

RESOLUTION PB 16

RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD APPROVING WITH CONDITIONS POWERS 3-LOT MINOR SUBDIVISION, 33 LANSINGVILLE ROAD

WHEREAS, an application was made by Amanda K. Ryen-Yowhan as agent for Harry Powers for subdivision approval for a three-lot subdivision, including two new residential building lots, on certain land located at 33 Lansingville Road, Lansing, New York and otherwise known as Tax Parcel #27.-1-20 consisting of a total of 12.432± acres in the RA Rural Zone; and

WHEREAS, the proposed subdivision, shown on a "Final Plat - Harry Powers "Minor" Subdivision" (hereafter, more simply the "Final Plat"), as located at 33 Lansingville Road, Town of Lansing, Tompkins County, New York, dated June 6, 2016, would consist of Lot 1 (5.738± acres), Lot 2 (5.021± acres, and Lot 3 (with existing house, 1.673± Acres), in all to total 12.432 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 August 8, 2016, the Planning Board determined that the proposed subdivision meets the definition and requirements for a minor subdivision in that the subdivision is only for 3 lots and there are no roads or infrastructure proposed to be developed; and

WHEREAS, a negative declaration of environmental impacts was duly issued under the State Environmental Quality Review Act (SEQRA) respect of this action, and it is further noted that this 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 August 8, 2016, the Planning Board reviewed and considered the aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and classified the action as a minor subdivision and resolved to hold public hearing on August 22, 2016 for the Minor subdivision application or its SEQRA review; 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 grants Final Plat Approval of the Application for a three lot subdivision of certain land located at 33 Lansingville Road, Lansing, New York in accordance with the following conditions:

1. The Final Plat is deemed final and for good cause as shown other plat requirements of Local Law #3 of 2016, § 6(B), are hereby waived in that the location, topography, unique nature of the lots due to the stormwater facility, and the land development area in which situate results in the lots being in conformance with other nearby lots.

2. 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 with the Town of Lansing Code Enforcement Office.

3. Obtaining the necessary curb-cut/work permits from the appropriate State or local Highway Department(s) for any driveways connecting with Lansingville Road, as well as for any culverts that are to be installed in conjunction with such driveways.

4. Obtaining approval from the Tompkins County Health Department for the installation of any septic systems on the approved building lots.

5. Submission of a plot plan for each approved lot when any building permits are sought, 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 from flooding, standing water, or other potential drainage problems.

5. No further subdivision of any of the lots created hereby shall be allowed except pursuant to classification and review as a major subdivision, regardless of the number of lots, the sizes thereof, or the purposes therefor.

6. The existing easement to Tompkins County for the stormwater retention basin, and the areas and improvements affected thereby, shall be and remain undisturbed and the purposes and obligations of and for such easements to not be interfered with and to continue to run with the land.

August 22, 2016

Motion by:

Seconded by:

VOTE AS FOLLOWS:

Gerald Caward, Jr. -

Lin Davidson -

Al Fiorille -

Richard Prybyl -

Larry Sharpsteen -

Deborah Trumbull -

Thomas Ellis -