

1 **TOWN OF LANSING PLANNING BOARD**  
2 **MEETING SEPTEMBER 26, 2022**  
3 **Lansing Town Hall, 29 Auburn Road**  
4

5 **Board members Present:**

6 Al Fiorille, Chair  
7 Sandy Dennis-Conlon, Vice-Chair  
8 Thomas Butler  
9 Lin Davidson  
10 Dean Shea  
11 Deborah Trumbull  
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**Excused:**

Erin Worsell, Alternate

13 **Board members present via Zoom:**

14 Larry Sharpsteen  
15 Dale Baker, Alternate  
16

17 **Also Present:**

18 C.J. Randall, Director of Planning                      Heather Dries, Planning Clerk  
19 Joe Wetmore, Councilmember  
20

21 **Public Present:**

22 Dennis Griffin,                      Andy Hildreth,                      Brian Grose,                      Eileen Stout,  
23 Justin Woods,                      Max Mackenzie,                      Danielle Hildreth,                      Ed Lacko,  
24 Larry Hoffman,                      Mark Booth,                      Sarah Lounsbery,                      Maureen Stanhope,  
25 Diane Nangeroni,                      Ruth Hopkins.  
26

27 Chair Al Fiorille opened the meeting at 6:32pm.

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29 Joe Wetmore gave a Liaison Report for the September 21, 2022 Town Board meeting.  
30

31 **Action Items:**

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33 **Project: Minor Subdivision, Jerry Smith Road**

34 **Applicant:** Nicholas J. Barra, owner

35 **Location:** 286 Jerry Smith Rd, Tax Parcel number 9.-1-20.2

36 **Project Description:** The applicant proposes to subdivide a 47.85-acre lot I (TPN 9.-1-20.2), in  
37 the Rural Agricultural Zone, into four lots: Parcel B -40.41 acres; Parcel 1- 3.1acres, Parcel 2-  
38 2.02 acres, Parcel 3 – 2.32 acres

39 **SEQR:** This is an Unlisted action under SEQR 617.4 environmental review.

40 **Anticipated Actions:** SEQR Determination of Environmental Significance and Subdivision Review

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42 **Motion to Open the Public Hearing for the 286 Jerry Smith Rd Minor Subdivision at 6:40pm.**

43 Motion: Lin Davidson                      Second: Sandra Dennis Conlon                      (Motion Carried)

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45 **Summary of Discussion:**

- 46 • Nicholas Barra was present to discuss this project.
- 47 • Due to changes to the subdivision, the applicant will need to provide updated plat
- 48 documents and return for the October 24<sup>th</sup> meeting.
- 49 • The Planning Board has concerns regarding a pull-off on the long driveway of the flag
- 50 lot.

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52 **Motion to Close the Public Hearing for the 286 Jerry Smith Rd Minor Subdivision at 6:54pm.**

53 Motion: Deborah Trumbull                      Second: Lin Davidson                      (Motion Carried)

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55 **Discussion:**

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57 **Traffic Impact Study scope; David Kruse, AICP, PTP, Senior Transportation Planner, SRF /**

58 **Passero Associates**

59 **Project:** Site Plan – Dandy Mini Mart – Convenience (Mini) Mart

60 **Location:** 7 Ridge Rd, Tax Parcel No's 31.-6-9.1, 31.-6-10, 31.-6-11, 31.-6-13, & 31.-6-14

61 **Project Description:** The applicant proposes the consolidation of several lots to form an

62 approximately 4.7-acre parcel. The site plan proposal consists of a 6,100 sf convenient store

63 with a 128'x24' gasoline fueling island, a 48'x22' diesel fuel island, fuel tank storage, and a

64 drive-through window. 36 vehicle parking spaces (including 4 tractor trailer parking stalls and

65 up to 4 EV parking stalls) are proposed. The project is located in the B1 – Commercial Mixed

66 Use Zoning District.

67 **SEQR:** This is a Type I Action, under 6 NYCRR 617.4 (b)(6)(i) and 617.4 (b)(9) for the purposes of

68 conducting a coordinated environmental review pursuant to the State Environmental Quality

69 Review Act ("SEQRA")

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71 **Summary of Discussion:**

- 72 • David Kruse of Passero Associates was present to discuss the scope of the Traffic Impact Study
- 73 (TIS).
- 74 • The Director of Planning explained the history between the Town and SRF, now Passero.
- 75 • David Kruse described the Lansing Town Center Development Transportation Impact Study.
- 76 • The Planning Board and David Kruse discussed the anticipated findings in the TIS.
- 77 • The draft of this report has been submitted to the applicant and is awaiting comments.

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**Review of proposed Rural Agriculture (RA) Zoning District and Agriculture (AG) Zoning District – Area, Frontage, Bulk, Height, and Setback Requirements schedule**

- The Planning Board reviewed the changes the Code Revision Committee proposes.

**Adjourned Meeting**

Meeting adjourned at the call of the Planning Board Chair at 8:07pm.

Minutes Taken and Executed by Heather Dries.

**Access to public documents are available online at:**

**Planning Board Email**      [tolcodes@lansingtown.com](mailto:tolcodes@lansingtown.com)

**Town Website**              <https://www.lansingtown.com>

**Planning Board agendas, minutes & submittals**      <https://www.lansingtown.com/town-docs>