

## RESOLUTION PB 16-

### TOWN OF LANSING PLANNING BOARD RESOLUTION MAKING SEQRA NEGATIVE DECLARATION OF POTENTIAL NEGATIVE ENVIRONMENTAL IMPACTS FOR PROPOSED COVERT- PALMER 2-LOT MINOR SUBDIVISION

**WHEREAS**, an application was made by Mike Covert and Jeannette Palmer for a minor subdivision approval to convert one existing residential lot into two lots on certain land located at 26 Ridge Road, Lansing, New York, TPN 31.-3-12.2, being approximately 1.753± acres located in the B1 Commercial Mixed Use Zone; and

**WHEREAS**, the proposed subdivision, shown on a "Survey Map No. 26 Ridge Road, Town of Lansing, Tompkins County, New York," dated September 25, 2016, would consist of Parcel A (50,487.4 SF / 1.159± acres) and Parcel B (25,868 SF / 0.594± acres); and

**WHEREAS**, this proposed action is an Unlisted Action for which the Town of Lansing Planning Board is the sole involved agency for the purposes of environmental review, and the 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"): (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 any moderate or significant adverse impacts 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 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 action, 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**, in consideration of and upon deliberation upon the SEAF and the foregoing, and examining the potential for negative environmental impacts, the Town of Lansing Planning Board, as lead agency, has determined that there are not likely to be any moderate or significant environmental impacts arising from this project, so

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

1. 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 proposed 2-lot minor subdivision will have no moderate or significant negative environmental consequences or impacts.

2. This declaration is made in accord with Article 8 of the New York State Environmental Conservation Law and SEQRA regulations promulgated thereunder, and accordingly, 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.

3. A Responsible Officer of the Planning Board 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 this Resolution.

Dated: November 14, 2016

Motion by:

Seconded by:

**VOTE AS FOLLOWS:**

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