

RESOLUTION PB 14-

**TOWN OF LANSING PLANNING BOARD  
RESOLUTION OF STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)  
NEGATIVE DECLARATION FOR THE PROPOSED  
CONSTRUCTION OF TWO DUPLEX RESIDENTIAL BUILDINGS SITE PLAN**

**WHEREAS**, an application was made by William Duthie for site plan approval for the proposed construction of (2) Two Duplex Buildings, located at 486 Ridge Road, Lansing, New York and otherwise known as Tax Parcel #32.-1-1.1, R2 - Moderate Residential Zone consisting of 2.48 acres; and

**WHEREAS**, the proposal is to add two new buildings that contain; (2) dwelling units on a site which previously had one Mobile Home and garage; and

**WHEREAS**, this proposed action is an Unlisted Action for which the Town of Lansing Planning Board is an involved agency for the purposes of environmental review; and

**WHEREAS**, the Town of Lansing Planning Board, in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), (i) pursued its thorough review of the applicant's completed Environmental Assessment Form Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, and (ii) thoroughly analyzed the potential relevant areas of environmental concern of the project to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) reviewed and completed the EAF, Part II on the record; and

**WHEREAS**, the Town of Lansing Planning Board finds that agricultural/farm operations will not be impacted by the project because there are no current or planned farm operations on the project site;

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

The Town of Lansing Planning Board, based upon (i) its thorough review of the Short EAF, Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern of the proposed project to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its completion of the Short EAF, Part II (and, if applicable, Part III), including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance ("**NEGATIVE DECLARATION**") in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required.

Dated: Oct 27, 2014

**VOTE AS FOLLOWS:**

**Gerald Caward, Jr. -  
Norman (Lin) Davidson, -  
Raymond Farkas, -  
Al Fiorille, -  
Richard Prybyl, -  
Larry Sharpsteen, -  
Thomas Ellis, -**

**RESOLUTION PB 14-**

**RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD  
APPROVING WITH CONDITIONS THE  
CONSTRUCTION OF TWO DUPLEX RESIDENTIAL BUILDINGS SITE PLAN**

**WHEREAS**, an application was made by William Duthie for site plan approval for the proposed construction of (2) Two Duplex Buildings, located at 486 Ridge Road, Lansing, New York and otherwise known as Tax Parcel #32.-1-1.1, in the town of Lansing consisting of 2.48 acres in the R2 - Moderate Density Residential Zone; and

**WHEREAS**, the proposal is to add two new buildings that each contain (2) dwelling units on a site which previously had one Mobile Home; and

**WHEREAS**, the proposal is a permitted use in the R2 - Moderate Density Residential Zone subject to obtaining site plan approval from the Planning Board; and

**WHEREAS**, the Town has considered and carefully reviewed the requirements of the Town's Laws relative to site plan review 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 Site Plan, and the Town has also considered the Town's Comprehensive Plan and compliance therewith; and

**WHEREAS**, this is an Unlisted Action under the State Environmental Quality Review Act which requires environmental review; and

**WHEREAS**, the Town of Lansing Planning Board is an involved agency pursuant to State Law governing local environmental review; and

**WHEREAS**, the Town of Lansing Planning Board has the primary responsibility for approving or carrying out the action and is conducting an uncoordinated environmental review of this action pursuant to State Law governing local environmental review; and

**WHEREAS**, General Municipal Law County Planning referrals 239-I and 239-m (of Article 12-B) were sent to the Tompkins County Planning Department by the Town of Lansing Planning Department, and the Tompkins County Planning Department in a letter dated October 2, 2014 determined that the proposed action has no negative inter-community or county-wide impacts; and

**WHEREAS**, on October 27, 2014, the Planning Board reviewed and considered the aforementioned site plan application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York and resolved to waive the public hearings on the State Environmental Quality Review (SEQR) review on this action and the site plan application; and

**WHEREAS**, on October 27, 2014 this Board, acting on an uncoordinated environmental review of the proposed action, reviewed and accepted as adequate a Short Environmental Assessment Form ("EAF") Part I, submitted by the Applicant, considered the comments (if any, of the Town Engineer, the Tompkins County Department of Planning County 239-I and m review and other application materials, and the Lansing Planning Board completed Part II of the EAF; and

**WHEREAS**, by Resolution adopted on October 27, 2014 the Town of Lansing Planning Board has determined that, pursuant to the provisions of the State Environmental Quality Review Act, the proposed 486 Ridge Road project site plan will result in no significant impact on the environment and has issued a Negative Declaration of environmental significance for purposes of Article 8 of the Environmental Conservation Law; and

**WHEREAS**, the Planning Board has duly considered the proposed site plan in accordance with the provisions of the Town of Lansing Land Use Ordinance Section 701.4 *et seq.*, including concerns addressing site lighting, nearby residences, landscaping, parking, and buffering/screening, driveway 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 does hereby grant Final Site Plan Approval to William Duthie for the proposed construction of (2) Duplex Residential Buildings, located at 486 Ridge Road, Lansing, New York, and otherwise known as Tax Parcel #32-1-1.1 - R2 Moderate Residential Zone, as shown on the site plan submitted by the applicant; *subject to the following conditions*:

- (1) Construction of the buildings and site plan as included within the drawings submitted and dated 30 Sept. 2014.
- (2) Building Permits will be required to construct the (2) duplex buildings.
- (3) The new building construction documents must be approved by an Engineer / Architect. (stamped drawing)
- (4) All new construction must meet the requirements of the New York State Residential Code.
- (5) The Septic systems must be reviewed and certified by the Tompkins County Health Department prior to the grant of a Certificate of Occupancy.
- (6) Buffering required as follows; To protect and maintain the existing site vegetation and trees especially along Ridge Road as indicated on the site plan and the installation of a minimum of 6 Spruce Trees (minimum of 5 feet tall when planted) and the foundation planting plan as included within the site plan., .

October 27, 2014

**VOTE AS FOLLOWS:**

**Gerald Caward, Jr. -  
Norman (Lin) Davidson -  
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