

RESOLUTION PB 16

RESOLUTION APPROVING UNITED STORAGE SITE PLAN FOR ADDITIONAL 9,600 SF BUILDING, RELATED IMPROVEMENTS, AND STORMWATER PLAN IMPROVEMENTS AND CONSTRUCTION

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, 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, 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, the Planning Board previously held a sketch plan review on July 25, 2016 at the Lansing Town Hall, and the Planning Board reviewed the overall revised Site Plan dated 8/16/2016, as prepared by Empire Landscape Architecture, PLLC for proposed project, and the applicant completed and submitted for review an initial stormwater plan, and a now updated stormwater plan, for considering the impacts of prior and new site development, and such updated plan was reviewed and generally approved by the Town Engineer; and

WHEREAS, the Planning Board has again considered and carefully reviewed 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 the Planning Board has again reviewed and considered the aforementioned amended site plan application and stormwater plan and determined that no public hearing is required for this site plan as it is for a commercial use in an already developed industrial site where other similar uses are already situate, all under the control of a single owner, and already buffered by the existing layout, location, and visual "remoteness" of the site; and

WHEREAS, on 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 United Storage, LLC site plan application for the proposed construction of an additional 9,600 SF building, and related site area improvements located at 8 Verizon Lane, Lansing, New York, be and hereby is granted and approved, subject to the following conditions:

1. Site plan approvals shall include the application materials and drawings as prepared by Empire Landscape Architecture, PLLC, of site plans as dated August 16, 2016.

2. Any additional further buildings or development will require additional Stormwater evaluation and possible additional site and storm water improvements. With the number of existing structures, hard pavement circulation access driveways and parking areas should be considered.

3. Verification that the existing and proposed improved site-wide stormwater system and features are properly working prior to issuance of any CO or the close-out of any building permit, with each stormwater facility to be built and maintained in accordance with a stormwater plan as approved by the Town Engineer, and with the developer to pay for any inspection fees or costs incurred by the Town of Lansing, or performed by its SMO or Engineer, to verify construction and proper functioning of such systems and facilities.

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. This includes required Tompkins County Health Department Septic approvals.

5. The planting and installation of the trees and other vegetative buffers as set forth on the site plan, and this condition further requires that all new and all existing or previously required vegetative buffers (including as shown on prior approved site plans, and upon the updated site plan described above) shall be 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. Existing and any new buffers shall be properly maintained and 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 goals of such buffer. This condition shall be deemed to augment and further define all prior site plan approval conditions and site plan features hereby or heretofore approved by the Town.

October 24, 2016

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