

## TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS  
FROM: Michael H. Long, AICP   
RE: Site Plan Review – Town Barn Road  
Mirabito Holdings Co.–  
DATE: October 20, 2015

The applicant, Wayne Davis as representative of Mirabito Holdings Inc., has a purchase agreement (subject to site plan approval) to acquire approximately 3 acres of land to build an LP Gas / petroleum distribution facility on a portion of Tax Parcel #30.-1-16.22, IR Industrial / Research Zone. This is currently a wooded lot to the south of the Town of Lansing Highway Department Garage complex.

**Site Characteristics:** The site parcel consists of 6.48 +/- acres site of which the applicant would purchase approximately 3 acres. The proposed entrance would be off the connector driveway south of Town Barn Road. The site is primarily wooded and is a buffer between the Highway Dept. and Peruville Road. Phase One would include a LP bulk gas 30,000 gallon storage tank system with a circular gravel driveway system and storage pad for LP gas tanks. Later phases would include a petroleum storage with (5) 15,000 gallon tanks, maintenance/garage building and ultimately an on-site office.

**Surrounding Area:** The area surrounding the site includes a primarily various commercial uses which includes Crossroads, Xtramart, former CARQUEST Parts store and adjacent offices and small scale businesses. The N. Triphammer Road is one of the highest volume roads in the town of Lansing and is located in the commercial core of the town.

**Comprehensive Plan/Zoning:** The site is in the IR – Industrial / Research Zone. The area is developed with mixed primarily commercial and some residential uses. The 2006 Town of Lansing Comprehensive Plan anticipates a range of retail, service, goods, merchandise and services including commercial activities.

**GML Referral:** The proposal will be submitted to the County Planning Department for 239 GML review. This is a preliminary discussion that may alter the initial design depending upon input for the planning board members.

**Staff Recommendations:**

The applicant, has requested to present a preliminary site plan to the planning board for their comments and feedback review prior to submitting the entire site plan package. Once the overall phased development plan is finalized, the applicant will have the overall Storm Water Plan (SWPP) completed for the SEQRA review and Site Plan Approval. At that time, the GML 239 Review will be requested.

Please feel free to contact me with any questions regarding the above.