

## **RESOLUTION PB 16**

### **TOWN OF LANSING PLANNING BOARD RESOLUTION OF STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION FOR THE PROPOSED LORI KOFOID 2 LOT MINOR SUBDIVISION**

**WHEREAS**, an application was made by Lori Kofoid for a two-lot subdivision approval, thus creating one new residential building lot as the other lot is improved with the applicant's home at 29 Franklyn Drive, Lansing, New York, and otherwise known as Tax Parcel #37.1-3-26 consisting of a total of 1.9 +/- acres, in the (R1) Residential Low Density Zone; and

**WHEREAS**, the proposed subdivision, shown on a "Survey Map No. 29 Franklyn Drive, Town of Lansing, Tompkins County, New York," dated April 28, 2016, would consist of Parcel A and Parcel B, each being 0.95 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 environmental review; 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 ("SEQR"), (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, and (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;

**WHEREAS**, 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 potential impacts arising from or in connection with this site plan approval, and after also considering: (i) the probability of each potential impact occurring, including weighing the highly speculative nature of some potential future contingencies and the potential non-highly speculative nature of others; (ii) the duration of each potential impact; (iii) the irreversibility of each potential impact, including a consideration of permanently lost resources of value; (iv) whether each potential impact can or will be controlled or mitigated by permitting, reviews, or other regulatory 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 negative environmental or related social or resource impact to be or be likely to become a moderate or significant negative impact; and

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

**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**, that the Town of Lansing Planning Board, based upon (i) its thorough review of the EAF, Part I, 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 of the proposed 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) its completion of the EAF, Part II (and, if applicable, Part III), including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance ("**NEGATIVE DECLARATION**") in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required; and it is further

**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 these resolutions.

Dated: August 22, 2015

Motion by:

Seconded by:

**VOTE AS FOLLOWS:**

**Gerald Caward, Jr. -**

**Lin Davidson -**

**Al Fiorille -**

**Richard Prybyl -**

**Larry Sharpsteen -**

**Deborah Trumbull -**

**Thomas Ellis -**