

PROJECT NARRATIVE

New Self-Storage Building

Verizon Lane

22 Verizon Lane

Town of Lansing

Tompkins County, NY

10-3-24

In July of 2023 we applied for site plan approval for a proposed 9,600 square foot warehouse building and a proposed future 4,000 square foot cold storage building. In September of 2023 we received site plan approval and a negative declaration of environmental significance for the project under the assumption that the 4,000 square foot building was included with the site plan approval. Our comprehensive storm water plan for the entire site included the footprints of both buildings in the plans which were approved.

As of August 2024, we have received the Certificate of Occupancy for the 9,600 square foot warehouse building. We are now looking to build the 4,000 square foot cold storage building and have been notified that we are required to come back for another, modified, site plan review.

This phase of the project will include a 4,000 square foot self-storage building, gravel paving around the building, extension of an electric service for 3 building mounted lights, and downspouts to direct roof runoff to the existing stormwater management system. Temporary erosion and sediment controls will be installed and maintained during construction. The building will be 40' wide by 100' long and have a height of 15'. It will have no plumbing, so no water or sanitary sewers will be extended to/from the building.

The property is zoned IR – Industrial/Research and all improvements will conform to current zoning regulations. The site does not fall within an Agricultural District but properties within 500' of the site actively farm, so an Agricultural Data Statement has been prepared. The site does not fall within a Tompkins County Unique Natural area, nor does it contain any mapped Federal, NYSDEC, or Tompkins County wetlands. A short environmental assessment form has been prepared in support of this application.