

RESOLUTION PB 22-XX

TOWN OF LANSING PLANNING BOARD RESOLUTION AMENDING CONDITIONS OF SITE PLAN APPROVAL VILLAGE SOLAR PHASE VII

WHEREAS, an Application was submitted for Site Plan review by Rocco Lucente, for the proposed site plan of Village Solar Phase VII, which proposes the demolition of four (4) existing apartment buildings, #21, #88, #96, & #28, and the construction of 138 multifamily units within six (6) apartment buildings; and

WHEREAS, the project is located in Planned Development Area No. 1 - The Village Circle-Village Solars PDA, Tax Parcel numbers 39.-1-38.8, 39.-1-38.11, 39.-1-38.13, 39.-1-38.16; and

WHEREAS, the Planning Board, on 12 September 2022 did issue a Negative Declaration of Significance under SEQR and a conditional Site Plan Approval in Planning Board Resolution #22-13; and

WHEREAS, the project has requested that certain conditions be modified to be completed prior to the issuance of a Certificate of Occupancy; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board, now therefore be it RESOLVED as follows:

1. That the Planning Board of the Town of Lansing determines the proposed project will result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act for the Site Plan Review for Town of Lansing Tax Parcel Numbers 39.-1-38.8, 39.-1-38.11, 39.-1-38.13, 39.-1-38.16.
2. That the Planning Board of the Town of Lansing does hereby modify the conditional Site Plan Approval, resolution PB #22-13, conditionally approved 12 Sept 2022, for Town of Lansing Tax Parcel Numbers 39.-1-38.8, 39.-1-38.11, 39.-1-38.13, 39.-1-38.16 for Rocco Lucente which includes all building and parking layouts, screening, dark sky lighting, and other site conditions listed in the plan set titled "Village Circle-Village Solars PDA - Phase 7, Lucente Homes/Village Solars, Lansing (T), Tompkins CO. N.Y." prepared by Timothy C. Buhl, Professional Engineer, respectively, revised Sept 6, 2022, and subject to the following:

The following conditions must be satisfied before issuance of any Building Permit:

- a. A Final Site Plan, incorporating all recommended changes from the Planning Board and the Town Engineer, shall be submitted for the signature of the Chair of the Planning Board within 180 days of this approval. No building permits will be issued prior to the signing of the Final Site Plan. The applicant may extend this deadline by requesting an extension from the Planning Board prior to the expiration of this conditional approval.
- b. Building Permits are required to construct the approved building and site facilities. Plans must meet all code requirements, including the sealing of plans by a licensed engineer or

architect. All improvements shall be constructed in compliance with all state and local building code requirements.

- c. The applicant will be required to obtain both: i) a Bolton Point water permit for a new water service and meter to connect to the existing Consolidated Water District Mains in accordance with Lansing Town Board Resolution 15-40; and ii) Town of Lansing Sewer Permit.

The following conditions must be satisfied within six months of approval or the start of construction, whichever comes first:

- a. Submission to Planning staff for review and approval of placement, design, and photometrics of site lighting fixtures in accordance with the Final Site Plan.
- b. Submission to Planning staff for review and approval of all site details including but not limited to landscaping details, exterior furnishings, walls, railings, bollards, paving, signage, lighting, etc. in accordance with the Final Site Plan.

The following conditions must be satisfied before issuance of a Certificate of Occupancy:

- a. Any changes to the approved Final Site Plan must be submitted to Planning staff for review and may require Board approval.
- b. Compliance with all current and future recommendations of the Town's Engineer.
- c. Acceptance of the final Stormwater Pollution Prevention Plan (SWPPP) by the Town's Engineer and Town Stormwater Management Officer.
- d. Proper completion of all stormwater reports, permits, and facilities in a form and manner as approved by the Town and NYSDEC, including execution and filing of Stormwater Operating, Management, and Reporting Agreement ("SOMRA") in the form as set forth pursuant to Town Code § 225-8(D), which executed and filed SOMRA (and any supporting easements) is required to be submitted to the SMO.
- e. The final locations of all crosswalks, signage and stop signs, dumpsters, and mailboxes shall be approved by the Code Enforcement Officer and Highway Superintendent.
- f. All site plan elements shall be present at the locations represented on the approved site plan prior to the issuance of the last certificate of occupancy.
- g. The dog park shall be relocated and completed prior to the issuance of the last certificate of occupancy.
- h. Submission of any required executed easement, licenses or other legal agreements involving Town property.
- i. Repair, replacement or reconstruction of any Town property damaged or removed during construction including, but not limited to paving, signage, drainage structures, etc.
- j. All plantings (including as shown on the plans described above) shall be maintained as healthy and natural non-invasive vegetation designed to provide both visual and sound buffering. Existing and any new vegetation 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.

- k. All lighting fixtures will be “dark sky compliant” glare-free, downward directed, and shielded lighting as promotes the dark-sky standards of the International Dark-Sky Association (IDA) and lamps will be not higher than 3000K CCT to minimize adverse human and ecological impacts.

- 3. In accordance with Town Code § 270-27(K), this site plan approval is valid for only 36 months from the date hereof, and the applicant/owner is required to commence and substantially complete the construction or other activities for which the site plan is applicable within said 36 months or this approval shall, unless extended upon application timely made, expire, lapse, and be of no further validity, force or effect.

Dated: 12 September 2022

Motioned by: Norman Lin Davidson

Seconded by: Deborah Trumbull

VOTE AS FOLLOWS:

Tom Butler	Yeah
Norman ‘Lin’ Davidson	Yeah
Sandra Dennis Conlon	Yeah
Al Fiorille	Yeah
Larry Sharpsteen	Yeah
Dean Shea	Yeah
Deborah Trumbull	Yeah

Dale Baker
Erin Worsell

The Planning Board hereby directs clerk of the Planning Board to promptly, and within 10 days of the date of adoption of this Resolution, file a copy hereof in the Office of the Town Clerk of the Town of Lansing, who returns a date-stamped copy as received to clerk of the Planning Board, who files a hard copy and electronic copy and duly indexes in the Planning & Code Enforcement Department’s Building/Property History System.

Received in the Lansing Town Clerk’s Office on _____

Debbie Munson, Town Clerk

DRAFT