

TOWN of LANSING

"Home of Industry, Agriculture and Scenic Beauty"

ZONING, PLANNING AND CODE ENFORCEMENT

Box 186

Lansing, NY 14882

E-mail: tolcodes@lansingtown.com

STATE ENVIRONMENTAL QUALITY REVIEW NOTICE OF INTENT TO ESTABLISH LEAD AGENCY PURSUANT TO 6 NYCRR PART 617.6

DATE: 3 Jan 2023

TO: See Attached List of Involved and Interested Agencies

FROM: John Zepko, Planner, Town of Lansing, NY

RE: Proposed Site Plan for Dany Mini-Mart

This notice is issued pursuant to 6 NYCRR Part 617.6 of the implementing regulations for the New York State Environmental Quality Review Act (Environmental Conservation Law Article 8). The Planning Board of the Town of Lansing has determined that it should be Lead Agency for the Coordinated Environmental Review of the proposed action described below:

NAME OF ACTION: Dandy Mini-Mart, Lansing - Site Plan

SW of Intersection of East Shore Drive and Ridge Rd

SBL # 31.-6-9.1, 31.-6-10, 31.-6-11, 31.-6-13, 31.-6-14, & 37.1-1-2

SEQRA STATUS: Type I Action, 6 NYCRR 617.4 (b)(6)(i) and 617.4 (b)(9)

DESCRIPTION OF ACTION: The Planning Board is proposing to undertake review of a proposed site plan for the construction of an approximately 6,100 SF convenience store, including outdoor seating area, on ~ 4.073 acres. The plan also includes two gasoline fuel islands, a diesel fuel island, a fuel tank storage area, and parking lots (36 spaces including 4 truck spaces and up to 4 EV spaces initially). Also included are an on-site wastewater treatment system and stormwater management of the property. A copy of the application and the FEAF, Part 1 and supporting reports and documents are available at the Town Planning and Code Enforcement Department.

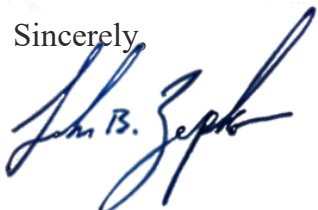
REASONS SUPPORTING THE LEAD AGENCY DETERMINATION: The Planning Board of the Town of Lansing is believed best suited to review the impacts of this proposed Project as (i) the Planning Board is the only body with jurisdiction to issue the final site plan approval for the Project, (ii) the Planning Board is best situated to understand and evaluate the potential unique impacts of such Project upon the Town based upon the developmental patterns, topography, and unique natural and non-natural features of the Town of Lansing, including known streams, wetlands, UNAs, agricultural resources of value, and archeosensitive sites within or near the Project area, (iii) the Planning Board has the broadest governmental powers for investigating the potential or actual impacts of the Project and implementing conditions or mitigating controls, and accordingly (iv) the Planning Board has the greatest capacity for providing the most thorough environmental assessment of the proposed Project.

PLEASE TAKE NOTICE, that this determination, subject to the agreement or concurrence of the agencies involved, shall become effective 30 calendar days from the date of delivery hereof. If the agencies involved cannot agree upon the designation of a lead agency, then, and in such event, the Commissioner of the Department of Environmental Conservation shall determine the Lead Agency pursuant to 6 NYCRR Part 617.6.

FOR FURTHER INFORMATION please contact John Zepko, Planner, at the Lansing Town Hall, 29 Auburn Road, Lansing, NY 14882; telephone number (607) 533-7054 or email: jzepko@lansingtown.com.

Concurrence with the Lansing Planning Board as "Lead Agency" may be sent to the email address: T0Lcodes@lansingtown.com or to 29 Auburn Rd, Box 186, Lansing, NY 14882.

Sincerely,

A handwritten signature in blue ink, appearing to read "John B. Zepko". The signature is stylized with a large, sweeping "Z" and "P".

John Zepko, CPESC, CFM
Planner

INVOLVED AGENCIES

Town of Lansing Zoning Board of Appeals

NYS Department of Transportation, Region 3

NYS Historic Preservation Office

NYS Department of Environmental Conservation, Region 7

INTERESTED AGENCIES

Cayuga Lake Scenic Byway, Inc.

TOWN OF LANSING – DANDY MINI-MART SITE PLAN PROPOSAL

The undersigned involved agency consents to the designation of the Town of Lansing as Lead Agency pursuant to the provisions of the SEQRA regulations (6 NYCRR, Part 617) for the review of the Dandy Mart Site Plan Proposal.

Agency_____

Name and Title _____

Signature_____ Date_____