

APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

Preliminary \_\_\_ Date: 03/22/2022 Final \_\_\_ Date: \_\_\_\_\_

Name of Proposed Development: Dandy Mini-Mart

Applicant:

Plans prepared by:

Name: Dandy Mini Marts Inc

Name: Fagan Engineers & Land Surveyors, P.C.

Address: 6221 Mile Lane Road

Address: 113 E. Chemung Place

Sayre, PA 18840

Elmira, NY 14904

Telephone: (570) 888-4344 x133

Telephone: (607) 734-2165

Owner (if different)

(If more than one owner, provide information for each)

Name: \_\_\_\_\_

See separate sheet for property owner information

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Ownership intentions - i.e., purchase options: \_\_\_\_\_

Location of site: All of three parcels and portions of two additional parcels to be merged located at and around 7 Ridge Road, Lansing

Tax map description

Section: 31 Block: 6 Lot: 9.1,10,11,13,14

Current zoning classification: B1, B2

State and federal permits needed (list type and appropriate department)  
NYS DOT - Perm33-COM, NYS DEC - SPDES Permit

Proposed use of site: Gasoline Service Station & Convenience Store

Total site area (square feet or acres) 4.7 acres

Anticipated construction time: 9 months. Starting June 2022.

Will development be staged? No

Current land use of site (agriculture, commercial, undeveloped, etc.)  
Commercial/Residential

Current condition of site (buildings, brush etc.) Vacant Buildings & Brush

Character of surrounding lands (suburban, agriculture, wetlands, etc.)  
Suburban, agricultural

Estimated cost of proposed improvement: \$TBD

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)  
Anticipated Employees - 5 - 10  
Anticipated Shoppers - Passerby Commuters

Describe proposed use including primary use, ground floor area, height and number of stories for each building:

- for residential buildings, include number of dwelling units by size (efficiency, one bedroom, two bedroom, three or more bedrooms) and number of parking spaces to be provided.
- for non-residential buildings, include total floor area, total sales area, number of automobile and truck parking spaces.
- other proposed structures.

Proposed commercial building shall be 5,685 SQFT. There will be a total of 28 passenger car parking stalls, and 5 tractor trailer parking stalls. There will be a gasoline fueling island with the dimensions of 128' x 24', and a diesel fueling island with the dimensions of 48' x 22'. There will be a drive-thru and outdoor seating as well. There will be a septic system and stormwater basin on the west corner of the proposed property.