

## TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS

FROM: Michael H. Long, AICP

RE: Site Plan Review – One Lot Subdivision Request  
Dollar General Store by Primax Properties, LLC

DATE: March 7, 2016

The applicant, Bohler Engineering, MA, LLC as representative of Primax Properties, LLC, has a purchase agreement (to acquire approximately 2.17 acres of land to build a “Dollar General” Retail sales building on a portion of Tax Parcel #37.1-2-53.21, B1 Commercial Mixed Use Zone. This is currently vacant commercial lot to the southeast corner of NYS Rt. 34 and Cayuga Vista Drive. This would be a 9,100 square foot retail building with 36 parking spaces, free standing and building mounted signage, site landscaping and lighting, and on-site stormwater retention SWPPP practices.

**Site Characteristics:** The overall site parcel consists of 3.23 +/- acres site of which the applicant would purchase approximately 2.17 acres through a one lot subdivision. The proposed site plan includes entrances off both NYS Rt. 34 and Cayuga Vista Drive. The site is currently vacant mixed commercial adjacent to several of the manufacturing and general assembly buildings along Cayuga Vista which was part of the earlier “Empire Zone” designated by the town of Lansing.

**Surrounding Area:** The area surrounding the site includes a primarily various commercial uses which includes a car sales lot, across Cayuga Vista from the “Jump Around Inflatables” and 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 B1 – Commercial Mixed Use Zone. The area is developed with mixed primarily commercial and some residential uses. The 2006 Town of Lansing Comprehensive Plan anticipates a “Dense development and a mixture of land uses, including residential, small scale retail commercial and office, specialty shops, personal services, light industry, recreation, and public space” which includes a range of retail, service, goods, merchandise and services including commercial activities.

**GML Referral:** The proposal was submitted to the County Planning Department for 239 GML review and responded with a letter dated February 9, 2016 which was amended March 1, 2016. They received the detailed site landscaping plan addressed the initial review and that their recommended modifications included:

- The town should recommend that if the entire parcel was utilized (not sub-divided into 2 lots) the delivery truck access limited to Cayuga Vista Drive. This was asked and reviewed by the

engineers and the determination was they were only utilizing the Lot 1 area. This subdivision requirement meets the current Lansing Land Use regulations.

- If the above is not feasible, the town should require only one driveway access point from (for both Lot 1 and 2) from NYS Route 34 be allowed. As discussed by the Planning Board, the applicants have agreed to provide a permanent driveway easement to lot#2. This easement should satisfy the Tompkins County 239 recommendations

### **Staff Recommendations:**

The applicant presented a preliminary site plan to the planning board at the December 14, 2015 meeting for their “Informal Site Plan Review” comments and feedback review prior to submitting the entire site plan package. At this meeting, discussion brought up the issue of possibly connecting the remaining parcel through an interior drive to the Rt. 34 entrance. The Subdivision Plan and Site Plan are in compliance with current Town of Lansing Regulations.

The SWPPP documents were submitted to T.G. Miller for their review and a letter dated February 2, 2016 was sent with outstanding issues to be resolved. The Bohler Engineers has responded to the initial review questions and submitted the update to T.G. Miller. Boehler Engineers have submitted their responses that T.G. Miller issued the latest response letter (in your packets) that has only the drainage swale on the adjacent parcel as an outstanding issue that has been resolved.

1. The Planning Board held a “Public Hearing” for this project on for February 22, 2016 for community input on this subdivision plan.
- 2 The March 14, 2016 meeting, I would recommend that the SEQRA review be completed first. This would consider the overall project, subdivision and Site Plan review aspects.
3. Then the approval of the One-Lot Subdivision will create the two parcels. The remaining undeveloped parcel would be 1.06 acres with a 133 foot road frontage which would create a legal building lot in this zoning district. The developer has agreed to utilize a “permanent work easement” to complete the stormwater drainage and also to include an internal driveway easement to Lot#2.
4. Site Plan approval resolution as presented or amended. Conditions of approval will include: NYSDOT formal approval for the NYS Rt. 34 curb cut, Driveway easement from the Town of Lansing for the Cayuga Vista Drive entrance, and NYSEG approval of the drainage work to be completed in their ROW, and other issues as needed.
5. Access to Lot #2 will be achieved through a driveway easement from Lot#1 with access from NYS Route 34. This will assist in the future development and limit the drive access points as referenced in the Tompkins County 239 Review recommendations.
6. Signage elements are assumed to be in compliance with the current signage ordinance. A condition will be that if signage is out of conformance, then the Zoning Board of Appeals (ZBA) will need to approve any non-conforming conditions.