

## RESOLUTION PB 16-

### RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD APPROVING WITH CONDITIONS COVERT-PALMER MINOR 2-LOT SUBDIVISION AT 26 RIDGE ROAD

**WHEREAS**, an application was made by Mike Covert and Jeannette Palmer for a minor subdivision approval to convert one existing residential lot into two lots on certain land located at 26 Ridge Road, Lansing, New York, TPN 31.-3-12.2, being approximately 1.753± acres located in the B1 Commercial Mixed Use Zone; and

**WHEREAS**, the proposed subdivision, shown on a "Survey Map No. 26 Ridge Road, Town of Lansing, Tompkins County, New York," dated September 25, 2016 (the "Survey Map"), would consist of Parcel A (50,487.4 SF / 1.159± acres) and Parcel B (25,868 SF / 0.594± acres); and

**WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the Town's local laws relative to subdivisions and the unique needs of the Town due to the topography, 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**, this is an Unlisted Action under the SEQRA for which a Negative declaration has duly been issued; and

**WHEREAS**, this action is exempt from the General Municipal Law County Planning referral requirements of §§ 239-1, *et seq.* based upon the Intergovernmental Agreement between the Tompkins County Planning Department and the Town of Lansing, dated December 17, 2003; 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 has determined that a public hearing is not required; 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 Final Plat Approval of the Application for a two-lot subdivision of certain land located at 26 Ridge Road, as shown on the Survey Map and consisting of Parcel A (50,487.4 SF / 1.159± acres) and Parcel B (25,868 SF / 0.594± acres); *subject to the following conditions prior to the issuance of any building permits on any of the subdivided parcels:*

1. 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 such additional information is not necessary for this review and the lot configuration complies with requirements of zoning and the Town's subdivision local law, and the signing and sealing of such plat by the Planning Board Chair, with due sealing by the County of Tompkins (usually the Health Department and Assessment Department, followed by timely filing in the Tompkins County Clerk's Office and delivery of proof of filing to the Town Planning Department.
2. Obtaining all curb-cut and highway excavation or work permits as are required from the appropriate highway authority for any driveways connecting with Ridge Road, as well as for any culverts required or installed.

3. Obtaining approval(s) from the Tompkins County Health Department for the design and installation of any septic systems on such lots.
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 drainage facilities can be provided to protect improvements from flooding, standing water, or other potential drainage problems.

November 14, 2016

Motion by:

Seconded by:

**VOTE AS FOLLOWS:**

**Gerald Caward, Jr. -**

**Lin Davidson -**

**Al Fiorille -**

**Richard Prybyl -**

**Larry Sharpsteen -**

**Deborah Trumbull -**

**Thomas Ellis -**