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APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

Preliminary Date: _____ Final Date _____

Name of Proposed Development: Proposed Dollar General Retail Store

Applicant:

Name: Primax Properties LLC
Address: 1100 E. Morehead Street
Charlotte, NC 28204
Telephone: _____

Plans prepared by:

Name: Bohler Engineering MA, LLC
Address: 17 Computer Drive West
Albany, NY 12205
Telephone: (518) 438-9900

Owner (if different)

(If more than one owner, provide information for each)

Name: Finger Lakes Tire and Auto Service, Inc.
Address: _____
Telephone: _____

Ownership intentions - i.e., purchase options: Primax Properties LLC is under contract to purchase a subdivided portion of tax map parcel 37.01-2-54.17

Location of site: Southeast Corner of NYS Route 34 & Cayuga Vista Drive

Tax map description

Section: 37.01 Block: 2 Lot: 53.21 54.17

Current zoning classification: Commercial Mixed Use (B1)

State and federal permits needed (list type and appropriate department)

NYS DOT Permit, NYS DEC Permit

Proposed use of site: Dry goods retail store

Total site area (square feet or acres) ±2.17 acres

Anticipated construction time: 3 Months

Will development be staged? No

Current land use of site (agriculture, commercial, undeveloped, etc.)
Undeveloped

Current condition of site (buildings, brush etc.) Brush/ Natural Landscape

Character of surrounding lands (suburban, agriculture, wetlands, etc.)
Suburban

Estimated cost of proposed improvement: \$ TBD

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)
It is anticipated that this store will employ 8-10 people.

Describe proposed use including primary use, ground floor area, height and number of stories for each building:

- for residential buildings, include number of dwelling units by size (efficiency, one bedroom, two bedroom, three or more bedrooms) and number of parking spaces to be provided.
- for non-residential buildings, include total floor area, total sales area, number of automobile and truck parking spaces.
- other proposed structures.

A ±9100 sf retail store is proposed with ±7,220 sf of sales floor area. There will be 36 parking spaces and one (1) truck loading space.



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**Town Of Lansing Planning Board
Application for Review and Approval of Subdivision**

Check One: Subdivision Plat Fee Paid \$ _____ Date _____
 Boundary Change Receipt No. _____

- 1. Name or Identifying Title Two Lot Minor Subdivision Map of the Lands of Finger Lakes Tire & Auto Service, Inc.
- 2. Tax Parcel No. & Zoning District 37.01-2-53.21
- 3. Subdivider: (if owner, so state; if agent or other type of relationship, state details on separate sheet)

Name & Title Primax Properties LLC, c/o Bohler Engineering MA, LLC
 Signature *[Signature]* Date 11/12/16
 Address 17 Computer Drive West, Albany, NY 12205
 Phone (518) 438-9900 Fax (518) 438-0900 E-Mail cmlodzianowski@bohlereng.com
 Other Contact information _____

- 4. Licensed Land Surveyor:
 Name: Ausfeld & Waldruff Land Surveyors LLP
 Address 514 State Street, Schenectady, NY 12305
 Phone 518-346-1595 Fax 518-770-1655 E-Mail _____
 Other Contact information _____

- 5. Engineer:
 Name: Bohler Engineering MA, LLC
 Address 17 Computer Drive West, Albany, NY 12205
 Phone (518) 438-9900 Fax (518) 438-0900 E-Mail _____
 Other Contact information _____

- 6. Easements or other restrictions on property: (Describe generally)
100 foot easement to NYSEG

- 7. Names of abutting owners and owners directly across adjoining streets, including those in other towns (Available at Tompkins County Assessor's Office. Attach additional sheets if necessary)
Town of Lansing
JRS Realty, Inc.
Lands now or formerly of Richard J. Haynor

- 8. Requested exceptions: The Planning Board is hereby requested to authorize the following exceptions to or waivers of its regulations governing Subdivisions (attach list of exceptions with the reason for each exception set forth):

* Note: Application, Fee and required documents must be received in the Planning Office 21 days prior to the scheduled Planning Board Meeting.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Proposed Dollar General Retail Store & Land Subdivision			
Project Location (describe, and attach a location map): Southeast corner of NYS Route 34 and Cayuga Vista Drive			
Brief Description of Proposed Action: A subdivision is proposed on the above mentioned property from a 3.23 acre lot into a 2.17 acre lot and 1.06 acre lot. A 9,100+/- square foot retail store is proposed on the 2.17 acre parcel. Associated parking, curb cut(s), lighting, landscaping, utilities, storm water management etc are proposed as part of this project.			
Name of Applicant or Sponsor: Primax Properties LLC c/o Bohler Engineering MA, LLC		Telephone: (518) 438-9900	
		E-Mail: cmlodzianowski@bohlereng.com	
Address: 17 Computer Drive West			
City/PO: Albany		State: NY	Zip Code: 12205
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Lansing Planning and Building Permit, NYSDOT, NYSDEC,			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 2.2 acres	
b. Total acreage to be physically disturbed?		_____ 1.8 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 3.2 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>Bioretention areas are proposed for storm water management. _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>CARLYN MLODZIANOWSKI</u> <u>BOHLER ENGINEERING MA, LLC</u></p> <p>Signature: <u><i>C. Mlodzianowski</i></u> Date: <u>11/24/15</u></p>		

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project:	
Date:	

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)