

RESOLUTION PB 16-

STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION MAKING NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS FOR SITE PLAN FOR PROPOSED 9,600 SF UNITED STORAGE BUILDING ADDITION AT 8 VERIZON LANE

WHEREAS, an application was made by United Storage, LLC (William Duthie, Member), for site plan approval for the proposed construction of a 60' by 160' (9,600 SF) storage building, with restrooms, office space, a septic system and related building parking, upon a the easterly portion of a 9.41± acre parcel of land on Verizon Lane, Lansing, New York (TPN 30-1-16.32), as located in the IR-Industrial/Research Zone, and applicant has submitted a stormwater plan to allow a review and consideration of both prior development and these additional proposed impacts of development and land disturbance; 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 August 5, 2016, which letter states "as submitted, and has determined that the proposal has no negative inter-community, or county-wide impacts"; 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, the potential identified impacts and their classification and consideration of significance were duly considered and noted, and the only potential moderate impact would potentially be stormwater impacts arising from adding yet more development and impervious surfaces to a site that has several existing buildings, but the Planning Board has found and determined that the developer's identified goals of its stormwater management plan, as set forth in and by a comprehensive site development plan and stormwater management plans and facilities, as identified and proposed by developer's Landscape Architect, James Robert Stephenson, and based thereupon and the site plan approval conditions to be imposed, including a review and compliance with the stormwater management and plan requirements developed or approved by the Town Engineer, the Planning Board finds this potential impact to be therefore mitigated and thus non-significant; 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 United Storage Site Plan, comprised on one new building addition and a stormwater management plan that incorporates the entire existing site, 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 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 -**