

**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) AND SITE PLAN APPROVAL FOR
8-20 VERIZON LN TPN 30.-1-16.32**

WHEREAS, an application was submitted for a Site Plan Review by Bill Duthie, owner, for Site Plan Review of a proposed 2,800 SF commercial/industrial building as shown on “Duthie Site Plan Stormwater As-Built” received 30 June 2026, this property is located in the Industrial/Research Zone; and

WHEREAS, this is a proposed action reviewed under Town of Lansing Code § 270-27 Site Plan Review, for which the respective completed applications were received 3 December 2025; and

WHEREAS, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") that the above-referenced Action is hereby classified as an Unlisted Action under Section 617.6 of the SEQR Regulations, and subject to further review under Part 617 of SEQR Regulations; and

WHEREAS, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that a Lead Agency be established for conducting environmental reviews of projects in accordance with state environmental law and the Lead Agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action; and

WHEREAS, the Planning Board, being the local agency, which has primary responsibility for approving the action declares itself the Lead Agency for the review of this action under SEQRA; and

WHEREAS, the Planning Board has considered and carefully reviewed the requirements of the Town's local laws relative to site plan and the unique needs of the Town due to the topography, the soil types and distributions, 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 Town's Comprehensive Plan and compliance therewith; and

WHEREAS, this Board acting as Lead Agency in SEQRA reviews and accepts as adequate: Survey map showing the lands of United Storage, prepared by Brian Klump, Owasco Land Surveying and dated 26 April 2026; a Short Environmental Assessment Form (SEAF) Part 1, submitted by the Applicant, and other application materials; and

WHEREAS; Project plans, and related information, were duly delivered to the Tompkins County Planning and Sustainability Department per General Municipal Law § 239; et seq., and such Department responded in a letter dated 18 June 2026, from Katherine Borgella, Tompkins County Commissioner of Planning and Sustainability, pursuant to §239 -l, -m, and -n of the New York State General Municipal Law, which recommended that the Town require the applicant to document that they have considered the four energy elements for new construction projects outlined in the Tompkins County Energy Recommendations for New Construction (2018), and additional information was provided by the applicant in the document titled “Tompkins County 239 Review Recommendation Response” received 22 June, 2026; and

WHEREAS, on 23 March 2026, the Planning Board reviewed and considered the aforementioned site plan application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and duly held a public hearing on the site plan review application, and all evidence and comments were considered, along and together with the requirements of the Town's site plan regulations, existing development in the surrounding

area, the public facilities and services available, the Town's Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on- and off-site environmental impacts; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board; and

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board does hereby classify the above referenced Action to be an Unlisted Action under Section 617.6 of the State Environmental Quality Review (SEQR) Regulations; and

BE IT FURTHER RESOLVED THAT, 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 action of Site Plan approval for Town of Lansing Tax Parcel Number 30.-1-16.32; and

RESOLVED, that the Town of Lansing Planning Board hereby grants Final Approval of the Application for a Site Plan Review of certain lands at 8-20 Verizon Lane, Tax Parcel Number 30.-1-16.32 Lansing, New York, subject to the following conditions:

1. This resolution shall supersede all prior Site Plan Review resolutions approved by the Town of Lansing Planning Board for the lands located at 8-20 Verizon Lane Tax Parcel Number 30.-1-16.32. This resolution does not supersede the terms of any previous resolutions regarding subdivisions, special use permits, water districts, or resolutions passed by any other board or government entity.
2. The existing private driveway shall be converted into a private road as shown on the survey received 23 July 2026. The private road shall be properly monumented, have adequate signage, have standard road lines, and must be sufficiently maintained to provide access to all buildings located on the property.
3. The private road must be 26 feet wide, unless the applicant/owner receives a variance from the New York Department of State. All improvements to the private road must be complete before a certificate of occupancy may be issued.
4. All buildings must conform with the requirements of the Americans with Disabilities Act (ADA). The Owner/applicant must ensure that all buildings with more than 4 dedicated parking spaces meet the minimum number of required accessible parking spaces as shown in table 208.2 of the 2010 ADA Design Standards. This shall include at least 1 accessible parking space for buildings 8, 10, 20, and 22.
5. All handicapped parking spaces must be located as to not block the regular flow of traffic, and meet the dimensional requirements included in the 2010 ADA Design Standards, New York State Department of Transportation Standards, and the Town of Lansing Town Code.
6. The applicant must coordinate with the Town of Lansing Planning and Codes Department on the creation of a watermain easement and right-of-way agreement for the fire hydrant located south of 12 Verizon Lane.
7. Building labels must be no less than 12" in height and be of a high contrast color to the building exterior. New buildings constructed in the business park must generally match the labeling scheme used on existing buildings.
8. Applicants are required to follow all requirements set out in the Town of Lansing Zoning Code. Any attempts to change the use of a building beyond what has been approved by the Planning Board must undergo Site Plan Review if required in the Zoning Code.
9. In accordance with Town Code § 270-27(M), 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, expire, lapse, and be of no further validity, force or effect.

10. All outdoor storage of materials associated with contractor yards on site must be located in the area labeled "Extra Storage/Trailer Parking" on the provided as-built map. Stored materials must not interfere with the regular flow of traffic.

Dated: 27 July 2026

Motion by: Al Fiorille

Seconded by: Danielle Hautaniemi

VOTE AS FOLLOWS:

Tom Butler – Aye

Aimee Caffrey – Aye

Sandy Conlon – Aye

John Duthie – Recused

Al Fiorille – Aye

Christine Hass – Aye

Danielle Hautaniemi – Aye

John Licitra – Absent

Fredric Villano – Absent

Dean Shea – Aye

Received in the Lansing Town Clerk's Office on July 30, 2026

Debbie Munson

Debbie Munson, Town Clerk

Town of Lansing

Tompkins County, New York