

1 **TOWN OF LANSING PLANNING BOARD**  
2 **MEETING January 23, 2023**  
3 **Lansing Town Hall, 29 Auburn Road**  
4

5 **Board members Present:**

6 Al Fiorille, Chair  
7 Sandy Dennis-Conlon, Vice-Chair  
8 Lin Davidson  
9 Larry Sharpsteen  
10 Dean Shea  
11 Deborah Trumbull  
12 Dale Baker, Alternate  
13 Erin Worsell, Alternate  
14

**Excused:**

Thomas Butler

15 **Also Present:**

16 John Zepko, Planner Heather Dries, Planning Clerk  
17 Joe Wetmore, Councilmember  
18

19 **Public Present:**

20 James Gensel, Sheri Munson, Dave Taylor, Albert Lacko,  
21 Mary Helen Cathles, Diane Nangeroni, Judy Hinderliter, Bill Hinderliter,  
22 and others.  
23

24 Chair Al Fiorille opened the meeting at 6:29pm.  
25

26 Joe Wetmore gave a liaison report for the December and January Town Board meetings.  
27

28 **Action Items:**  
29

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

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

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

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

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

42 Anticipated Action: SEQR Review

43

44 **Summary of Discussion:**

- 45 • James Gensel was present to discuss this project.
- 46 • The Planning Board reviewed recent changes to the project including a sidewalk and a  
47 bioretention pond.
- 48 • The Acting Director of Planning discussed the status of the sign variance application  
49 being reviewed by the Zoning Board of Appeals.
- 50 • The Planning Board discussed the soil boring report.
- 51 • The Planning Board discussed the DOT report.
- 52 • The Planning Board reviewed the EAF Part I & Part II.
- 53 • The Planning Board will not make a SEQR determination until they receive more  
54 information on lighting, DOT comments, and Zoning Board of Appeals comments.

55

56 **Adjourned Meeting**

57 Meeting adjourned at the call of the Planning Board Chair at 8:37pm.

58

59 Minutes Taken and Executed by Heather Dries.

60

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

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

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

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