



RECEIVED

5/6/15

APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

Preliminary Date: 4/29/15 Final Date:

Name of Proposed Development: LANSING Bottle And Can Redemption Center

Applicant:

Plans prepared by:

Name: Michael Withers
Address: 11 Glenside Drive
MORAVIA, NY 13118
Telephone: (315) 209-5746

Name: Michael Withers
Address: 11 Glenside Drive
MORAVIA NY 13118
Telephone: 315 209-5746

Owner (if different)

(If more than one owner, provide information for each)

Name: Victor Rendano
Address: 63 WEST GROTON ROAD
GROTON, NEW YORK 13073
Telephone: (607) 857-7879

Ownership intentions - i.e., purchase options: LEASE Agreement See Attached

Location of site: 3100 N. TRIPHAMMER ROAD
LANSING, NEW YORK 14882

Tax map description

Section: 37.1- Block: 2 Lot: 23.1

Current zoning classification: B-2 Commercial

State and federal permits needed (list type and appropriate department)

839 TOMPKINS COUNTY
Site Plan Approval / PLANNING BOARD
TOWN OF LANSING Building Permit

Proposed use of site: CAN And Bottle Redemption Center
Cold STORAGE And DROP OFF COUNTER

Total site area (square feet or acres) 9.7 ACRES

Anticipated construction time: 2 MONTHS

Will development be staged? NO

Current land use of site (agriculture, commercial, undeveloped, etc.)
EXISTING VACANT BARN TO BE REUSED

Current condition of site (buildings, brush etc.) ADJACENT COMMERCIAL BUILDING AND PARKING AREA CURRENTLY BEING USED

Character of surrounding lands (suburban, agriculture, wetlands, etc.)
SUBURBAN COMMERCIAL DEVELOPMENT

Estimated cost of proposed improvement: \$ 5000.00

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)
MINIMAL IMPACT ANTICIPATE 5 CUSTOMERS PER HOUR
OPEN 5 DAYS A WEEK FROM 9AM - 7PM

Describe proposed use including primary use, ground floor area, height and number of stories for each building:

- for residential buildings, include number of dwelling units by size (efficiency, one bedroom, two bedroom, three or more bedrooms) and number of parking spaces to be provided.
- for non-residential buildings, include total floor area, total sales area, number of automobile and truck parking spaces.
- other proposed structures.

REUTILIZE VACANT BARN FOR COLD STORAGE OF BOTTLES AND CANS TO BE RECYCLED / REDEMPTION CENTER. SLIGHT EXPANSION OF THE EXISTING PARKING AREA INCLUDING NEW HANDICAP ACCESSIBLE SIDE WALK WITH NEW ENTRANCE DOOR AND PORCH LIGHT. ALSO ADDITIONAL SIGNAGE.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| | | | |
|--|--|-----------------------------|--|
| Part 1 - Project and Sponsor Information | | | |
| LAUSING BOTTLE AND CAN Redemption Center | | | |
| Name of Action or Project: Site Plan Review | | | |
| Project Location (describe, and attach a location map): 300 NORTH TRIPHAMMAL ROAD LAUSING NY | | | |
| Brief Description of Proposed Action: Rental of existing BARN to be used AS A Deposte Redemption Center. Site Plan improvements to include expansion of existing PARKING Area to provide 6 PARKING STALLS, HANDICAP Accessible SIDEWALK AND SITE SIGNAGE. | | | |
| Name of Applicant or Sponsor: Michael Withers | | Telephone: 315 209-5746 | |
| | | E-Mail: chinK11@verizon.net | |
| Address: 11 Glenside Drive | | | |
| City/PO: MORAVIA | | State: NY | Zip Code: 13118 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input checked="" type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Site Plan - Building Permit | | | NO <input type="checkbox"/> |
| | | | YES <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | 9.7 acres | |
| b. Total acreage to be physically disturbed? | | 0.03 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0.2 acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ | | | |
| <input type="checkbox"/> Parkland | | | |

| | NO | YES | N/A |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Are public transportation service(s) available at or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Is the proposed action located in an archeological sensitive area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100 year flood plain? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | |
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| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>Michael Withers</u> | Date: <u>4/29/15</u> | |
| Signature: <u>Michael Withers</u> | | |

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|--|--|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities? | <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input type="checkbox"/> | <input type="checkbox"/> |

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| | No, or small impact may occur | Moderate to large impact may occur |
|---|-------------------------------|------------------------------------|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input type="checkbox"/> | <input type="checkbox"/> |

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

| | |
|--|--|
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. |
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. |
| _____ | _____ |
| Name of Lead Agency | Date |
| _____ | _____ |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| _____ | _____ |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

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AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Michael Withers
Mailing address: 11 Glenside Drive
MORAVIA, NY 13118

B. Description of the proposed project: RE USE OF EXISTING VACANT BARN
TO USE AS A BOTTLE AND CAN REDEMPTION CENTER

C. Project site address: 300 NORTH TRIPHAMMER ROAD Town: LANSING

D. Project site tax map number: 37.1-2-23.1

E. The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 0.03 ACRES

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet _____ ?
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

N/A

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

Michael Withers
Name and Title of Person Completing Form

4/29/15
Date

Intent to Lease Agreement

Landlord: Victor Rendano
63 West Road
Groton, New York 13073
607 857 7879 vtrendano@gmail.com

Tenant: Mr. Mike Withers
11 Glenside Dr.
Moravia, NY 13118
315 209 5746/497 1284

Location: Wood Barn
3100 N. Triphammer Road
Lansing, NY 14882

Leasable Area: Approximately 1,200 s.f. on ground floor

Term: Initial term: two years/option to renew up to total of 8 years

Base Rent: To be determined

Insurance: Tenant must have liability insurance naming landlord as co-insured on policy before taking possession, performing any work on the premises and/or storing anything in the premises.

Delivery: Landlord will deliver space as is.
Tenant responsible for making improvements pending landlord's approval.

Commencement: Occupancy will commence as soon as possible after successful completion of town approval.

Use: Bottle redemption center

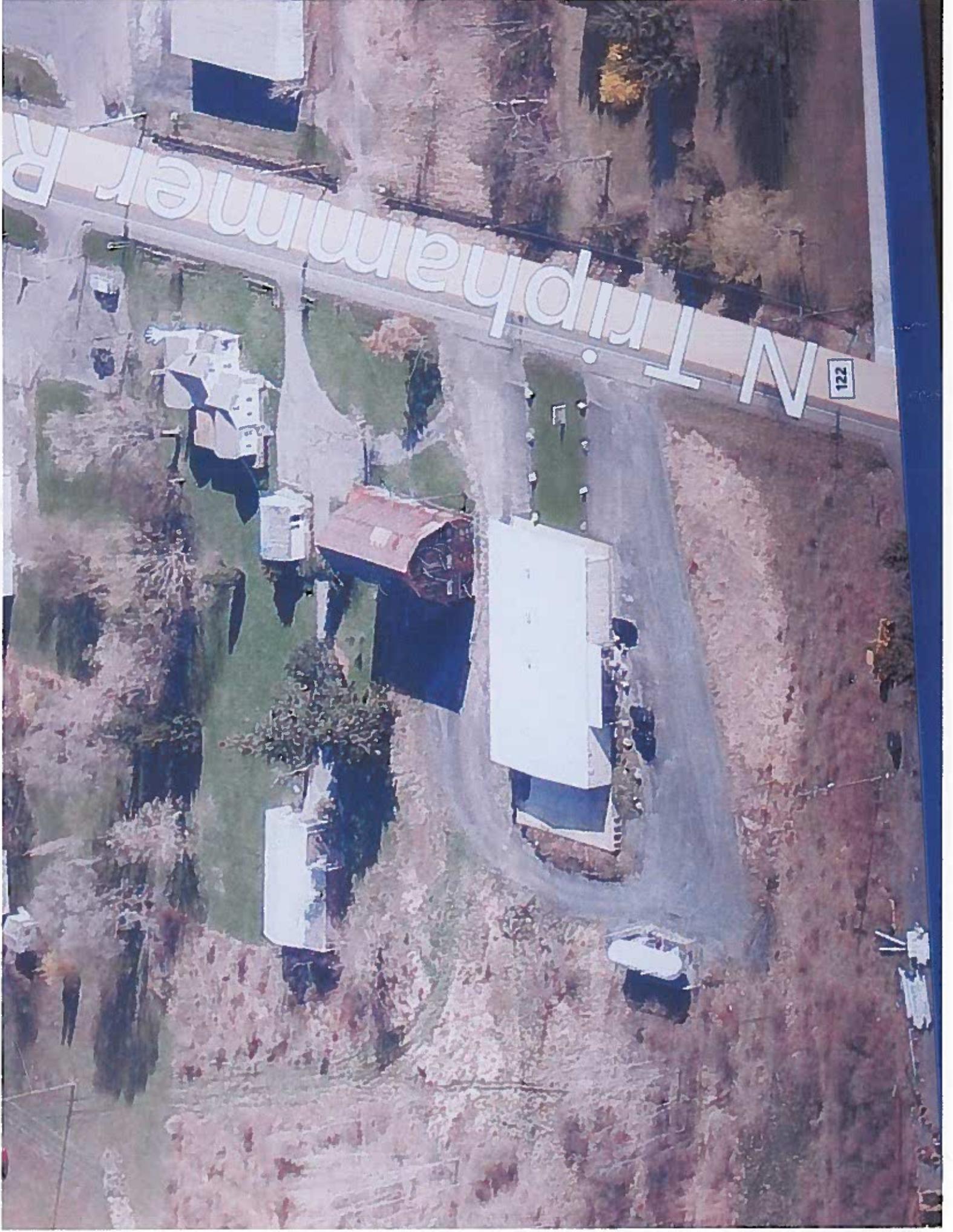
Utilities: Tenant shall pay utilities upon taking possession.

Signage: Tenant shall have the right to install their own signs identifying Tenant's business premises on building and/or in the windows. Sign construction shall be subject to Landlord's approval and comply with local and municipal codes. Sign permits, construction, and installation of the tenant's signs shall be at their sole cost and expense.

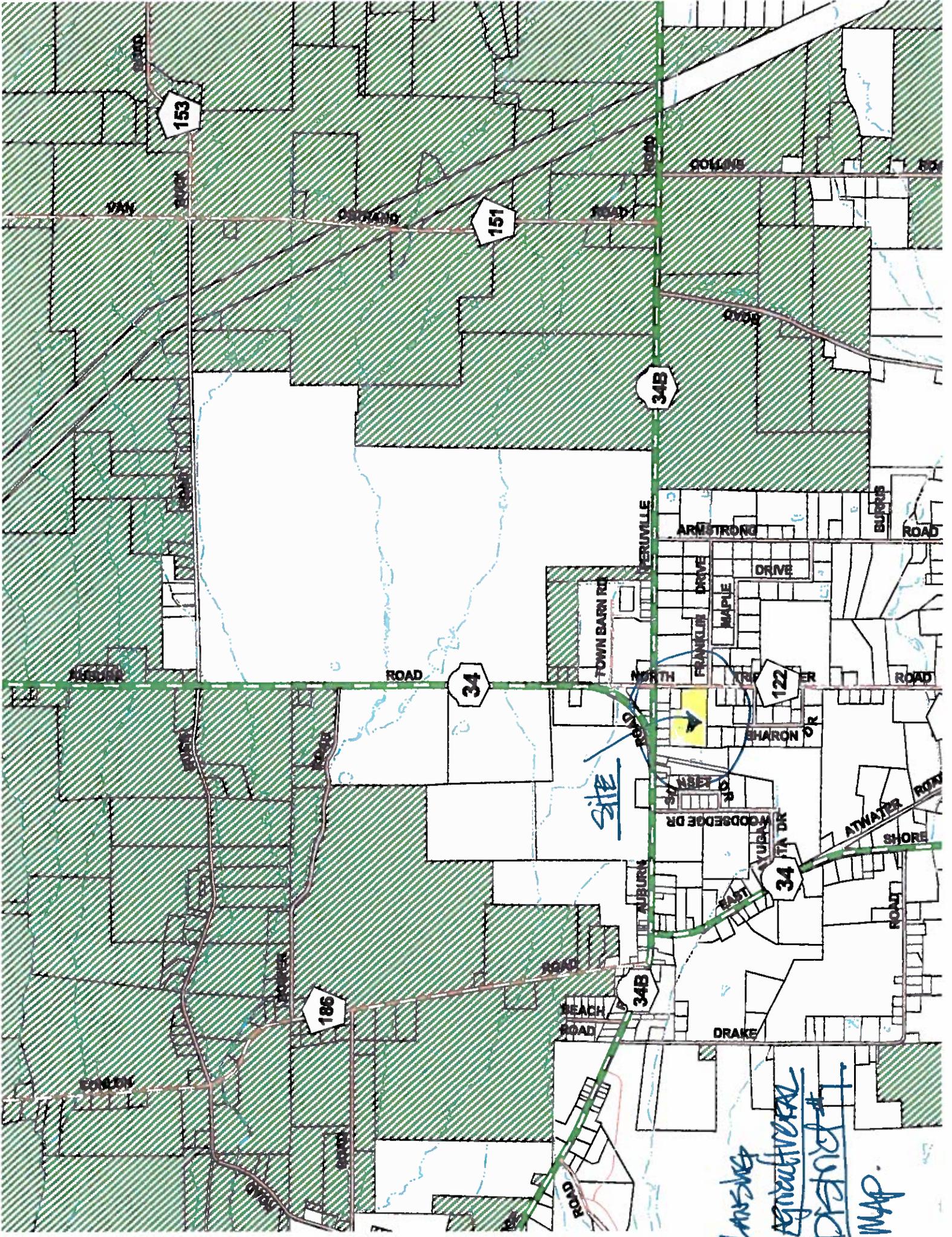
Duration of offer: This offer shall remain open for thirty (30) business days from the date of execution of this letter by the Tenant.

This letter is not a lease. All terms of this agreement are subject to the successful negotiation of a lease between the Landlord and Tenant.

Landlord: Victor Rendano Date: 4-22-2015
Tenant: Michael Withers Date: 4-24-15







WASHING
AGRICULTURAL
DISTRICT #1
MAP.







INTERNATIONAL
FOOD NETWORK
NOT A RESTAURANT

INTERNATIONAL
FOOD NETWORK

NOT A RESTAURANT

Tompkins County
DEPARTMENT OF PLANNING

121 East Court Street
Ithaca, New York 14850

Edward C. Marx, AICP
Commissioner of Planning

Telephone (607) 274-5560
Fax (607) 274-5578

May 14, 2015

Ms. Rachel Jacobson, Planning Clerk
Town of Lansing
PO Box 186
29 Auburn Road
Lansing, NY 14882

Re: Review Pursuant to §239 -l, -m and -n of the New York State General Municipal Law
Action: Site Plan Approval for proposed Lansing Bottle and Can Redemption Center at 3110 N. Triphammer Road, Town of Lansing Tax Parcel #37.1-2-23.1, B2-Comercial General Business Zoning District, Victor Rendano, Owner; Michael Withers, Applicant/Agent.

Dear Ms. Jacobson:

This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Planning Department pursuant to §239 -l, -m and -n of the New York State General Municipal Law. The Department has reviewed the proposal, as submitted, and has determined that the proposal has no negative inter-community, or county-wide impacts.

Please inform us of your decision so that we can make it a part of the record.

Sincerely,



Edward C. Marx, AICP
Commissioner of Planning