

TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS

FROM: Michael H. Long, AICP

RE: Site Plan Review – 8 Verizon Lane
United Storage – 9,600 SF Storage Building–

DATE: Oct. 11, 2016

The applicant, William “Bill” Duthie, of United Storage, LLC has proposed to add an additional 9,600 square foot (SF) storage building and site improvements on an existing 9.14 acres of land to build an storage building with restroom and small office on Tax Parcel #30.-1-16.32, IR Industrial / Research Zone. This is currently a wooded lot to the north of the Town of Lansing Highway Department Garage complex. The Planning Board did review a sketch plan review on July 25, 2016 at one of their earlier meetings. Over several years, there were 5 buildings constructed of approximately 21,701 SF. of area constructed on the site. When the additional building is completed, the total build out will be 31,301 SF or approximately .0785% of the overall lot area.

Site Characteristics: The site parcel consists of 9.14 +/- acres site of which the applicant would develop an additional structure to the east of the existing Verizon Building. The entrance is off the recently dedicated Verizon Lane and Town Barn Road through a shared driveway. The site is primarily wooded and is a buffer between the Highway Dept. and adjacent to the large farm to the north. This parcel has added several structures over the years, and the plan will address storm water issues of several buildings together with the latest proposed structure.

Surrounding Area: The area surrounding the site includes a primarily various commercial uses which includes Lansing Market, Crossroads Restaurant, Verizon Maintenance Building, Xtramart convenience store, storage buildings, offices and small scale businesses. The Auburn Road and 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 town highway garage uses. The 2006 Town of Lansing Comprehensive Plan and Land Use Ordinance anticipates a range of light manufacturing, fabrication, assembly, research, mining, power generation / utilities.

GML Referral: The proposal was submitted to the County Planning Department for 239 GML review. The letter dated August 5, 2016 stated that “has reviewed the proposal as submitted, and has determined that the proposal has no negative inter-community or county-wide impacts”.

Staff Recommendations:

The applicant has addressed several of the Stormwater issues that were not addressed earlier during previous development. This project is typical of the type of development that is compatible with the existing Town Highway Barn, other buildings on the current site and Verizon Buildings that are adjacent.

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