

RESOLUTION PB 16-

TOWN OF LANSING PLANNING BOARD SEQRA NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS FOR THE PROPOSED NOVALANE MAJOR SUBDIVISION PRELIMINARY PLAT

WHEREAS, an application was made by John Young for a preliminary plat approval for the Novalane subdivision, consisting of 7 lots (six for new residential building and one remaining portion of the parent lot) on certain land located on 1714 East Shore Drive with access to the sites by Smuggler's Path, Lansing, New York and otherwise known as Tax Parcel #36.-1-17.40, consisting of a total of 32.71± acres in the R-1 Residential Low Density Zone; and

WHEREAS, the proposed subdivision, as shown on a "Preliminary Novalane Subdivision Lots 1-7, located at 1714 East Shore Drive, Town of Lansing, Tompkins County, New York," dated 07/15/2015, would consist of Lot 1 (3.1 +/- acres), Lot 2 (1.74± acres), Lot 3 (1.63± acres), Lot 4 (1.26± acres), Lot 5 (1.62± acres), Lot 6 (1.15 acres), with the remaining parent parcel to include 18.81± acres; 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 conducting an uncoordinated environmental review; and

WHEREAS, the Town of Lansing has discussed this project and received comments at public meetings held on April 28, 2014, January 26, 2015, and held a Public Hearing on February 9, 2015 and again upon August 8, 2016; and

WHEREAS, the only indicated item of concern was a positive search result in EAF mapping relating to the potential existence of an archaeosensitive area thus requiring additional research and mapping work, and an examination of CRIS mapping and data revealed that the site is within a half-mile buffer zone mapped in proximity to the shoreline of Cayuga Lake and to Myers Point where archeosensitive areas have been indicated; however, given the location of the site, the bluff it is atop, the lack of littoral access, and the distance between the potential archeosensitive sites and this location, and after research into the same by the developer and a hired expert in respect of land and environmental matters, it has been found and determined that no impacts to any archeosensitive areas are likely or indicated; and

WHEREAS, the Town of Lansing Planning Board, in performing 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 ("SEQRA") and its implementing regulations: (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; (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 each of the identified impacts were analyzed and duly considered by the Planning Board, as Lead Agency, in relation to the question of whether such impacts were so probable of occurring or so significant as to require a positive declaration of environmental impacts, and after weighing the above and all other potential impacts arising from or in connection with this project, and after also considering: the probability of each potential impact occurring; the duration of each potential impact; the irreversibility of each potential impact, including permanently lost resources of value; whether each potential impact can or will be controlled or mitigated by permitting or other processes; the regional consequence of the potential impacts; 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 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 significant; and

WHEREAS, and after due deliberation upon the foregoing, the project and its potential impacts, and upon a review and analysis of each and all potential environmental impacts, the Planning

Board as Lead Agency hereby makes a negative declaration of environmental impact from the approval of this preliminary plat; accordingly, it is hereby

RESOLVED, that the Planning Board of the Town of Lansing be and hereby is again declared to be the Lead Agency; and it is further

RESOLVED, after consideration of the above impacts, and other impacts required under 6 NYCRR Part 617, Section 617.7(c), the Lead Agency finds that the proposed action – approval of the Novalane Preliminary Plat - will have no significant negative environmental consequences; and it is further

RESOLVED AND DETERMINED, that this declaration is made in accord with Article 8 of the Environmental Conservation Law of the State of New York and the New York SEQRA Act, and the Regulations promulgated thereunder, and accordingly, the Planning Board of the Town of Lansing, based upon (i) its thorough review of the EAF, 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 a 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 EAF, 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 EAF and determination of significance shall be incorporated by reference in this Resolution; and it is further

August 8, 2016

Motion by:

Seconded by:

VOTE AS FOLLOWS:

**Thomas Ellis -
Lin Davidson -
Gerald Caward, Jr. -
Al Fiorille -
David Hatfield -
Richard Prybyl -
Larry Sharpsteen -**