

RESOLUTION PB 16-

RESOLUTION APPROVING SITE PLAN APPLICATION AND ISSUING FINAL SITE PLAN APPROVAL FOR REACH WORKS, INC. PROPOSED SITE PLAN FOR 10,400 SF CLIMBING GYM ADDITION AND SITE IMPROVEMENTS 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 8,000 SF ground floor and 2,400 SF mezzanine 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 improvements to more specifically include climbing wall, restrooms, offices, a HC accessible entrance, and the reconfiguration of parking spaces on the current site; and

WHEREAS, the application included proposals to manage stormwater for site development impacts, being calculated as 0.22 acres of disturbance, and the owner's architect (George Breuhaus, RA) having 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 approved by the Town Engineer; and

WHEREAS, this proposed action is a SEQRA Unlisted Action for which the Town of Lansing Planning Board, as Lead Agency, duly issued a Negative Declaration of environmental impacts; 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 determined that there will be no "negative inter-community, or county wide impacts"; and

WHEREAS, a public hearing was required for this site plan due to its size and the need for an area variance, and the Planning Board duly noticed and held a public hearing on the project on October 24, 2016, whereat the Planning Board considered and carefully reviewed the proposal, the site plans therefor, 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

WHEREAS, on said October 24, 2016 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 site plan review application of Reach Works, Inc. (a proposed tenant) for an indoor climbing gym addition comprised mainly of an 8,000 SF building addition and site area improvements to be located at 1767 East Shore Drive, Lansing, New York, be and hereby is granted and approved, subject to the following conditions:

1. The Lansing Zoning Board of Appeals (ZBA) granting of a height variance to construct the building addition to a height of approximately 56 feet tall.
2. Site plan approvals shall include the application materials as prepared by George Breuhaus, RA, and drawings as dated 8 September, 2016.

3. Verification that the existing and proposed stormwater systems and features are properly constructed and functioning, prior to issuance of any CO or the close-out of any building permit.

4. 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.

5. All existing or vegetative buffers, including as shown on the site plan described above, shall be planted and 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. 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.

October 24, 2016

VOTE AS FOLLOWS:

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