

## TOWN OF LANSING PLANNING MEMORANDUM

**TO:** Lansing Planning Board Members  
**FROM:** Michael H. Long, AICP – Planning Consultant  
**RE:** Mike Covert & Jeannette Palmer - 26 Ridge Road –2 lot “Minor Subdivision”  
**DATE:** November 3, 2016

### **Project Overview:**

The Planning Board is being requested by owners Mike Covert and Jeannette Palmer to approve a “Minor 2 lot subdivision” for 26 Ridge Road Tax Map #. 31.-3-12.2 which included a total of 1.753 +/- acres. The subdivision map was prepared by T.G. Miller and includes Parcel A – 50,487.4 square feet (1.159 acres) and Parcel B – 25,868 Square feet (0.594 acres). The minimum area for the B-1 Zone – Commercial Mixed Use is 20,000 square feet and 75 feet of road frontage requirements (within water district) comply with the current Land Use Ordinance. The proposal will create 2 parcels with the existing residential property and one additional building lot on NYS Rt. 34B - Ridge Road. This action is also exemption from the Section 239 Review of Tompkins County.

Ordinarily, this might be considered an “exempt subdivision”, however each parcel is required to be 1 acre (43,560 sf) and these lots are below that threshold.

### **Staff Recommendation:**

As the proposed subdivision is in compliance with the current town Land Use Regulations, the Planning staff recommends approval the SEQRA Negative Declaration and also approval this as a “Final Plat”. There is not any infrastructure improvements needed to facilitate future development of these 2 parcels.