

RESOLUTION PB 22-XX

**TOWN OF LANSING PLANNING BOARD RESOLUTION
IDENTIFYING THE ZONING BOARD OF APPEALS AS AN INVOLVED AGENCY
DANDY MINI- MART SITE PLAN**

WHEREAS, an application was made by Brian Grose, EIT, for Dany Mini Mart, Owner, for site plan approval for a 6,100 sf convenient store with two gasoline fueling islands, a diesel fueling island, and a drive-through window, fuel tank storage area, and parking (36 spaces including 4 truck spaces and up to 4 EV spaces) on lands situated at the approximate corner of Ridge Road and East Shore Drive in the Town of Lansing, New York, otherwise known as Tax Parcel numbers 31.-6-9,1, 31.-6-10, 31.-6-11, 31.-6-13, & 31.-6-14. The properties consist of approximately 4.07± acres in the B1 – Commercial Mixed-Use Zone. The proposal includes the merging of adjacent parcels to be reconfigured into a single parcel; and

WHEREAS, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that a Lead Agency be established for conducting environmental review of projects in accordance with local and state environmental law and the Lead Agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action; and

WHEREAS, the project must obtain area variances from the Zoning Board of Appeals to permit the proposed amount of signage on the proposed site plan; and

WHEREAS, the Zoning Board of Appeals has been identified as an Involved Agency under SEQRA; and

WHEREAS, The Planning Board of the Town of Lansing is believed best suited to review the impacts of this proposed Site Plan as (i) the Planning Board is the only body with jurisdiction to review the Site Plan and issue the final Site Plan approval, (ii) the Planning Board is best situated to understand and evaluate the potential unique impacts of such Site Plan 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 proposed Site Plan area, (iii) the Planning Board has the broadest governmental powers for investigating the potential or actual impacts of the Site Plan 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 Site Plan; and

WHEREAS, this proposed action is a Type I Action, per 6 NYCRR 617.4 (b)(6)(i) and 617.4 (b)(9) for the purposes of conducting a coordinated environmental review pursuant to the State Environmental Quality Review Act ("SEQRA") ;

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

That the Town of Lansing Zoning Board of Appeals be considered an Involved Agency under SEQR and notified of the Town of Lansing Planning Board's intent to declare itself Lead Agency for the coordinate environmental review for the action of site plan review; and

That the Town of Lansing Planning Board amends Planning Board resolution 22-09, declaring itself as Lead Agency under SEQR, until the Zoning Board of Appeals has been duly notified and has an opportunity to object or comment.

Dated:

Motioned by:

Seconded by:

VOTE AS FOLLOWS:

**Al Fiorille –
Sandra Dennis Conlon
Tom Butler
Norman L. Davidson
Larry Sharpsteen
Dean Shea
Dale Baker
Erin Worsel**