

## RESOLUTION PB 17-

### STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION MAKING NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS FOR THE PROPOSED “NO BARKS ABOUT IT” DOG DAYCARE SITE PLAN AT 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**, a stormwater review, for considering the additional impacts of development on site improvements and the stormwater system, shows a negligible impact arising from the addition of new fencing and fence posts and such disturbances are below the stormwater local law’s threshold for review; 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 Planning Board will thus undertake as Lead Agency an uncoordinated review of the Short-form Environmental Assessment Form (“SEAF”) under SEQRA; and

**WHEREAS**, this project is a reuse of an existing commercial building with no additional expansion, and is thus exempt from General Municipal Law § 239 referrals to Tompkins County Planning per such statute and the review guidelines of County Planning; and

**WHEREAS**, on June 26, 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**, each identified potential environmental impact was 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.

**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 commercial site plan and its minor improvements, based upon the site plan 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: June 26, 2017

**VOTE AS FOLLOWS:**

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