

1 **TOWN OF LANSING PLANNING BOARD**  
2 **MEETING October 24, 2022**  
3 **Lansing Town Hall, 29 Auburn Road**  
4

5 **Board members Present:**

6 Al Fiorille, Chair  
7 Sandy Dennis-Conlon, Vice-Chair  
8 Thomas Butler  
9 Lin Davidson  
10 Dean Shea  
11 Dale Baker, Alternate  
12

**Excused:**

Erin Worsell, Alternate

13 **Present Via Zoom:**

14 Larry Sharpsteen  
15 Deborah Trumbull  
16

17 **Also Present:**

18 John Zepko, Planner Heather Dries, Planning Clerk  
19 Joe Wetmore, Councilmember  
20

21 **Public Present:**

22 Nicholas Barra, Dennis Griffin.  
23

24 Chair Al Fiorille opened the meeting at 6:27pm.  
25

26 Chair Al Fiorille enacted Alternate Dale Baker as a voting member in the absence of a regular  
27 voting member.  
28

29 Joe Wetmore gave a Liaison Report for the October 19, 2022 Town Board meeting.  
30

31 **Action Items:**  
32

33 **Project: Minor Subdivision, Jerry Smith Road**

34 **Applicant:** Nicholas J. Barra, owner

35 **Location:** 286 Jerry Smith Rd, Tax Parcel number 9.-1-20.2

36 **Project Description:** The applicant proposes to subdivide a 47.85-acre lot 1 (TPN 9.-1-20.2), in the  
37 Rural Agricultural Zone, into three lots; Parcel B, 42.73 acres; Parcel 1, 3.1 acres, Parcel 2, 2.02  
38 acres. SEQR: This is an Unlisted action under SEQR 617.4 environmental review. **Anticipated**

39 **Actions:** SEQR Determination of Environmental Significance and Subdivision Review  
40

41 **Motion to Open the Public Hearing for the 286 Jerry Smith Rd Minor Subdivision at 6:28pm.**

42 Motion: Dean Shea Second: Tom Butler (Motion Carried)  
43

44 **Summary of Discussion:**

- 45 • Nicholas Barra was present to discuss this project.  
46 • The Planning Board reviewed the SEAF Part II.  
47

48 **Motion to Close the Public Hearing for the 286 Jerry Smith Rd Minor Subdivision at 6:35pm.**

49 Motion: Dean Shea                      Second: Deborah Trumbull    (Motion Carried)

50

51 **RESOLUTION PB 22-14**

52

53 **TOWN OF LANSING PLANNING BOARD RESOLUTION**  
54 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE**  
55 **DECLARATION AND MINOR SUBDIVISION APPROVAL**  
56 **286 JERRY SMITH ROAD**  
57 **TAX PARCEL NO. 9.-1-20.2**

58

59 **WHEREAS**, an Application was submitted for Minor Subdivision review by Nicholas J.  
60 Barra, owner, for the proposed subdivision of the existing ~47.85 acre lot, Tax parcel number  
61 9.-1-20.2, into three (3) parcels; Parcel B, 42.73 acres; Parcel 1, 3.1 acres, Parcel 2, 2.02 acres.  
62 The property is in the RA- Rural Agricultural Zone; and

63

64 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6  
65 Minor Subdivision, for which the respective completed applications were received  
66 August 22, 2022; and

67

68 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA")  
69 requires that a Lead Agency be established for conducting environmental review of  
70 projects in accordance with state environmental law and the Lead Agency shall be that  
71 local agency which has primary responsibility for approving and funding or carrying out  
72 the action; and

73

74 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of  
75 the Town's local laws relative to subdivisions and the unique needs of the Town due to  
76 the topography, the soil types and distributions, and other natural and man-made  
77 features upon and surrounding the area of the proposed subdivision, and the Planning  
78 Board has also considered the Town's Comprehensive Plan and compliance therewith;  
79 and

80

81 **WHEREAS**, this Board reviews and accepts as adequate: "Subdivision Plat – Lands of  
82 Nicholas J. Barra, Lot 54" prepared by Reagan Land Surveying and dated August 25,  
83 2022; a Short Environmental Assessment Form (FEAF), Part 1, submitted by the  
84 Applicant, and Part 2, prepared by the Planning Staff; and other application materials;

85 **WHEREAS**, this action is exempt from the General Municipal Law County Planning  
86 referral requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-n  
87 through an Inter-Governmental Agreement between the Tompkins County Planning  
Department and the Town of Lansing dated 24 November 2003, as "residential

88 subdivisions of fewer than 5 lots all of which comply with local zoning standards and  
89 Tompkins County Sanitary Code requirements, and do not involve new local roads or  
90 streets directly accessing a State or county road" are excluded from GML referral  
91 requirements: and

92 **WHEREAS**, on 24 Oct 2022, the Planning Board reviewed and considered the  
93 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road,  
94 Lansing, New York 14882 and duly held a public hearing on the Minor subdivision  
95 application, and all evidence and comments were considered, along and together with  
96 the requirements of the Town's subdivision regulations, existing development in the  
97 surrounding area, the public facilities and services available, the Town's  
98 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and  
99 any potential on- and off-site environmental impacts; and

100  
101 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing  
102 Planning Board;

103 **NOW THEREFORE BE IT RESOLVED**,

104 That the Town of Lansing Planning Board, as the only body with jurisdiction to classify the  
105 Subdivision and issue the final Subdivision approval is best suited to the review the  
106 environmental impacts of the proposed subdivision, does hereby declare itself the Lead  
107 Agency for the environmental review for the action of a Minor Subdivision of four lots at 286  
108 Jerry Smith Road, TPN 9.-1-20.2; and be it further

109 **RESOLVED**, that the Town of Lansing Planning Board, as the lead agency, has  
110 evaluated the potential unique impacts of such Subdivision upon the Town based upon the  
111 developmental patterns, topography, and unique natural and non-natural features of the Town  
112 of Lansing, including known streams, wetlands, UNAs, agricultural resources of value, and  
113 archeologically sensitive sites within or near the Minor Subdivision area, and determines the  
114 proposed project will result in no significant impact on the environment and that a  
115 Negative Declaration for purposes of Article 8 of the Environmental Conservation  
116 Law be filed in accordance with the provisions of Part 617 of the State Environmental  
117 Quality Review Act for the action of Minor Subdivision approval for Town of Lansing  
118 Tax Parcel Number 9.-1-20.2 by Nicholas J. Barra, Owner; and be it further

119  
120 **RESOLVED**, that the Town of Lansing Planning Board hereby grants Final Approval of  
121 the Application for a Minor Subdivision of certain land at 286 Jerry Smith Road, Tax  
122 Parcel Number 9.-1-20.2, Lansing, New York, subject to the following conditions:

123  
124 1. The sealing and endorsement of such Minor Subdivision Final Plat by the  
125 Planning Board Chair, thereafter presenting and obtaining the signing of the  
126 plat by Tompkins County Assessment Department stamp followed by filing in

127 the Tompkins County Clerk's Office, followed by provision of proof of such  
128 filing within the time limit requirements of 62 days with the Town of Lansing  
129 Code Enforcement Office.

130  
131 Dated: 24 Oct 2022

132  
133 **VOTE AS FOLLOWS:**

134  
135 **Motion by: Dean Shea**  
136 **Second by: Dale Baker**

- 137  
138 Tom Butler – Aye  
139 Sandra Dennis-Conlon – Aye  
140 Norman L. Davidson – Absent  
141 Larry Sharpsteen – Absent  
142 Dean Shea – Aye  
143 Deborah Trumbull – Aye  
144 Al Fiorille – Aye  
145 Dale Baker (alt) – Aye  
146 Erin Worsell (alt) – Absent

147  
148 **Adjourned Meeting**  
149 Meeting adjourned at the call of the Planning Board Chair at 6:43pm.

150  
151 Minutes Taken and Executed by Heather Dries.

152  
153 **Access to public documents are available online at:**  
154 **Planning Board Email** [tolcodes@lansingtown.com](mailto:tolcodes@lansingtown.com)  
155 **Town Website** <https://www.lansingtown.com>  
156 **Planning Board agendas, minutes & submittals** <https://www.lansingtown.com/town-docs>