

1 **TOWN OF LANSING PLANNING BOARD**
2 **MEETING November 28, 2022**
3 **Lansing Town Hall, 29 Auburn Road**
4

5 **Board members Present:**

6 Al Fiorille, Chair
7 Thomas Butler
8 Lin Davidson
9 Larry Sharpsteen
10 Dean Shea
11 Deborah Trumbull
12 Dale Baker, Alternate
13 Erin Worsell, Alternate
14

Excused:

Sandy Dennis-Conlon, Vice-Chair

15 **Also Present:**

16 John Zepko, Planner Joe Wetmore, Councilmember
17

18 **Public Present:**

19 Perry Cook, Jesse Young, Andy Sciarabba Jr., Duane Phillips,
20 James Gensel, Linda George, Marion George, Pat Tellerico,
21 Max Mackenzie, Peg Mackenzie, Sheryl Munson, Dennis Griffin,
22 Christine Hass, Diane Nangeroni, Mary Helen Cathles, Mark Booth.
23

24 Chair Al Fiorille opened the meeting at 6:30pm.
25

26 Joe Wetmore gave a liaison report for the November Town Board meeting.
27

28 **Action Items:**

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30 **Project: Minor Subdivision- 87 Armstrong Rd**

31 **Applicant:** Perry Cook, owner

32 **Location:** 87 Armstrong Rd, Tax Parcel Number 38.-1-14.1

33 **Project Description:** The applicant proposes to subdivide a ~9.92-acre lot (TPN 38.-1-14.1), in
34 the R1 and R3 Zones, into two lots: Parcel B - 4.52 acres; Parcel C – 5.2 acres, and a lot line
35 adjustment, Parcel A, of .21 acres.

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

37 **Anticipated Action:** SEQR and Subdivision Review
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39 **Summary of Discussion:**

- 40 • Perry Cook was present to discuss this project.
41 • The Planning Board discussed SEQR.

- 42 • The Planning Board will hold a public hearing at the December 19, 2022, meeting.

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44 **Project: Sketch Plan Major Subdivision – Phase I East Shore Circle**

45 **Applicant:** Jesse Young, owner

46 **Location:** 106 East Shore Rd, Tax Parcel Number 37.1-7-12.2

47 **Project Description:** The applicant proposes to subdivide a ~23-acre lot (TPN 37.1-7-12.2), in
48 the R2 Zone, into 6 lots.

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

50 **Anticipated Action:** classification SEQR, scheduling of public hearing

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52 **Summary of Discussion:**

- 53 • Jesse Young and Andy Sciarabba Jr. were present to discuss this project.
54 • The Planning Board has concerns regarding the Emilie Jonas Nature Trail.
55 • The Planning Board discussed roads and driveways.

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

58 **Applicant:** Brian Grose, Fagan Engineers, representing Dandy Mini Mart

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

60 **Project Description:** The applicant proposes the consolidation of several lots to form an
61 approximately 4.7-acre parcel. The site plan proposal consists of a 6,100-sf convenient store with
62 a 128'x24' gasoline fueling island, a 48'x22' diesel fuel island, fuel tank storage, and a drive
63 through window. 36 vehicle parking spaces (including 4 tractor trailer parking stalls and
64 Commercial Mixed up to 4 EV parking stalls) are proposed. The project is located in the B1 Use
65 Zoning District.

66 **SEQR:** This is a Type I Action, under 6 NYCRR 617.4 (b)(6)(i) and 617.4 (b)(9) for the
67 purposes of conducting a coordinated environmental review pursuant to the State Environmental
68 Quality Review Act ("SEQRA")

69 **Anticipated Action:** Review of SEQRA Full Environmental Assessment Form Part II and Part
70 III

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72 **Summary of Discussion:**

- 73 • Tom Butler has recused himself from this project.
74 • Duane Phillips and James Gensel were present to discuss this project.
75 • The Planning Board discussed the Traffic Impact Study.
76 • David Kruse joined via Zoom to discuss the Traffic Impact Study.
77 • The Applicant will move the sidewalk away from the road right of way.
78 • The Planning Board discussed buffering the neighbor's property, the drive-thru, and
79 green space.
80 • The Planning Board Reviewed the EAF Part II.
81 • The Planning Board will be ending acceptance of public comments effective December 2,
82 2022.

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Adjourned Meeting

Meeting adjourned at the call of the Planning Board Chair at 8:59pm.

Minutes Executed by Heather Dries.

Access to public documents are available online at:

Planning Board Email tolcodes@lansingtown.com

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

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