

RESOLUTION PB 16-

STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION MAKING NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS FOR REACH WORKS, INC. SITE PLAN FOR PROPOSED INDOOR CLIMBING GYM ADDITION AT 1767 EAST SHORE DRIVE

WHEREAS, an application was made by Reach Works, Inc. (a proposed tenant) for site plan approval for the proposed construction of an 10,400 SF commercial addition and related improvements to be added to the existing Community Recreational Center, Inc. Field Building located at 1767 East Shore Drive, Lansing, New York, also known as TPN 37.1-6-9, as located in the R-2 Residential Moderate Density Zone and consisting of approximately 13.84± acres; such proposed site improvements to more specifically include a 8,000 SF ground floor and 2,400 SF Mezzanine building hosting a climbing wall, restrooms, offices, a HC accessible entrance, and the reconfiguration of the parking spaces on the current site, and architect George Breuhaus, R.A., having completed an updated Stormwater plan and review for considering the additional impacts of 0.22 acres of disturbance for the development on the site, and the same having been reviewed and approved by the Town Engineer; 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 a State Environmental Quality Review Act ("SEQRA") review, and the Town will thus undertake as Lead Agency an uncoordinated review of the Short-form Environmental Assessment Form ("SEAF") under SEQRA; and

WHEREAS, the requisite General Municipal Law § 239 referrals were duly made, and the reply and recommendations of County Planning are reflected in their letter dated September 23, 2016, none of which concerns affect this environmental review, and the Planning Board further finds that agricultural and farm operations will not be impacted by the project because there are no current or planned farm operations on the project site and it is within an R-2 Residential Moderate Density Zone and not any agriculture zone or any agricultural district recognized by NYS; and

WHEREAS, on October 24, 2016, the Town of Lansing Planning Board, in performing its reviewing agency functions in conducting an environmental review in accordance with Article 8 of the New York State Environmental Conservation Law and SEQRA regulations: (i) pursued its thorough review of the project and the Applicant's SEAF, as well as a review of all other documents prepared and submitted with respect to this proposed action; 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 § 617.7(c); and (iii) reviewed the SEAF on the record; and

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 project, 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 two duplex site plan, based upon the site plan and mapping as submitted, will individually and cumulatively 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 actions, 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: October 24, 2016

VOTE AS FOLLOWS:

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