

TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS
FROM: Michael H. Long, AICP
RE: Site Plan Review –Melissa Giannone

DATE: June 17, 2017

The applicant, Melissa Giannone, has a proposed use of the former CARQUEST Store (currently owned by Andrew Sciarabba) to a commercial use as a “Doggie Daycare” (no Overnight) and Dog Grooming and self-wash Tax Parcel #37.1-2-21, B-2 Commercial Zone at 3114 N. Triphammer Road on the south west corner of Peruville Road. The site Plan is to address the outside fencing and site landscaping improvements. The project will utilize the existing commercial building with interior improvement modifications and the existing curb cut access and parking area. Two small 8 foot high solid fenced in areas are request for outside area for the dogs that is proposed to be landscaped (see attached application materials).

Site Characteristics: The overall site parcel consists of a 1.02 +/- acres site which has an existing commercial building that was used as the CARQUEST Store for several years and most recently housed a Granite Counter Top Company as the tenant. It is relatively flat and has a raised bed septic system on site.

Surrounding Area: The area surrounding the site includes a primarily commercial including offices, restaurants, automotive repair shops, gas and convenience center, bottle recycling, Town Highway Barn, etc. This is located at one of the major intersections with\in the Town at NYS Rt. 34B-Peruville Road and N. Triphammer Road near NYS Route 34.

Comprehensive Plan/Zoning: The site is in the designated Commercial area. This general area was planned to be the “Service Commercial- businesses typically rely on automobile traffic and are located on well-traveled roads or intersections. These activities can be combined with housing, offices, light-industrial-type land uses. Planning concerns relate to excessive strip development, traffic safety, adequate off-street parking, curb-cut locations, signs, landscaping and overall appearances”.

GML Referral: The proposal is excluded from review by the County Planning Department for 239 GML review as it: “F. Site Plan Reviews for a change of commercial use in an existing building not involving and changes in the building footprint and no change in vehicle access on a State or County highway”.

Staff Recommendations:

The applicant proposes to make improvements and capital investment in this area. The business would relocate from an existing space in the Village of Lansing in the Mall and make visual improvement and additional landscaping.

Staff recommendation is to approve the site plan with as presented with the condition that:

- The existing Driveway access from North Triphammer Road be maintained (condition of the exemption of 239 referral process).
- The Building Code Officer will be required to assure compliance with the New York State Building and Energy Codes and compliance with storm water requirement.

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