

1
2
3
4
5
6
7
8
9
10
11
12
13
14

TOWN OF LANSING PLANNING BOARD
MEETING September 23, 2024
Lansing Town Hall, 29 Auburn Road

15
16
17

Board members Present:

Al Fiorille, Chair
Sandy Dennis-Conlon, Vice-Chair
Larry Sharpsteen
Dean Shea
Christine Hass
John Licitra
Thomas Butler

Excused:

Danielle Hautaniemi

18
19
20
21
22
23
24
25

Also Present:

Kelly Geiger, Planning Clerk, Mason Molesso

Public Present:

Rhonda Schweiger
Arlene Krebs
Scott Cardamone
Mike Richardson
Steve Schweiger
Andy Sciarabba

26
27

Chair Al Fiorille opened the meeting at 6:30 pm.

28
29

Action Items:

30

Project: Site Plan Review of Minor Subdivision Plat of land at 372 Holden Road

31
32

Applicant: Arlene Krebs

Location: 372 Holden Rd Tax Parcel # 4.-1-9

33
34

Project Description: Minor subdivision of 372 Holden Road into 3 parcels: the parent lot, "Parcel A" and "Parcel B".

35

SEQR: This is an Unlisted action under SEQR 617.4 and will require further review

36
37

Anticipated Action: Public Hearing, SEQR pt.2, final approval & conditions

38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72

Summary of Discussion:

- Arlene Krebs and Rhonda Schweiger were present to discuss this project.
- Board approved the project

RESOLUTION PB 24-11

**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION
AND MINOR SUBDIVISION PLAT APPROVAL FOR
372 HOLDEN ROAD TAX PARCEL # 4.-1-9**

WHEREAS, an application was submitted for Minor Subdivision Plat review by Arlene Krebs and Rhonda Schweiger on behalf of The Estate of Gary L. Hildreth, for the proposed subdivision of the existing 37.10 acre lot, Tax parcel number 4.-1-9, into 3 parcels: “Parcel A” (5.48 acres), “Parcel B” (1.30 acres) and the remaining “Parent Parcel” (30.32 acres). This property is located in the AG zoning district; and

WHEREAS, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor Subdivision, for which the respective completed applications were received August 1, 2024; and

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

WHEREAS, the Planning Board, being the local agency, which has primary responsibility for approving the action declares itself the Lead Agency for the review of this action under SEQRA; 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, the soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed subdivision, and the Planning Board has also considered the Town's Comprehensive Plan and compliance therewith; and

73 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as
74 adequate: "Subdivision Plat showing a portion of lands of The Estate of Gary L. Hildreth",
75 prepared by Sheive Land Surveying and dated "8/1/2024"; a Short Environmental
76 Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the
77 Planning Staff; and other application materials;

78 **WHEREAS**, this action is exempt from the General Municipal Law County Planning
79 referral requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-n
80 through an Inter-Governmental Agreement between the Tompkins County Planning
81 Department and the Town of Lansing dated 24 November 2003, as "residential subdivisions
82 of fewer than 5 lots all of which comply with local zoning standards and Tompkins County
83 Sanitary Code requirements, and do not involve new local roads or streets directly accessing
84 a State or county road" are excluded from GML referral requirements: and

85

86 **WHEREAS**, on 23 September 2024, the Planning Board reviewed and considered the
87 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road,
88 Lansing, New York 14882 and duly held a public hearing on the Minor subdivision
89 application, and all evidence and comments were considered, along and together with the
90 requirements of the Town's subdivision regulations, existing development in the surrounding
91 area, the public facilities and services available, the Town's Comprehensive Plan and the
92 Land Use Ordinance, site characteristics and issues, and any potential on- and off-site
93 environmental impacts; and

94

95 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning
96 Board.

97 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing
98 determines the proposed project will result in no significant impact on the environment and
99 that a Negative Declaration for purposes of Article 8 of the Environmental Conservation
100 Law be filed in accordance with the provisions of Part 617 of the State Environmental
101 Quality Review Act for the action of Minor Subdivision approval for Town of Lansing Tax
102 Parcel Number 4.-1-9, for The Estate of Gary L. Hildreth; and be it further

103

104 **RESOLVED**, that the Town of Lansing Planning Board Grants Final Approval of the

105 Application for a Minor Subdivision of certain land at 372 Holden Road, Lansing, New
106 York, subject to the following conditions:

- 107
- 108 1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning
109 Board Chair, thereafter, presenting and obtaining the signing of the plat by Tompkins
110 County Assessment Department stamp followed by filing in the Tompkins County
111 Clerk's Office, followed by provision of proof of such filing within the time limit
112 requirements of 62 days with the Town of Lansing Code Enforcement Office.

113
114 Dated: 23 September 2024

115
116 Motion by: Larry Sharpsteen
117 Seconded by: John Licitra

118
119 **VOTE AS FOLLOWS:**

120
121 **Tom Butler - Aye**
122 **Sandy Conlon - Aye**
123 **Christine Hass - Aye**
124 **Danielle Hautaniemi - Absent**
125 **John Licitra - Aye**
126 **Larry Sharpsteen - Aye**
127 **Dean Shea - Aye**
128 **Al Fiorille - Aye**

129
130 **Project: Preliminary Plat Review of Major Subdivision of land at 0 Teeter Rd**

131 **Applicant:** Scott Cardamone

132 **Location:** 0 Teeter Road Tax Parcel # 37.1-7-18.12

133 **Project Description:** Major Subdivision of approximately 8.9 acres into three lots, including 580' of
134 8" DI water main plus three (3) services.

135 **SEQR:** This is an Unlisted action and will require further review

136 **Anticipated Action:** Public Hearing, SEQR pt.2

137
138 **Summary of Discussion:**

- 139
 - Andy Sciarabba and Scott Cardamone were present to discuss this project.
 - The Board granted preliminary approval of the application with conditions

141 **RESOLUTION PB 24-12**

142

143

144 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
145 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION**
146 **AND MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL FOR**
147 **0 TEETER ROAD TAX PARCEL # 37.1-7-18.12**

148

149 **WHEREAS**, an application was submitted for Major Subdivision Preliminary Plat review and
150 approval by Andrew Sciarabba on behalf of Scott Cardamone, owner of the lands at 0 Teeter Road, for
151 the proposed subdivision of the existing 8.903 acre lot, Tax parcel number 37.1-7-18.12, into 3 lots:
152 “Lot 1” (3.281 acres), “Lot 2” (2.953 acres) and “Lot 3” (2.669 acres). An 8” ductile iron water main, and
153 all required Town appurtenances, will also be installed to service the three new lots and eliminate two (2)
154 dead ends. This property is located in R1 zoning; and

155

156 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-7 Major
157 Subdivision, for which the respective completed applications were received August 15, 2024; and

158

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

163

164 **WHEREAS**, the Planning Board, being the local agency, which has primary responsibility for
165 approving the action declares itself the Lead Agency for the review of this action under SEQRA; and

166

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

172

173 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate:
"Preliminary Subdivision Map showing lands of Cardamone Home Builders Inc..”, prepared by TG
Miller PC and dated “8/06/2024”; a Short Environmental Assessment Form (SEAF), Part 1,

174 submitted by the Applicant, and Part 2, prepared by the Planning Staff; and other application
175 materials; and

176 **WHEREAS**, this action is exempt from the General Municipal Law County Planning referral
177 requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-n through an Inter-
178 Governmental Agreement between the Tompkins County Planning Department and the Town of
179 Lansing dated 24 November 2003, as "residential subdivisions of fewer than 5 lots all of which
180 comply with local zoning standards and Tompkins County Sanitary Code requirements, and do not
181 involve new local roads or streets directly accessing a State or county road" are excluded from
182 GML referral requirements; and

183 **WHEREAS**, on 23 September 2024, the Planning Board reviewed and considered the
184 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New
185 York 14882 and duly held a public hearing on the major subdivision application, and all evidence
186 and comments were considered, along and together with the requirements of the Town's
187 subdivision regulations, existing development in the surrounding area, the public facilities and
188 services available, the Town's Comprehensive Plan and the Land Use Ordinance, site characteristics
189 and issues, and any potential on- and off-site environmental impacts; and

190

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

192 **NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board of the Town of Lansing
193 determines the proposed project will result in no significant impact on the environment and that a
194 Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in
195 accordance with the provisions of Part 617 of the State Environmental Quality Review Act for the
196 action of Major Subdivision Preliminary Plat approval for Town of Lansing Tax Parcel Number 37.1-
197 7-18.12, for Cardamone Home Builders Inc.; and be it further

198 **RESOLVED**, that the Town of Lansing Planning Board Grants Preliminary Approval of the
199 Application for a Major Subdivision Plat approval of certain land at 0 Teeter Road, Lansing, New
200 York, subject to the following conditions:

201

202 1. This resolution only conditions the approval of the Preliminary Plat layout and nothing
203 further. The applicant is still required to obtain approval on a submitted Map Plan and Report
204 for the inclusion in the Lansing Consolidated Water District, in which the Town Board will
205 seek their recommendations from the Sewer and Water Advisory Committee. Upon approval
206 from the Town Board, the applicant will be required to complete Final Plat Approval through
207 the Planning Board.

208 2. Final Plat Approval is contingent upon incorporation of all recommendations from TG Miller
209 letter “Re: Teeter Road 3-Lot Subdivision Water Main Extension Review” dated 9/23/2024.

210

211 Dated: 23 September 2024

212

213 Motion by: Larry Sharpsteen

214 Seconded by: Dean Shea

215

216 **VOTE AS FOLLOWS:**

217

218 **Tom Butler -Aye**

219 **Sandy Conlon –Aye**

220 **Christine Hass –Aye**

221 **Danielle Hautaniemi- Absent**

222 **John Licitra -Aye**

223 **Larry Sharpsteen - Aye**

224 **Dean Shea – Aye**

225 **Al Fiorille - Aye**

226

227

228 **Adjourn Meeting**

229 Meeting adjourned at the call of the Planning Board Chair at 6:52pm.

230 Minutes Taken and Executed by Kelly Geiger

231

232 **Access to public documents available online at:**

233 **Planning Board Email** tolcodes@lansingtown.com

234 **Town Website** <https://www.lansingtown.com>