

APPROVED

# Town of Lansing

Tuesday, October 12, 2010 5:00 PM

PLANNING BOARD

## PLANNING BOARD MEMBERS

(\*Denotes present)

*	Nancy Loncto	*	Tom Ellis
	Larry Sharpsteen	*	Lin Davidson, Chairman
	Viola Miller	*	David Hatfield
	Richard Prybyl		
*	Jeffrey Overstrom, EIT		
	Lorraine Moynihan Schmitt, Esq.		
*	Robert Cree, TB Liaison		

### Public Present

Ron Seacord

### General Business

Lin Davidson called the Planning Board Meeting to order at 5:17 PM. Mr. Davidson inquired if there was anyone from the Public that would like to speak to the Board with issues other than the Agenda items. There were none.

### Declare PB Lead Agency & Set Public Hearing(s) for: Lansing Commons Major Subdivision Cayuga Vista Drive, Tax Parcel # 37.1-2-53.222

Nancy Loncto offered the following;

**RESOLUTION 10-68  
RESOLUTION OF THE LANSING PLANNING BOARD  
CLASSIFYING SEQR ACTION AND DECLARING LEAD AGENCY IN THE  
SEQR ENVIRONMENTAL REVIEW OF THE  
LANSING COMMONS MAJOR SUBDIVISION**

WHEREAS, the Applicant, J. Ronald Seacord, previously requested and received Town Board Approval of a PDA Application respecting a +/- 13.6 acre three (3) phase residential and commercial mixed use development in the B1 Commercial Mixed Use District located at the south of intersection of Cayuga Vista Drive and Woodsedge Drive in the Town of Lansing, P/O Tax Map Parcel 37-1-2-53.222; and

## APPROVED

WHEREAS, on September 13, 2010, the Applicant's Agent and Engineer, Wayne Matteson, appeared before the Lansing Planning Board and advised that, because of the excessive cost of the proposed sewer package plant for the proposed PDA development, and due to the New York State permitting process requisites, the Developer has determined not to move forward with the Lansing Commons PDA project, and has revised the project to a proposed major subdivision of less density (17 residential lot(s) instead of 37), with minimum .50 acre lots containing individual septic systems and sand filtration systems in compliance with requirements imposed by the Tompkins County Health Department, and said revised project will not require a zoning change or PDA approval; and

WHEREAS, the Applicant has withdrawn his prior Application for PDA approval and has now applied for Major Subdivision Approval;

WHEREAS, the Applicant has submitted a Long Environmental Assessment Form (LEAF) for the State Environmental Quality Review of the proposed Lansing Commons Major Subdivision; and

WHEREAS, the action proposed is an Unlisted Action under SEQRA and an environmental review is thus required; therefore, the Planning Board of the Town of Lansing has hereby

### **RESOLVED AND DETERMINED, that**

1. This action is classified as an Unlisted Action pursuant to 6 NYCRR Part 617.2(ak);
2. The Planning Board of the Town of Lansing proposes to be the Lead Agency for environmental review, subject to consent or any requests of coordinated or independent review by any Involved or Interested Agency, as applicable;
3. The Involved Agencies are determined to be the Tompkins County Department of Planning, the Tompkins County Department of Health, the Lansing Town Board; the Southern Cayuga Lake Intermunicipal Water Commission (Bolton Point); the NYS Department of Environmental Conservation; the Lansing Highway Department and Tompkins County Highway Division; and
4. The Interested Agencies are; the Lansing Recreational Pathways Committee

**RESOLVED**, that the Planning Department Clerk issue a Notice of Intent to each and all of the Involved Agencies and Interested Agencies, including therewith a

## APPROVED

copy of the LEAF, the written Application for Lansing Commons Major Subdivision Approval, and the proposed Preliminary Plat, and it is further

**RESOLVED**, that a Public Hearing to consider the environmental impacts of the proposed action be and is hereby scheduled for the 22 day of November, 2010, at 7:20 P.M. at the Lansing Town Hall, 29 Auburn Road, Lansing, New York, and to thereat hear all persons interested in the subject thereof, and concerning the same, and to take such action thereon as is required or permitted by law; and it is further

**RESOLVED**, that the Planning Department Clerk of the Town of Lansing, Tompkins County, New York, is hereby authorized and directed to (i) cause a Notice of Public Hearing to be published in the official newspaper of the Town of Lansing, and also to post a copy thereof on the Town Signboard maintained by the Town Clerk, in accord with law, and (ii) to issue to the Tompkins County Planning Department the above materials by referral under General Municipal Law §239-l and -m *et seq.*

October 12, 2010

**Thomas Ellis second.  
VOTE AS FOLLOWS:**

**Thomas Ellis - Aye  
David Hatfield - Aye  
Nancy Loncto - Aye  
Lin Davidson - Aye**

**MOTION CARRIED.**

### **Set Public Hearing for Application Review: Lansing Commons Major Subdivision Cayuga Vista Drive, Tax Parcel # 37.1-2-53.222**

Thomas Ellis made a motion to set a Public Hearing on the Application for, Monday, November 22, 2010 @ 7:25 PM. David Hatfield seconded.

**VOTE AS FOLLOWS:**

**Thomas Ellis - Aye  
David Hatfield - Aye  
Nancy Loncto - Aye  
Lin Davidson - Aye**

**MOTION CARRIED.**

### **Approval /Denial Minutes of: September 27, 2010**

Thomas Ellis requested on page 7, under Larry Sharpsteen it be changed to read; no where.

## APPROVED

Thomas Ellis made a motion to approve the Minutes as amended. Nancy Loncto seconded.

**VOTE AS FOLLOWS:**

**Thomas Ellis - Aye  
David Hatfield - Aye  
Nancy Loncto - Aye  
Lin Davidson - Aye**

**MOTION CARRIED.**

Nancy Loncto made a motion to adjourn the Meeting at 5:27 PM. David Hatfield seconded.

**VOTE AS FOLLOWS:**

**Thomas Ellis - Aye  
David Hatfield - Aye  
Nancy Loncto - Aye  
Lin Davidson - Aye**

**MOTION CARRIED.**