

RESOLUTION PB-

RESOLUTION OF TOWN OF LANSING PLANNING BOARD CONDITIONALLY APPROVING JOHN YOUNG - MINOR 4 LOT SUBDIVISION, EAST SHORE CIRCLE

WHEREAS, an application was made by John Young for a four-lot Minor subdivision approval at East Shore Circle, Lansing, New York, and otherwise known as TPNs 37.1-7-12.2, consisting of a total of 26.26± acres in the Residential – Moderate Density (R2) Zone; and

WHEREAS, the proposed subdivision is shown on a “Final Subdivision Plat showing the lands of John F. Young, Susan M. Barnett, James R. Young and Julie Young, located on East Shore Circle, Town of Lansing, Tompkins County, New York,” dated December 1, 2017, and proposes to re-subdivide existing parcels to become 4 lots: (1) Lot 1 being 1.05± acres; (2) Lot 2 being 1.05± acres; (3) Lot 3 being 1.16± acres; and (4) Lot 4 being the balance of the parent parcel at 9.85± acres; and

WHEREAS, on December 11, 2017, the Planning Board classified the proposed subdivision as a Minor Subdivision, including as there are 3 additional new lots being created and there are no roads or infrastructure proposed to be developed, all as shown upon a survey and plat map entitled “FINAL SUBDIVISION PLAT SHOWING PORTION OF LANDS OF JOHN F. YOUNG, SUSAN M. BARNETT, JAMES R. YOUNG & JULIE YOUNG, LOCATED ON EAST SHORE CIRCLE, TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK” dated December 1, 2017, as drawn by T.G. Miller P.C., Lee Dresser, L.L.S. (#050096) (hereinafter, the “Plat Map”); and

WHEREAS, a public hearing was duly noticed and held upon January 22, 2018 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, a negative declaration of environmental impacts was duly issued under SEQRA, this action is exempt from the § 239 requirements under the General Municipal Law, and this land is located within an existing R2 Residential District such that no significant agricultural impacts are expected; and

WHEREAS, the Planning Board has considered and carefully reviewed the requirements of the Town’s laws and regulations 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 the Planning Board has further considered the proposed subdivision in relation to the surrounding area and neighborhoods, the public facilities and services available, the site characteristics, 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 Minor Subdivision Approval of the application for a four-lot minor subdivision of certain land located at East Shore Circle, Lansing, New York, as shown upon the Plat Map, in accordance with the following conditions and findings:

1. The land and the resulting parcels may not be further subdivided or have any boundaries changed without further subdivision or other approval of and by the Town of Lansing Planning Board, and this condition shall be stated on the face of the Final Plat Map referenced below.
2. That developer execute a Stormwater Operating, Management, and Reporting Agreement ("SOMRA") in a form as approved by the Town, with the same to be filed of record prior to the issuance of any building permit or the transfer or sale of any lot (or portion thereof) within such subdivision, and further: (i) such SOMRA shall provide a drainage easement over Lot 4 for the benefit of Lots 1 through 3, with Lot 4 to be required to maintain the drainage swale; and (ii) the Plat Map shall be updated and approved by the SMO to show the location of such easement and swale prior to filing, and as amended and so approved such revised map shall become the "Final Plat Map."
3. Development of the subdivision will be limited to the 3 approved building lots identified on the Plat Map, and the 75' accessway leading from East Shore Circle to the balance of Lot 4 be and hereby is intended to serve as a potential future roadway, but the same is not expressly so reserved given that it may also become a simple driveway for access to Lot 4 (as Developer's plans for the remaining lands are not now known).
4. Developer shall obtain all necessary curb-cut/work permits from the appropriate State or local Highway Department(s) for any driveways connecting with East Shore Circle, as well as for any culverts that are to be installed in conjunction with such future driveways.
5. No landscape plantings other than lawn shall be permitted within the front yard setback areas along Lot 1 so that visibility along the curve of the road is not restricted. This condition shall be shown and stated on the Final Plat Map.
6. This minor subdivision be and hereby are approved, and any other requirements of the Town Subdivision Local Law (Local Law #3 of 2016) relating to this subdivision be and hereby are waived in connection with such Plat Map and Final Plat Map, including the various requirements of § 6(B) in such local law, in that: (i) such additional information is not necessary for this review; (ii) the lot configurations comply with requirements of zoning and the subdivision law; (iii) the Planning Board has determined that this waiver of requirements for a final plat will not have any adverse effect on this review or the neighborhood.
7. The sealing and endorsement of the Final Plat Map shall be made by the Planning Board Chair (or Vice Chair), and the Developer shall thereafter present and obtain the approval seal of the Tompkins County Assessment Department upon the Final Plat Map, followed by filing of the same in the Tompkins County Clerk's Office, followed by the provision of proof of such filing promptly delivered to Town of Lansing Code Enforcement Office, all within the time limit requirements of the Town's Subdivision Local law (Local Law #3 of 2016). No building permits for new construction on any of the parcels will be permitted prior to the completion of each of these required steps.
8. Submission of a plot plan for each approved lot if and when any new building permits are sought, including 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 and structures from flooding, standing water, or other potential drainage problems, as well as to demonstrate compliance with the stormwater requirements and plans for this minor subdivision.

January 22, 2018

Motion by:

Seconded by:

VOTE AS FOLLOWS:

**Sandra Dennis Conlon -
Lin Davidson -
Al Fiorille -
Larry Sharpsteen -
Deborah Trumbull -
Dean Shea, Alternate Member -
Jerry Caward, Vice Chairman -**