area, 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 grant Approval of the Application for a minor four (4) lot subdivision of certain land located on 1511 Ridge Road, NYS Route 34B, Lansing, New York and otherwise known as Tax Parcel #12.-1-18.2, consisting of a total of 99.709 +/- acres, as shown on a "Survey Map Showing Lands of Elizabeth H. Sheldon, Located on Ridge Road, Town of Lansing, Tompkins County, New York," dated 8/12/2014 by T.G. Miller, would consist of Parcel A (13.197 +/- farm land acres), Parcel B with existing house (3.415 +/- acres), Parcel C (33.06 +/- farm land acres), and Parcel D (50.037 +/- wooded acres); and; *subject to the following conditions prior to the issuance of any building permits on any of the subdivided parcels:*

(1) signing of the approved subdivision plat by the Planning Board Chair and the signed plat with 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 with the Town of Lansing Code Enforcement Office; and

(2) any further re-subdivision of these parcels will be required to be reviewed and approved under the then Town of Lansing Subdivision Local Laws classifying the level of activity and following the proper policy and procedures; and

(3) if lots are to developed in the future obtaining approval from the Tompkins County Health Department for the installation of any septic systems on the approved lots; and

(4) submission of a plot plan for each approved lot for approval by the Code Enforcement Officer showing the 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 storm drainage facilities can be provided to protect houses from flooding, standing water, or other potential drainage problems; and

(5) no plantings other than lawn shall be permitted within the front yard setback areas (i.e., within 30 feet of the road right-of-way) so that visibility along the road is not restricted.

February 9, 2015

Motion by:

Seconded by:

VOTE AS FOLLOWS:

**Thomas Ellis -
Lin Davidson -
Gerald Caward, Jr. -
Al Fiorille -
Raymond Farkas -
Richard Prybyl -
Larry Sharpsteen -**