

RESOLUTION PB 17-

STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION MAKING NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS FOR SITE PLAN APPROVAL FOR 9,600 SF COMMERCIAL BUILDING AT 8 VERIZON LANE

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, 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 that the proposal has no negative inter-community or county-wide impacts; and

WHEREAS, on February 13, 2017, 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 only impact that had the potential to be or become a moderate impact related to stormwater due to pre-existing buildings and roadways and the on-site drainage patterns and water tables, such that the cumulative effect of even a small, less-than-one-acre disturbance could create a moderate impact, but because the site planning process and the fact that the developer's Landscape Architect (James Robert Stephenson) addressed conveying stormwater flows and imposing permanent stormwater practices and future conditions to attenuate and treat additional stormwater flows, it was determined that such impact was small, mitigated, and did not, standing alone, trigger a positive declaration; and

WHEREAS, each identified potential environmental impact was thus 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 proposed two duplex site plan, based upon the site plan and mapping as submitted, will individually and cumulatively 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: February 13, 2017

VOTE AS FOLLOWS:

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