

1 **TOWN OF LANSING PLANNING BOARD**
2 **MEETING NOVEMBER 27, 2023**
3 **Lansing Town Hall, 29 Auburn Road**
4

5 **Board members Present:**

6 Al Fiorille, Chair
7 Thomas Butler
8 Sandy Dennis-Conlon, Vice-Chair
9 Christine Hass
10 Laurie Hemmings
11 Larry Sharpsteen
12 Deborah Trumbull
13 Dean Shea

Excused:

John Licitra

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15 **Also Present:**

16 Kelly Geiger, Planning Clerk, John Zepko, Director of Planning
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19 **Public Present:**

20 Fred Campbell, Therese Araneo, Heather & Kent Struck, Cindy Lion, Amy Newman
21 Sabrina Johnston, Joshua LaPenna, Monika Eikel-Pohen, Kristin Gutenberger
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23 Chair Al Fiorille opened the meeting at 6:30pm.
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25 **Action Items:**

26 **Project: Minor Subdivision**

27 **Applicant:** Fred & Lisa Campbell

28 **Location:** 347 Bill George Rd, Tax Parcel Number 24.-5-1.2

29 **Project Description:** The applicant proposes to subdivide a 12.91-acre lot. Parcel A is 7.1
30 acres, Parcel B is 5.87 acres

31 **SEQR:** This is an Unlisted action under SEQR 617.4 environmental review.

32 **Anticipated Action:** Sketch Plan; Set public hearing.
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34 **Summary of Discussion:**

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- 36 ● Fred Campbell was present to discuss this project.
 - 37 ● The Planning Board discussed the reason for subdivision and set a Public Hearing for January 22nd

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Project: Minor Subdivision

Applicant: Kristin Gutenberger, owner’s agent

Location: 178 Sweazy Rd, Tax Parcel Number 23.-1-23.2

Project Description: The applicant proposes to subdivide a ~69.56-acre lot from the ~93.65-acre parent lot. The property is in the L1 Zone.

SEQR: This is an unlisted action under SEQR 617.4 environmental review

Anticipated Action: Public Hearing, SEQR Decision

Motion to open the public hearing for 178 Sweazey Rd, at 6:36pm.

Moved by: Dean Shea Seconded by: Larry Sharpsteen (Motion Carried)

Summary of Discussion:

- Christine Haas was recused from the 178 Sweazy Rd Project discussion due to conflict of interest.
- Kristin Gutenberger was present to discuss this project.
- Several public members spoke in favor and with concerns of the project
- The Planning Board reviewed the SEAF part 2

Motion to close the public hearing for 178 Sweazy Rd. at 6:51pm.

Moved by: Larry Sharpsteen Seconded by: Dean Shea (Motion Carried)

RESOLUTION PB 23-19

**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE
DECLARATION AND MINOR SUBDIVISION APPROVAL
178 SWEAZEY ROAD
TAX PARCEL NO. 23.-1-23.2**

WHEREAS an application was made by Kristin Gutenberger, Owners Representative, for subdivision approval. The applicant proposes to subdivide 178 Sweazey Road, TPN 23.-1-23.2, a ~98.24-acre lot into two parcels. Parcel A is 69.58 -acres and Parcel B is a 28.66-acre lot. The property is in the L1 Zone; 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 November 13, 2023; and

75 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA")
76 requires that a Lead Agency be established for conducting environmental review of projects
77 in accordance with state environmental law and the Lead Agency shall be that local agency
78 which has primary responsibility for approving and funding or carrying out the action; and
79 **WHEREAS**, the Planning Board, being the local agency, which has primary responsibility for
80 approving the action declares itself the Lead Agency for the review of this action under
81 SEQRA; and

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

88 **WHEREAS**, this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate:
89 "Lands of Cornell University" prepared by TG Miller and dated 3/15/2022; a Short
90 Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2,
91 prepared by the Planning Staff; and other application materials;

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

99 **WHEREAS**, on 18 December 2023, the Planning Board reviewed and considered the
100 aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing,
101 New York 14882 and duly held a public hearing on the Minor subdivision application, and all
102 evidence and comments were considered, along and together with the requirements of the
103 Town's subdivision regulations, existing development in the surrounding area, the public
104 facilities and services available, the Town's Comprehensive Plan and the Land Use Ordinance,
105 site characteristics and issues, and any potential on- and off-site environmental impacts; and

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

108 **NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Lansing
109 determines the proposed project will result in no significant impact on the environment and
110 that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law
111 be filed in accordance with the provisions of Part 617 of the State Environmental Quality
112 Review Act for the action of Minor Subdivision approval for Town of Lansing Tax Parcel
113 Number 23.-1-23.2 by Kristin Gutenberger, Owners Representative; and be it further

114 **RESOLVED**, that the Town of Lansing Planning Board Grants Final Approval of the
115 Application for a Minor Subdivision of certain land at 178 Sweazey Road, Lansing, New
116 York, subject to the following conditions:

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

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123 Dated: 18 December 2023

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125 Motion by: Deb Trumbull
126 Seconded by: Sandra Dennis Conlon

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128 **VOTE AS FOLLOWS:**

129 **Tom Butler – Aye**
130 **Sandra Dennis Conlon – Aye**
131 **Christine Haas – Recused**
132 **Laurie Hemmings – Aye**
133 **John Licitra – Absent**
134 **Larry Sharpsteen – Aye**
135 **Dean Shea – Aye**
136 **Deb Trumbull – Aye**
137 **Al Fiorille – Aye**

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139 **Adjourned Meeting**

140 Meeting adjourned at the call of the Planning Board Chair at 6:55pm.
141 Minutes Taken and Executed by Kelly Geiger

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143 **Access to public documents are available online at:**

144 **Planning Board Email** tolcodes@lansingtown.com
145 **Town Website** <https://www.lansingtown.com>