

1 **TOWN OF LANSING PLANNING BOARD**  
2 **MEETING MAY 23, 2022**  
3 **Lansing Town Hall, 29 Auburn Road**  
4

5 **Board members Present:**

6 Al Fiorille, Chair  
7 Sandy Dennis-Conlon, Vice-Chair  
8 Thomas Butler  
9 Lin Davidson  
10 Larry Sharpsteen  
11 Dean Shea  
12 Dale Baker, Alternate  
13 Erin Worsell, Alternate  
14

**Excused:**

Deborah Trumbull

15 **Also Present:**

16 C.J. Randall, Director of Planning     Heather Dries, Planning Clerk  
17 Joe Wetmore, Councilmember     Edward Lavigne, Town Supervisor  
18

19 **Public Present:**

20 James Gensel,     Duane Phillips,     Willy Rowe,     Kevin Heath,  
21 Cliff Babson,     Sheri Munson,     Eileen Stout,     Albert Lacko,  
22 Diane Nangeroni,     Thomas Robinson,     Mary Helen Cathles,     Larry Cathles,  
23 Christine Montague,     Michael Sigler,     Aimie Caffrey,     Sue Sullivan  
24

25 Chair Al Fiorille opened the meeting at 6:38pm.

26  
27 Chair Al Fiorille enacted Dale Baker as a voting member.  
28

29 **Privilege of the Floor**

- 30 - No Public Comments  
31

32 **Town Board Liaison Report**

- 33 - Joe Wetmore gave a Liaison Report from the May 18, 2022 Town Board Meeting.  
34

35 **Action Items:**  
36

37 **Project: Site Plan – Dandy Mini Mart – Convenience (Mini) Mart**

38 **Applicant:** Brian Grose, Fagan Engineers, representing Dandy Mini Mart

39 **Location:** 7 Ridge Rd, Tax Parcel No's 31.-6-9,1, 31.-6-10, 31.-6-11, 31.-6-13, & 31.-6-14

40 **Project Description:** The applicant proposes the consolidation of several lots to form an  
41 approximately 4.7 acre parcel. The site plan proposal consists of a 5,685 sf convenient store with a  
42 128'x24' gasoline fueling island, a 48'x22' diesel fuel island, and a drive through window. 25  
43 passenger vehicle parking spaces and six (6) tractor trailer parking stalls are proposed. The project is  
44 located in the B1 – Commercial Mixed Use Zoning District.

45 **SEQR:** This is a Type I Action, under 6 NYCRR 617.4 (b)(6)(i) and 617.4 (b)(9) for the purposes of  
46 conducting a coordinated environmental review pursuant to the State Environmental Quality  
47 Review Act ("SEQRA")

48 **Action:** Declaration of Lead Agency for Coordinated SEQR Review

49

50 **Summary of Discussion:**

- 51 • Several members of the project team were present to discuss this project.
- 52 • The Planning Board discussed the following items with the project team:
  - 53 ○ Clean-up of application materials- there are several discrepancies.
  - 54 ○ Building materials and lighting.
  - 55 ○ Ingress/egress- DOT review is at stage 2.
  - 56 ○ Charging stations- there will not be charging stations by the building as previously  
57 proposed. There will now be a charging bank near the rear of the property.
  - 58 ○ Noise/Light pollution from the pump displays.
  - 59 ○ Fencing.
  - 60 ○ Hours of operation.
  - 61 ○ Signs.
  - 62 ○ Sidewalks.
  - 63 ○ Stormwater chambers.
  - 64 ○ Food options.
  - 65 ○ Overnight & idling trucks.
- 66 • The Conservation Advisory Council will need to review this project, as it is a Type 1 action.
- 67 • The Planning Board has requested a Public Hearing be advertised for June 27<sup>th</sup>.
- 68 • The Planning Board has declared Lead Agency on this project.

69

70 **RESOLUTION PB 22-09**

71

**STATE ENVIRONMENTAL QUALITY REVIEW RESOLUTION -  
DECLARATION OF LEAD AGENCY – DANDY MINI- MART SITE PLAN**

72

73 **WHEREAS**, an application was made by Brian Grose, EIT, for Dany Mini Mart, Owner, for site  
74 plan approval for a 6,100 sf convenient store with two gasoline fueling islands, a diesel fueling  
75 island, and a drive-through window, on lands situated at the approximate corner of Ridge Road  
76 and East Shore Drive in the Town of Lansing, New York, otherwise known as Tax Parcel numbers  
77 31.-6-9.1, 31.-6-10, 31.-6-11, 31.-6-13, 31.-6-14, & 37.1-1-2. The properties consist of  
78 approximately 4.7± acres in the B1 – Commercial Mixed-Use Zone. The proposal includes the  
79 merging of adjacent parcels to be reconfigured into a single parcel; and

80  
81 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires  
82 that a Lead Agency be established for conducting environmental review of projects in  
83 accordance with local and state environmental law and the Lead Agency shall be that local  
84 agency which has primary responsibility for approving and funding or carrying out the action;  
85 and

86  
87 **WHEREAS**, The Planning Board of the Town of Lansing is believed best suited to review the  
88 impacts of this proposed Site Plan as (i) the Planning Board is the only body with jurisdiction to  
89 review the Site Plan and issue the final Site Plan approval, (ii) the Planning Board is best situated  
90 to understand and evaluate the potential unique impacts of such Site Plan upon the Town  
91 based upon the developmental patterns, topography, and unique natural and non-natural  
92 features of the Town of Lansing, including known streams, wetlands, UNAs, agricultural  
93 resources of value, and archeosensitive sites within or near the proposed Site Plan area, (iii) the  
94 Planning Board has the broadest governmental powers for investigating the potential or actual  
95 impacts of the Site Plan and implementing conditions or mitigating controls, and accordingly  
96 (iv) the Planning Board has the greatest capacity for providing the most thorough  
97 environmental assessment of the proposed Site Plan; and

98  
99 **WHEREAS**, this proposed action is a Type I Action, per 6 NYCRR 617.4 (b)(6)(i) and 617.4 (b)(9)  
100 for the purposes of conducting a coordinated environmental review pursuant to the State  
101 Environmental Quality Review Act ("SEQRA") ;

102  
103 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

104  
105 That the Town of Lansing Planning Board does hereby declare itself Lead Agency for the  
106 coordinate environmental review for the action of site plan review.

107  
108 Dated: 23 May 2022

109 Motioned by: Larry Sharpsteen

110 Seconded by: Lin Davidson

111

112 **VOTE AS FOLLOWS:**

113 Dale Baker – Aye

114 Tom Butler – Aye

115 Sandra Dennis- Conlon – Aye

116 Norman L. Davidson – Aye

117 Larry Sharpsteen – Aye

118 Dean Shea – Aye

119 Al Fiorille – Aye

120

121 **Adjourned Meeting**

122 Meeting adjourned at the call of the Planning Board Chair at 8:40pm.

123

124 Minutes Taken and Executed by Heather Dries.

125

126 **Access to public documents are available online at:**

127 **Planning Board Email** [tolcodes@lansingtown.com](mailto:tolcodes@lansingtown.com)

128 **Town Website** <https://www.lansingtown.com>

129 **Planning Board agendas, minutes & submittals** <https://www.lansingtown.com/town-docs>