

## RESOLUTION PB 16-

### RESOLUTION APPROVING SITE PLAN AND ISSUING SITE PLAN APPROVAL FOR EXPANSION OF FACILITIES AT AIRPORT STORAGE, 8 HILLCREST ROAD

**WHEREAS**, an application was made by Arno Finkeldey, owner of Airport Storage, for site plan approval for the proposed construction of a commercial addition of 9 storage units to be added to an existing storage facility located at 8 Hillcrest Road, Lansing, New York, also known as TPN 44.-1-19, located in the IR Zone and consisting of approximately 1.170± acres, and such proposal more specifically will add 1,600 SF of dry storage space and 3 parking spaces on a cleared site, thereby expanding an existing business previously subjected to site plan approval whereby 10,359 SF of storage buildings and other structures and improvements were duly approved with conditions; and

**WHEREAS**, the owner completed an updated Stormwater Plan for considering the additional impacts of development on the site and the stormwater system, and the same was reviewed and generally approved by the Town Engineer; and

**WHEREAS**, this proposed action is an Unlisted Action for which the Town of Lansing Planning Board duly issued a Negative Declaration of environmental impacts under SEQRA; and

**WHEREAS**, a General Municipal Law § 239 referral was delivered to, and a review dated February 9, 2016 was received from, the Tompkins County Planning Department, which determined that the proposed action had no negative inter-community or county-wide impacts; and

**WHEREAS**, the Planning Board has again considered and carefully reviewed the requirements of the LUO relative to site plan review, the unique needs of the Town due to the topography, the soil types and distribution, and other natural and man-made features upon and surrounding the area of the proposed site plan, and the Planning Board has also considered the zoning in the area and the project in light of the Town's Comprehensive Plan and compliance therewith, and the Planning Board has again reviewed and considered the aforementioned amended site plan application and determined that no public hearing is required for this amended site plan due to its small size, the fact that no new stormwater permanent practices are triggered and no SEQRA or 239 impacts were found, the location within an IR Zone, and the fact that it is an addition to an already existing business; and

**WHEREAS**, on March 14, 2016, the Planning Board duly considered the proposed site plan in accordance with the provisions of LUO § 701.4 *et seq.*, including concerns addressing site drainage, lighting, nearby residences, landscaping, parking, buffering, screening, driveways, and any potential on and off site environmental impacts, and upon due consideration thereupon and deliberation by the Town of Lansing Planning Board, *now therefore be it*

**RESOLVED**, that the Airport Storage site plan application for the proposed construction of a 1,600 SF building addition for 9 units and related site area improvements located at 8 Hillcrest Road, Lansing, New York, be and hereby is granted and approved, subject to the following conditions:

1. All conditions of any prior site plan approvals shall remain in force and effect.
2. Verification that the existing stormwater system and features, including specifically the level spreaders, are properly working prior to issuance of any CO or the close-out of any building permit.

3. Building Permits will be required to construct the approved building addition and such plans must meet all code requirements, including the sealing of plans by a licensed engineer or architect, and be constructed in compliance with all building code requirements.

4. All existing or required vegetative buffers shall be maintained as healthy and natural non-invasive vegetation designed to provide both visual and sound buffering. Emphasis shall be placed upon solid cover barriers, such as hedges and offset rows of evergreen trees, or densely placed deciduous trees with variable heights and interspersed with evergreens or other plants as provide for such cover. Existing and any new Buffers shall be properly maintained and any dead, diseased, or dying trees or plants shall be promptly replaced, and any tree or plants that, whether singularly or in combination, due to lack of growth, death, recession, disease or other cause, cease to function as buffers shall be replaced in a manner as promotes the goal of such buffer as stated in this site plan approval. This condition shall be deemed to augment and further define prior site plan approval conditions and site plan features hereby or heretofore approved by the Town.

March 14, 2016

**VOTE AS FOLLOWS:**

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