

RESOLUTION PB 15-

TOWN OF LANSING PLANNING BOARD RESOLUTION MAKING DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE AND ISSUING SEQRA NEGATIVE DECLARATION FOR LAKE FOREST CIRCLE SUBDIVISION PRELIMINARY PLAT

WHEREAS, an application was made by H. Floyd Davis, III for a phased subdivision approval for 16 residential building lots (and two stormwater retention basins) on certain land located on Lake Forest Circle, Lansing, New York, otherwise known as P/O Tax Parcel #32.-1-37.428 (36.15 acres) and 32.-1-37.441 (0.327 acres) and 32.-1-57.1 (0.108 acres), 32.-1-37.439 (7.104 acres) and 32.-1-37.440 (4.888 acres), consisting of a total of approximately 48.577± acres in the L1 (Lake Shore) District, which proposal includes the merging of adjacent parcels to be reconfigured into an overall subdivision plat; and

WHEREAS, the proposed subdivision is shown on a map entitled "Proposed Subdivision Lake Forest Circle on lots owned by H. Floyd Davis III, of 54 Lake Forest Drive, and Robert H. and Oya Y. Rieger, of 61 Highgate Circle, Town of Lansing, Tompkins County, New York," dated October 20, 2015, on approximately 43.545± acres; and

WHEREAS, the Town of Lansing Planning Board, as the sole involved agency is the lead agency, has classified this action as an Unlisted Action, and has conducted an uncoordinated review of this action, and in connection therewith a Short-Form Environmental Assessment Form ("SEAF") was duly submitted, reviewed, and a close look at potential environmental impacts was duly had, and the Planning Board, in performing its reviewing agency functions in conducting an environmental review in accordance with Article 8 of the New York State Environmental Conservation Law and its implementing regulations at 6 NYCRR Part 617 ("SEQRA"): (i) pursued its thorough review of the project and the completed SEAF, as well as a review of all other documents prepared and submitted with respect to this proposed action; and (ii) thoroughly analyzed the potential relevant areas of environmental concern of the project to determine if the proposed action may have any moderate or significant adverse impacts on the environment, including the criteria identified in 6 NYCRR Section 617.7(c); and (iii) reviewed the SEAF and completed Parts 2 and 3 on the record; and

WHEREAS, each identified potential environmental impact was analyzed and duly considered by the Planning Board in relation to the question of whether any potential environmental impacts were so probable of occurring or so significant as to require a positive declaration, and after weighing the above and all other potential impacts arising from or in connection with this project, and after also considering: (i) the probability of each potential impact occurring; (ii) the duration of each potential impact; (iii) the irreversibility of each potential impact, including permanently lost resources of value; (iv) whether each potential impact can or will be controlled or mitigated by permitting or other processes; (v) the regional consequence of the potential impacts; (vi) the potential for each impact to be or become inconsistent with the Town's master plan or Comprehensive Plan and local needs and goals; and (vii) whether any known objections to the Project relate to any of the identified potential impacts, the Planning Board found that these factors did not cause any potential impact to be or be likely to become a moderate or significant impact such that a negative declaration will be issued; and

WHEREAS, upon consideration of all of the above and the comments and evidence submitted for and received at the public hearing, the Planning Board of the Town of Lansing has hereby

RESOLVED, that after consideration of the potential environmental impacts, including those reviewed in accord with 6 NYCRR § 617.7(c), the Planning Board finds that the proposed action of approving the Preliminary Plat for the Lake Forest Circle Subdivision, with conditions, will have no moderate or significant negative environmental consequences or impacts; and it is further

RESOLVED, that this declaration is made in accord with SEQRA and the Planning Board of the Town of Lansing, based upon: (i) its thorough review of the SEAF, 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 to

determine if the proposed action may have any moderate or significant adverse impact on the environment, including, but not limited to, the criteria identified in 6 NYCRR § 617.7(c); and (iii) its completion of the SEAF, including the findings noted therein (if any, and which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance ("Negative Declaration") in accordance with SEQRA for the above referenced proposed action, and determines that an Environmental Impact Statement is therefore not required; and it is further

RESOLVED, that a responsible Officer of the Town of Lansing is hereby authorized and directed to complete and sign, as required, the determination of significance, confirming the foregoing Negative Declaration, which fully completed and signed SEAF and determination of significance shall be incorporated by reference in these Resolutions.

Dated: December 14, 2015

Motion by:

Seconded by:

VOTE AS FOLLOWS:

Gerald Caward, Jr. -
Lin Davidson -
Al Fiorille -
Richard Prybyl -
Larry Sharpsteen -
Deborah Trumbull -
Thomas Ellis -