

## RESOLUTION PB 17-

### RESOLUTION APPROVING SITE PLAN AND ISSUING FINAL SITE PLAN APPROVAL FOR THE COMPUTING CENTER - 987 WARREN ROAD

**WHEREAS**, an application was made by Trowbridge, Wolf & Michaels, LLC, as agent for the owner, for site plan approval for the proposed construction of a new commercial wood frame building of approximately 5,000 SF, Lansing, New York, also known as TPN #44.-1-15.2, located in the IR - Industrial /Research Zone and consisting of approximately 0.87± acres, and such proposal more specifically will demolish the existing garage structure to include construction of new building, parking improvements, landscaping improvements, and site drainage improvements; and

**WHEREAS**, the applicant completed site plan considering the additional impacts of development on the site and the stormwater system, and the same was reviewed and generally approved by the Town Engineer, subject to some minor conditions and approvals as set forth below; and

**WHEREAS**, this proposed action is an Unlisted Action for which the Town of Lansing Planning Board duly issued a Negative Declaration of environmental impacts under SEQRA; and

**WHEREAS**, a General Municipal Law § 239 referral was delivered to, and a review dated January 23, 2017 was received from, the Tompkins County Planning Department, which officially commented that "No Negative inter-community or county-wide impacts" will result for this proposed project. The letter however did recommend to clarify from the utility provider be given to Natural or LP gas fuel source for the proposed generator; 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 site plan application and determined that no public hearing is required for this site plan due to its small size, the fact that no new or significant stormwater permanent practices are triggered and no SEQRA or § 239 impacts were found, and as the location is permitted within an IR Industrial/Research Zone; and

**WHEREAS**, on February 13, 2017, 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 Computing Center site plan application for the proposed demolition of the existing auxiliary garage building and construction of a new 5,000 +/- SF commercial building and site area improvements located at 987 Warren Road, Lansing, New York, be and hereby is granted and approved, subject to the following conditions:

1. Site plan approvals shall include the application materials as prepared by Trowbridge, Wolf and Michaels, LLC and HOLT Architects, P.C. and various drawings as dated December 29, 2016.

2. The build out, if any, of any LP storage tank and connecting lines shall be placed upon the site plan and approved by the Town's Code Enforcement Officer upon satisfaction that the layout and safety design meet code requirements for this facility. Such approval shall be required as a condition precedent to the issuance of any Certificate of Occupancy ("CO"). 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.
3. The applicant will be required to connect into the existing Warren Road Sewer District as a condition of obtaining any building permit and CO.
4. The building permit application shall contain an approval or waiver for site development and construction, or another similar writing from NYSEG, due and relating to the existing overhead electric line easement.
5. The information and verifications required by the Town Engineer per a SWPPP review letter dated January 27, 2017, shall be provided and final stormwater plans shall be approved by the Town's SMO, and verification that existing and new stormwater systems and features are properly working is required prior to issuance of any CO or the close-out of any building permit.
6. Approval for curb cut locations from the Highway Superintendent, including approval of any curbing or land designs as may be emplaced upon or adjacent to any existing highway right-of-way or dedicated public street.
7. The indexed change in location of the "present division line" between adjacent lots (TPNs 44.-1-15.1 and 15.2), as shown on the survey for the property and the site plan, shall be approved by the Town as a lot-line adjustment or a subdivision of land, as required, prior to the issuance of any building permit.
8. All parking layouts, screening, dark sky lighting, and other site conditions listed in the Site Plan Review Application Report dated December 19, 2016, shall be adhered to, and all existing or previously required vegetative buffers (including as shown on the site plans 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 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.

February 13, 2017

**VOTE AS FOLLOWS:**

**Gerald Caward, Jr. -  
Sandra Dennis Conlon -  
Larry Sharpsteen -  
Norman L. Davidson -  
Al Fiorille -  
Deborah Trumbull -  
Thomas Ellis -**