

RESOLUTION PB 17-

RESOLUTION OF THE LANSING PLANNING BOARD APPROVING THE UNITED STORAGE - BILL DUTHIE 9,600 SQUARE FOOT COMMERCIAL BUILDING SITE PLAN

WHEREAS, an application was made by United Storage, LLC, by William (Bill) Duthie, for site plan approval for the proposed construction of a 60 foot by 160 foot (9,600 SF) storage building with restroom and office space 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, which proposed site plan proposes a building, surface parking, septic system, and stormwater facilities pursuant to a stormwater plan that conveys stormwater from other areas on the lot (including previously constructed and pre-existing buildings and roadways); and

WHEREAS, the Lansing Planning Board held a sketch plan review on July 25, 2016 at the Lansing Town Hall, and the Planning Board reviewed the overall revised Site Plan on August 16, 2016, and again February 13, 2017, each as prepared by Empire Landscape Architecture, PLLC, for proposed project; and

WHEREAS, the owner completed an updated Stormwater Plan dated January 31, 2017, and has agreed to install permanent stormwater practices and improve and enhance the same in the future in the event of any additional construction or site disturbance, even if (like here) the overall disturbance is less than one acre; and

WHEREAS, the requisite General Municipal Law § 239 referrals have been duly received by the Town and by correspondence dated August 5, 2016 the Tompkins County Department of Planning has formally stated it had reviewed the proposal and determined that the proposal has no negative inter-community or county-wide impacts; and

WHEREAS, the Planning Board, as the lead agency, duly reviewed the potential environmental impacts of the action and project under SEQRA and issued a negative declaration of environmental impacts; 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 determined that no public hearing is required for this site plan due to its small size, the

lack of moderate or significant environmental impacts, the lack of any negative inter-community or community-wide negative impacts, and the fact that the project is a permitted use in the Town's 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 United Storage site plan application for the proposed construction of an additional 9,600 SF building and 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, including site plans dated August 16, 2016 and last revised January 31, 2017.
2. Verification that: (i) existing and constructed stormwater systems and features are properly working prior to the issuance of any CO or the close-out of any building permits; (ii) a stormwater operation, management, and reporting agreement is duly executed in a form as approved by the Town, whether as a contract or easement, prior to the issuance of any CO or the close-out of any building permits; (iii) building permits and installations shall be properly sealed by a NYS licensed architect or engineer and constructed in accordance with all building code and Tompkins County Health Department requirements.
3. No further site development or disturbances, other than routine maintenance and repair, are or shall be allowed or permitted without a Full SWPPP, site-wide stormwater analysis, capture, attenuation and treatment, as well as any additional site plan or planned development review as determined by the Town.
4. All existing, previously required, or to be installed vegetative buffers (including as shown on the updated site plans described above) shall be maintained as healthy and natural non-invasive vegetation designed to provide both visual and sound buffering, and 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 (herein, a "Buffer"). Existing and 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 or any prior site plan or other 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

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