

## RESOLUTION PB 17-

### RESOLUTION APPROVING AND ISSUING FINAL SITE PLAN APPROVAL FOR “NO BARKS ABOUT IT” DOG DAYCARE - 3114 NORTH TRIPHAMMER ROAD

**WHEREAS**, an application was made by Melissa Giannone (tenant) for site plan approval for the proposed construction of site improvements at an existing commercial building located at 3114 North Triphammer Road, Lansing, New York, also known as TPN 37.1-2-21, located in the B2 Commercial Use Zone and consisting of approximately 1.02± acres, and such proposal more specifically will add two fenced in areas and utilize the existing driveway and parking areas of the current site; and

**WHEREAS**, the proposed business and improvements, and the installation of fencing, will not trigger excavation or land disturbances at a level as would trigger formal stormwater review under the Town’s Stormwater Local Law, and applicant’s proposal will not create any additional impacts of development on the site or the stormwater system such that the stormwater system and its capacity were reviewed and found capable of handling the small additional temporary disturbances of installing removable fence posts; 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**, this project is considered exempt from a General Municipal Law § 239 review by the Tompkins County Planning Department; 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 fact that no new stormwater controls or permanent practices are triggered, as no SEQRA or 239 impacts were found, as the use is a permitted as of right use within the B2 Commercial Use Zone, and as the site plan utilizes an already existing and developed site; and

**WHEREAS**, on June 26, 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 “No Barks About It” site plan application for the proposed fencing and landscape improvements located at 3114 North Triphammer 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, site plan map dated 5/15/2017 and sketches and illustrations as submitted.

2. Applicant and site users will continue to utilize the existing driveway entrance from North Triphammer Road and existing parking areas.
3. Building Permits will be required to construct the approved building interior improvements 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.
4. All existing or previously required 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. 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.

June 26, 2017

**VOTE AS FOLLOWS:**

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