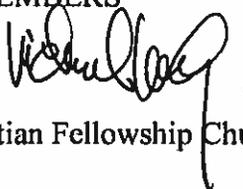


TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS
FROM: Michael H. Long, AICP 
RE: Site Plan Review – Christian Fellowship Church
2049 East Shore Drive
DATE: July 27, 2016

The applicant, Christian Fellowship Church, has a proposed add phase 1 (2,500 square feet) and phase 2 (2,800 square feet) additions for a fellowship hall and increased parking located at Tax Parcel #37.1-2-46, B1 Commercial Mixed Use Zone on New York State Route 34.

Site Characteristics: The overall site parcel consists of 2.3 +/- acres site which has an existing structure of 4,200 Square feet of structures and proposes to remove 1,300sf and add Phase 1 2,500sf and phase 2 - 2,800 sf for a total building area combined of 8,200 SF (increase of 4,000SF). They have added (9) nine additional parking spaces to serve the expansion.

Surrounding Area: The area surrounding the site includes a primarily various commercial and residential uses. NYS Route 34 – East Shore Drive is a major traffic route through the Town of Lansing that originally was comprised of housing which overtime has been converted to small scale commercial activities such as auto sales / repairs, food (pizza and ice cream), driving range, etc.

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 range of retail, service, goods, merchandise and services including commercial activities. This general area was planned to be expanded for mixed use of residential and business expansions.

GML Referral: The proposal was submitted to the County Planning Department for 239 GML review on July 15, 2016. They recommended the site plan include a vegetative buffer on both sides of Minnegar Brook to reduce flood risk and improve water quality. As the site is already developed, they recommend that a buffer of at least 25 feet be established on both sides of the stream.

Staff Recommendations:

The Site Plan was prepared by John Andersson, P.E. and is in compliance with all the required setbacks and requirements. He is the engineer prepared these expansion site plans and reviewed the stormwater plan issues. The site plan proposes to distribute 0.8 acres of the 2.3 acre parcel and is consistent with the neighboring development and meets the Land Use Ordinance requirements. The Storm Water Inspector during the building inspection process to assure a proper functioning system. The project will also add additional water system improvement and replace the culvert to improve the stream flooding potential. Additional gravel parking area around the creek proposes to improve the distance to the parking lot.

The plan is complete and addresses the primary issues that the staff has discussed with the owner during the design phase. The current parking requirements are 1 parking space for each 8 seats in the church 150 seats plus 200 in fellowship hall plus proposed addition equals 44 total parking spaces minimum. The expanded site parking would include 51 total (w/ 4 HC) off street parking spaces.

Staff recommendation is to approve the site plan as presented. Please feel free to contact me with any questions regarding the above.