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Town of Lansing

Monday, February 13, 2017 5:00 PM

PLANNING BOARD MEETING

PLANNING BOARD MEMBERS

(*Denotes present)

- * Tom Ellis, Chairman
- * Norman (Lin) Davidson, Vice-Chairman
- * Larry Sharpsteen
- * Al Fiorille
- * Gerald Caward
- * Deborah Trumbull
- * Sandra Dennis Conlon
- * Dean Shea, Alternate

Other Staff

Lynn Day, Zoning Officer
Mike Long, AICP
Ed LaVigne, Town Supervisor
Doug Dake, TB Liaison
Guy Krogh, Esq.

Public Present

Ryan Kovac
Connie Wilcox
Bill Duthie
Jim Stephenson
Jeannine Kirby

Comprehensive Plan Review

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The Planning Board Meeting was called to order at 5:00 PM. Members worked on the Comprehensive Plan Updates until 6:30 PM and then began other business.

Other Business

Thomas Ellis, Chairman called the Planning Board Meeting for other business to order at 6:31 PM.

Comments/Concerns of Items not on the Agenda

There were none.

Chairman Ellis expressed that Alternate Member Dean Shea is present tonight, he will be involved in the discussion, however, he will not be voting this evening.

Approval/Denial of January 23, 2017 Planning Board Minutes

Pg. 2, under Vote: Dean Shea **Abstained**.

Pg. 4, first sentence at end add: **gave an overview of the proposal**

Pg.4, 3rd sentence insert **leases of the** after individual and add another **e** to lease in that sentence.

Pg. 6, 6th sentence add the word **not** at the end of sentence.

Pg. 6, 1st Paragraph, 4th sentence, remove **as** and insert **and**

Pg. 6, 5th Paragraph, **leases** in place of **lease**, also reverse to say, **does not wish to purchase the land**. Also, add **and removed**.

Pg. 6, last sentence, remove the word **the**, **replace with** and add: **all lots with 20,000 sq. min ft.**

Pg. 7 in Mike Long's report, under Dollar General it should indicate: ZBA Sign Variance Denied. Due to this being someone else's Report, the Code/Planning/Zoning Clerk will NOT make the change to someone else's document for Minute purposes.

Larry Sharpsteen made a motion to approve the Minutes as amended. Norman (Lin) Davidson seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member

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Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chair

Site Plan Review- The Computing Center, 957 Warren Drive, Tax Parcel # 44.-1-15.2

Ryan Kovak, Agent for the Computing Center appeared before the Board for Site Plan Review. Mr. Kovak gave a brief overview of the project to date. Mr. Kovak states the Client is in negotiations with a Contractor to build the site. The following updated Sketch Plans submitted represents a full build out of the site. The Client has informed Mr. Kovak that they may elect to not build six (6) of the total parking spaces. As a faced approach to site development, there would be three (3) on both sides of both drive aisles. Mr. Kovak wants to be perfectly clear the plans presented are for the full build out.

Mr. Ellis inquired if the Stormwater calculations would still be there. Mr. Kovak states the Stormwater calculations previously provided are for the full build out. The Town's Engineer - T.G. Miller's comments have been addressed and the letter below acknowledges satisfaction.

Lynn Day, Zoning Officer inquired if NYSEG has provided the Client with a letter that states what their setbacks are. Mr. Kovak indicated he has not received one yet. Mr. Ellis indicated the Board will make that one of their conditions of approval.

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T.G. MILLER, P.C.

ENGINEERS AND SURVEYORS

203 N. Aurora Street | Ithaca, NY 14850 | phone 607-272-6477 | fax 607-273-6322 | www.tgmillerpc.com

February 10, 2017

Mr. Michael H. Long, AICP
Town of Lansing Planning Department
29 Auburn Road
Lansing, New York 14882

Re: The Computing Center- Plan Review

Dear Mr. Long,

I have received an electronic copy of the Basic Stormwater Pollution Prevention Plan (SWPPP) dated December 2016 prepared by Fisher Associates, and a set of drawings (C-100, C101, C500 and L201 and L-301) prepared by Trowbridge Wolf Michaels Landscape Architects dated February 10, 2017. In addition we have received a response to comment email from Ryan Kovac dated 2/8/2017 and 2/10/2017. We have reviewed the documents and have no further comments at this time.

Feel free to call me with any questions. Thank you.

Sincerely,



Donald Harner, P.E., C.P.E.S.C.

Cc: T. Ellis, Chair
E. LaVigne, Supervisor
L. Day, Stormwater Management Officer

G. Krogh, Esq.
C. Purcell, Highway Superintendent

David A. Herrick, P.E.
Frank L Santelli, P.E.
Andrew J. Sciarabba, P.E.

Steven R. Rowe, P.E.
Dondi M. Harner, P.E.
LEED A.P., C.P.E.S.C.

Lee Dresser, L.S.
Darrin A. Brock, L.S.

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Members reviewed part 1 of the State Environmental Assessment form, and completed part 2.

Norman (Lin) Davidson offered the following Negative Declaration Resolution. Deborah Trumbull seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chair

RESOLUTION PB 17-01

STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION MAKING NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS FOR THE COMPUTING CENTER SITE PLAN FOR PROPOSED COMMERCIAL BUILDING AT 987 WARREN DRIVE

WHEREAS, an application was made by Trowbridge, Wolf and Michaels, LLP, as agents for owners, for site plan approval for the proposed construction of an 5,000± SF commercial office building and related improvements to be located at 987 Warren Drive, Lansing, New York, also known as TPN 44.-1-15.2, as located in the IR Industrial/Research Zone and consisting of approximately 0.870± acres; such proposed site improvements to include a HC accessible entrance and parking and landscaping

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improvements, and landscape architect Trowbridge Wolf Michaels, having completed an updated stormwater plan and review for considering the additional impacts of 0.8± acres of disturbance for the development on the site, and the same having been reviewed; 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 January 23, 2017, none of which concerns affect this environmental review, and the Planning Board further finds that agricultural and farm operations will not be impacted by the project because there are no current or planned farm operations on the project site and it is within an IR Industrial/Research Zone and not any agriculture zone or any agricultural district recognized by NYS; 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, 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;

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(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 commercial building and 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.

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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. - Aye
Sandra Dennis Conlon - Aye
Larry Sharpsteen - Aye
Norman L. Davidson - Aye
Al Fiorille - Aye
Deborah Trumbull - Aye
Thomas Ellis - Aye

Public Comment/Concern

A Gentleman who states he is the tenant in the property adjunct to the proposal indicated he was just informed of the proposal and his lease includes the use of the Garage that is proposing to be demolished.

Mike Long, AICP states he should discuss his concern with the person he has the lease with. Mr. Long states the Garage has always been a part of this proposal. Again, he was referred the person he has the agreement with.

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Larry Sharpsteen offered the following Resolution. Al Fiorille seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chair

RESOLUTION PB 17-02

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

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 at 997 Warren Drive, 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's completed site plan considered the additional impacts of development on the site and proposed a stormwater management system, and the plan and its stormwater proposals were 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 noted that no negative inter-community or county-wide impacts will result from this

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proposed project, thought the letter sought clarification as to the manner of provision of utilities and the fuel source for the proposed generator (which matter was duly and subsequently addressed); 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 significant stormwater permanent practices are triggered, 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 Drive, 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 and last updated February 10, 2017.
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

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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 obtain water and sewer permits 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 and revised February 10, 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, improvements, changes or facilities 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 and last revised February 13, 2017, 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

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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. - Aye
Sandra Dennis Conlon - Aye
Larry Sharpsteen - Aye
Norman L. Davidson - Aye
Al Fiorille - Aye
Deborah Trumbull - Aye
Thomas Ellis - Aye

Site Plan Review - United Storage, 8 Verizon Lane, Tax # 30.-1-16.32

James Stephenson, P.E. for Mr. Duthie appeared before the Board for Final Site Plan approval. The Town's Engineer (T.G. Miller's) has given final approval.

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T.G. MILLER, P.C.

ENGINEERS AND SURVEYORS

203 N. Aurora Street | Ithaca, NY 14850 | phone 607-272-6477 | fax 607-273-6322 | www.tgmillerpc.com

January 31, 2017

Mr. Michael H. Long, AICP
Town of Lansing Planning Department
29 Auburn Road
Lansing, New York 14882

Re: United Storage, LLC. - Plan Review

Dear Mr. Long,

On January 31, 2017 we received electronically a basic Stormwater Pollution Prevention Plan (SWPPP) and a set of drawings (L-1 through L-6) prepared by Empire Landscape Architecture, PLLC dated January 31, 2017. I have conducted a review of these materials based on the management goals, methodologies and calculations presented by the Landscape Architect as opposed to the customary NYSDEC checklist and stormwater design standards. It is our understanding that further development beyond this application will trigger additional stormwater mitigation for the site. I can assist in preparing the wording of this condition for site plan approval so it is consistent with NYSDEC General Permit for Stormwater Discharges and the Town's Local Law.

The project has stated the disturbance will be less than one acre of land therefore a Notice of Intent to NYSDEC is not required unless the MS4 deems it necessary. At this point it is my understanding the Town is proceeding with no formal submission to NYSDEC and treating the review as a Basic SWPPP requiring erosion and sediment controls in addition to permanent stormwater detention.

The design includes water quality for the new impervious cover and flow attenuation for the 10 and 100-year, 24-hr storms but does not entirely conform to the current NYSDEC Stormwater Management Design Standards. The intent of the design has been to manage the proposed impervious cover associated with this project. Although previously developed areas contribute stormwater runoff to the proposed detention basin the design is only managing the newly created impervious area.

If not already completed, the Towns operation and maintenance agreement for permanent stormwater practices should also be prepared and executed.

I believe our review of the stormwater management strategy for this project is concluded. Feel free to call me with any questions.

Sincerely,



Donald Harner, P.E., C.P.E.S.C.

Cc: T. Ellis, Chair
E. LaVigne, Supervisor
L. Day, Stormwater Management Officer

David A. Herrick, P.E.
Frank L. Santelli, P.E.
Andrew J. Sciarabba, P.E.

Steven R. Rowe, P.E.
Dondi M. Harner, P.E.
LEED A.P., C.P.E.S.C.

G. Krogh, Esq.
C. Purcell, Highway Superintendent

Lee Dresser, L.S.
Darrin A. Brock, L.S.

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Members reviewed part 1 of the State Environmental Assessment form, and completed part 2.

Gerald Caward offered the following Negative Declaration Resolution. Larry Sharpsteen seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chair

RESOLUTION PB 17-03

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 the westerly 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

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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 due to 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

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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 9,600 SF commercial building, 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

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signed SEAF and determination of significance shall be incorporated by reference in this Resolution.

Dated: February 13, 2017

VOTE AS FOLLOWS:

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

Norman (Lin) Davidson offered the following Resolution. Deborah Trumbull seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Thomas Ellis, Chair

RESOLUTION PB 17-04

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 the westerly portion of a 9.41± acre parcel of land on Verizon Lane, Lansing, New York (TPN 30-1-16.32), as located in the

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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

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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, subdivision, 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

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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. - Aye
Sandra Dennis Conlon - Aye
Norman L. (Lin) Davidson - Aye
Al Fiorille - Aye
Larry Sharpsteen - Aye
Deborah Trumbull - Aye
Thomas Ellis - Aye

Public Comments/Concerns

The Gentlemen who spoke previously concerning the Computing Center, again requested to bring to the Board's attention his "Rights" as a Tenant to demolish the Garage for the proposal that has been presented before the Board tonight.

Guy Krogh, Esq. for the Town gave a brief explanation and further indicated this would be a civil matter that must be handled between the Tenant and Landlord.

At this time, Attorney Guy Krogh advised the Planning Board Members to discontinue answering any further questions related to the Gentlemen's concerns.

Norman (Lin) Davidson made a motion to adjourn the Meeting at 7:35 PM. Deborah Trumbull seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member

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Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Dean Shea, Alternate
Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member