

RESOLUTION PB 16-

RESOLUTION APPROVING SITE PLAN AND ISSUING FINAL SITE PLAN APPROVAL FOR EXPANSION OF FACILITIES AT CHRISTIAN FELLOWSHIP CHURCH - 2049 EAST SHORE DRIVE

WHEREAS, an application was made by Christian Fellowship Church for site plan approval for the proposed construction of a fellowship hall addition of two phases totaling 5,300 square feet (SF) addition and handicap access to be added to an existing 2,900 SF church , Lansing, New York, also known as TPN 37.1-2-46, located in the B1 Commercial Mixed Use Zone and consisting of approximately 1.170± acres, and such proposal more specifically will demolish the existing 1,300 SF auxiliary building and add 5,300 SF of meeting space, a handicap access, and 9 parking spaces and storm drainage improvements on an existing site, thereby expanding an existing site whereby 0.8 acres of disturbed area including buildings, parking improvements and site drainage improvements were previously 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 July 15, 2016 was received from, the Tompkins County Planning Department, which officially recommended that a 25-foot setback be maintained along the existing creek; 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 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 is permitted within an B1 Commercial Mixed Use Zone, and the fact that it is an addition to an already existing developed site; and

WHEREAS, on August 8, 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 Christian Fellowship Church site plan application for the proposed demolition of the existing 1,300 SF auxiliary building and phased construction of a 5,300 SF building additions and site area improvements located at 2049 East Shore Drive, Lansing, New York, be and hereby is granted and approved, subject to the following conditions:

1. Site plan approvals shall include the application materials as prepared by John Andersson, P.E. and drawings as dated May 18, 2016.

2. Verification that the existing stormwater system and features, 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 previously required vegetative buffers (including as shown on the updated site plans described above) 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.

August 8, 2016

VOTE AS FOLLOWS:

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