

TOWN OF LANSING PLANNING BOARD MEETING

July 27, 2026

Lansing Town Hall, 29 Auburn Road

Board Members' Present:

Dean Shea, Chair
Thomas Butler, Vice Chair
Al Fiorille
Sandy Conlon
Christine Hass
Danielle Hautaniemi
John Duthie
Aimee Caffrey

Excused:

John Licitra
Freddy Villano

Also Present:

Kelly Geiger, Planning Clerk
Nathaniel Rogers, Town Planner
Joe Wetmore, Town Board Liaison

Public Present:

Scott Gibson
Elsie Ray
Barbara Caward
Paul Rogers
Benjamin Willson
Lauren Baker
F. Durst
Chris Perry
Margo Hittleman
Wayne Britton
Justin Kimball

Chair, Dean Shea, opened the meeting at 6:30 pm.

Action Items:

Project: Minor Subdivision – 6 and 8-18 Verizon Ln

Applicant: Bill Duthie, Owner

Location: 8-18 Verizon Lane TPN 30.-1-16.32, 6 Verizon Lane TPN 30.-1-16.31

Project Description: Minor Subdivision of the existing 13.21-acre lot to create Parcel 30.-1-16.32 (9.15 ac) and Parcel 30.-1-16.31 (4.06 ac). Proposed parcels are currently separated by a lease line and have not been formally subdivided at this time. This project is located in the IR zoning district.

SEQR: Unlisted/Uncoordinated Action

Anticipated Action: Consideration of proposed subdivision

Summary of Discussion:

- John Duthie recused himself to present the project on behalf of the owner Bill Duthie
- Land conveyance from Verizon, right of way, drainage, SOMRA

54
55 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
56 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) AND MINOR SUBDIVISION**
57 **PLAT APPROVAL FOR**
58 **6 & 8-20 VERIZON LN TPN 30.-1-16.31 & 30.-1-16.32**
59

60 **WHEREAS**, an Application was submitted for a Minor Subdivision review by Bill Duthie, owner, for
61 the proposed subdivision of Tax parcel numbers 30.-1-16.31 and 30.-1-16.32, into two (2) parcels; “Lot
62 1” (3.99 acres) and “Lot 2” (9.10 acres), with an additional area “Lot 3” (5,190 square feet) to be
63 transferred to the Town of Lansing to extend the public road at Verizon Lane, The property is in the
64 Industrial/Research Zone; and
65

66 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor
67 Subdivision, for which the respective completed applications were received 12 June 2026; and
68

69 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") that the above-
70 referenced Action is hereby classified as an Unlisted Action under Section 617.6 of the SEQR Regulations,
71 and subject to further review under Part 617 of SEQR Regulations; and
72

73 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the Town's
74 local laws relative to subdivisions and the unique needs of the Town due to the topography, the soil types
75 and distributions, and other natural and man-made features upon and surrounding the area of the
76 proposed subdivision, and the Planning Board has also considered the Town's Comprehensive Plan and
77 compliance therewith; and
78

79 **WHEREAS**, this Board acting as Lead Agency in SEQRA reviews and accepts as adequate:
80 Survey map showing proposed Minor subdivision of lands of United Storage, prepared by Brian
81 Klump, Owasco Land Surveying and dated 26 April 2026; a Short Environmental Assessment
82 Form (SEAF), Part 1, submitted by the Applicant, and other application materials; and
83

84 **WHEREAS**, Project plans, and related information, were duly delivered to the Tompkins County
85 Planning and Sustainability Department per General Municipal Law § 239; et seq., and such Department
86 responded in a letter dated 3 June 2026, from Katherine Borgella, Tompkins County Commissioner of
87 Planning and Sustainability, pursuant to §239 -l, -m, and -n of the New York State General Municipal Law,
88 which determined that the proposed action will have no significant county wide or inter community
89 impact; and
90

91 **WHEREAS**, on 27 April 2026, the Planning Board reviewed and considered the aforementioned
92 subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and duly
93 held a public hearing on the Minor subdivision application, and all evidence and comments were
94 considered, along and together with the requirements of the Town's subdivision regulations, existing
95 development in the surrounding area, the public facilities and services available, the Town's
96 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on-
97 and off-site environmental impacts; and
98

99 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board; and
100

101 **NOW, THEREFORE, BE IT RESOLVED THAT**, the Planning Board does hereby classify the above
102 referenced Action to be an Unlisted Action under Section 617.6 of the State Environmental Quality
103 Review (SEQR) Regulations; and
104

105 **BE IT FURTHER RESOLVED THAT**, that the Planning Board of the Town of Lansing determines
106 the proposed project will result in no significant impact on the environment and that a Negative
107 Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance
108 with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor
109 Subdivision approval for Town of Lansing Tax Parcel Numbers 30.-1-16.31 and 30.-1-16.32; and

110 **RESOLVED**, that the Town of Lansing Planning Board hereby grants Final Approval of the
111 Application for a Minor Subdivision of certain land at 6 Verizon Lane and 8-20 Verizon Lane,
112 Tax Parcel Numbers 30.-1-16.31 and 30.-1-16.32 Lansing, New York, subject to the following
113 conditions:

- 114
- 115 1. "Lot 3" (5,190 square feet) must be conveyed to the Town of Lansing for the purpose of
116 extending Verizon Lane to provide "Lot 1" and "Lot 2" with appropriate road frontage.
 - 117 2. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board Chair,
118 thereafter presenting, and obtaining the signing of the plat by Tompkins County Assessment
119 Department stamp, followed by filing in the Tompkins County Clerk's Office, followed by
120 provision of proof of such filing within the time limit requirements of 62 days with the Town of
121 Lansing Code Enforcement Office.
- 122

123 Dated: 27 July 2026

124

125 Motion by: Al Fiorille

126 Seconded by: Tom Butler

127

128 VOTE AS FOLLOWS:

129

130 Tom Butler – Aye

131 Aimee Caffrey – Aye

132 Sandy Conlon – Aye

133 John Duthie – Recused

134 Al Fiorille – Aye

135 Christine Hass – Aye

136 Danielle Hautaniemi – Aye

137 John Licitra – Absent

138 Fredric Villano – Absent

139 Dean Shea – Aye

140

141

142 **Project: Site Plan Review – 8-18 Verizon Lane**

143 **Applicant:** Bill Duthie, owner

144 **Location:** 8-18 Verizon Lane TPN 30.-1-16.32

145 **Project Description:** Site Plan Review of proposed expansion of existing United Storage Complex. The project
146 plans to construct a 40' x 70' (2,800 SF) cold storage building on a vacant ¼-ac lot just southwest of 18 Verizon
147 Lane and east of 10 Verizon Lane. This project is located in the IR zoning district.

148 **SEQR:** Unlisted/Uncoordinated Action

149 **Anticipated Action:** Consideration of proposed site plan

150

151

152 **Summary of Discussion:**

- 153
- 154 • Building use, conditions, ADA legal compliance, Fire Hydrant, Privat roadway, Lot coverage, Last
155 building, Superseding resolution, Private road signage, Signage signing, Municipal water meter, Type
156 of storage, Lot coverage, Personal storage, fencing, Road size, Retention pond (south), Silt fence,
General processing, Dumpsters-no food-no fencing-surrounded by trees

158
159 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
160 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) AND SITE PLAN APPROVAL**
161 **FOR**
162 **8-20 VERIZON LN TPN 30.-1-16.32**
163

164 **WHEREAS**, an application was submitted for a Site Plan Review by Bill Duthie, owner, for Site Plan
165 Review of a proposed 2,800 SF commercial/industrial building as shown on “Duthie Site Plan
166 Stormwater As-Built” received 30 June 2026, this property is located in the Industrial/Research Zone;
167 and
168

169 **WHEREAS**, this is a proposed action reviewed under Town of Lansing Code § 270-27 Site Plan
170 Review, for which the respective completed applications were received 3 December 2025; and
171

172 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") that the above-
173 referenced Action is hereby classified as an Unlisted Action under Section 617.6 of the SEQR Regulations,
174 and subject to further review under Part 617 of SEQR Regulations; and
175

176 **WHEREAS**, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that a
177 Lead Agency be established for conducting environmental reviews of projects in accordance with state
178 environmental law and the Lead Agency shall be that local agency which has primary responsibility for
179 approving and funding or carrying out the action; and
180

181 **WHEREAS**, the Planning Board, being the local agency, which has primary responsibility for approving
182 the action declares itself the Lead Agency for the review of this action under SEQRA; and
183

184 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the Town's
185 local laws relative to site plan and the unique needs of the Town due to the topography, the soil types and
186 distributions, and other natural and man-made features upon and surrounding the area of the proposed
187 site plan, and the Planning Board has also considered the Town's Comprehensive Plan and compliance
188 therewith; and
189

190 **WHEREAS**, this Board acting as Lead Agency in SEQRA reviews and accepts as adequate:
191 Survey map showing the lands of United Storage, prepared by Brian Klump, Owasco Land
192 Surveying and dated 26 April 2026; a Short Environmental Assessment Form (SEAF) Part 1,
193 submitted by the Applicant, and other application materials; and
194

195 **WHEREAS**; Project plans, and related information, were duly delivered to the Tompkins County
196 Planning and Sustainability Department per General Municipal Law § 239; et seq., and such Department
197 responded in a letter dated 18 June 2026, from Katherine Borgella, Tompkins County Commissioner of
198 Planning and Sustainability, pursuant to §239 -l, -m, and -n of the New York State General Municipal Law,
199 which recommended that the Town require the applicant to document that they have considered the four
200 energy elements for new construction projects outlined in the Tompkins County Energy
201 Recommendations for New Construction (2018), and additional information was provided by the
202 applicant in the document titled “Tompkins County 239 Review Recommendation Response” received 22
203 June, 2026; and
204

205 **WHEREAS**, on 23 March 2026, the Planning Board reviewed and considered the aforementioned site
206 plan application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and duly held a
207 public hearing on the site plan review application, and all evidence and comments were considered, along
208 and together with the requirements of the Town's site plan regulations, existing development in the
209 surrounding area, the public facilities and services available, the Town's Comprehensive Plan and the Land

210 Use Ordinance, site characteristics and issues, and any potential on- and off-site environmental impacts;
211 and
212

213 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board; and
214

215 **NOW, THEREFORE, BE IT RESOLVED THAT**, the Planning Board does hereby classify the above
216 referenced Action to be an Unlisted Action under Section 617.6 of the State Environmental Quality
217 Review (SEQR) Regulations; and
218

219 **BE IT FURTHER RESOLVED THAT**, that the Planning Board of the Town of Lansing determines
220 the proposed project will result in no significant impact on the environment and that a Negative
221 Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance
222 with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Site
223 Plan approval for Town of Lansing Tax Parcel Number 30.-1-16.32; and
224

225 **RESOLVED**, that the Town of Lansing Planning Board hereby grants Final Approval of the
226 Application for a Site Plan Review of certain lands at 8-20 Verizon Lane, Tax Parcel Number 30.-
227 1-16.32 Lansing, New York, subject to the following conditions:
228

- 229 1. This resolution shall supersede all prior Site Plan Review resolutions approved by the Town of
230 Lansing Planning Board for the lands located at 8-20 Verizon Lane Tax Parcel Number 30.-1-
231 16.32. This resolution does not supersede the terms of any previous resolutions regarding
232 subdivisions, special use permits, water districts, or resolutions passed by any other board or
233 government entity.
- 234 2. The existing private driveway shall be converted into a private road as shown on the survey
235 received 23 July 2026. The private road shall be properly monumented, have adequate signage,
236 have standard road lines, and must be sufficiently maintained to provide access to all buildings
237 located on the property.
- 238 3. The private road must be 26 feet wide, unless the applicant/owner receives a variance from the
239 New York Department of State. All improvements to the private road must be complete before a
240 certificate of occupancy may be issued.
- 241 4. All buildings must conform with the requirements of the Americans with Disabilities Act (ADA).
242 The Owner/applicant must ensure that all buildings with more than 4 dedicated parking spaces
243 meet the minimum number of required accessible parking spaces as shown in table 208.2 of the
244 2010 ADA Design Standards. This shall include at least 1 accessible parking space for buildings 8,
245 10, 20, and 22.
- 246 5. All handicapped parking spaces must be located as to not block the regular flow of traffic, and
247 meet the dimensional requirements included in the 2010 ADA Design Standards, New York State
248 Department of Transportation Standards, and the Town of Lansing Town Code.
- 249 6. The applicant must coordinate with the Town of Lansing Planning and Codes Department on the
250 creation of a watermain easement and right-of-way agreement for the fire hydrant located south of
251 12 Verizon Lane.
- 252 7. Building labels must be no less than 12" in height and be of a high contrast color to the building
253 exterior. New buildings constructed in the business park must generally match the labeling scheme
254 used on existing buildings.
- 255 8. Applicants are required to follow all requirements set out in the Town of Lansing Zoning Code.
256 Any attempts to change the use of a building beyond what has been approved by the Planning
257 Board must undergo Site Plan Review if required in the Zoning Code.
- 258 9. In accordance with Town Code § 270-27(M), this site plan approval is valid for only 36 months
259 from the date hereof, and the applicant/owner is required to commence and substantially complete
260 the construction or other activities for which the site plan is applicable within said 36 months or
261 this approval shall, unless extended, expire, lapse, and be of no further validity, force or effect.
- 262 10. All outdoor storage of materials associated with contractor yards at the new 2,800 SF building

263 must be located in the area labeled “Extra Storage/Trailer Parking” on the provided as-built map. Stored
264 materials must not interfere with the regular flow of traffic.

265
266 Dated: 27 July 2026

267
268 Motion by: Al Fiorille

269 Seconded by: Danielle Hautaniemi

270
271 VOTE AS FOLLOWS:

272
273 Tom Butler – Aye

274 Aimee Caffrey – Aye

275 Sandy Conlon – Aye

276 John Duthie – Recused

277 Al Fiorille – Aye

278 Christine Hass – Aye

279 Danielle Hautaniemi – Aye

280 John Licitra – Absent

281 Fredric Villano – Absent

282 Dean Shea – Aye

283

284

285 **Project: Site Plan Review – 2037 A/B East Shore Dr**

286 **Applicant:** Christopher Perry

287 **Location:** 2037-A/B East Shore Drive TPN 37.1-2-50

288 **Project Description:** Site Plan Review of proposed auto shop. This project is located in the B1 zoning district.

289 **SEQR:** Unlisted/Uncoordinated Action

290 **Anticipated Action:** Set Public Hearing, SEQR

291

292 **Summary of Discussion:**

- 293
 - Former auto shop-same use-no changes, signage, no outdoor storage, Sides A & B all auto repair-
- 294 no retail sales

295

296 **Project: Minor Subdivision – 126 Scofield Rd**

297 **Project:** Minor Subdivision - 126 Scofield Road

298 **Applicant:** James Robertson

299 **Location:** 126 Scofield Road TPN 38.-1-6.5

300 **Project Description:** Minor Subdivision of 126 Scofield Road (5 ac) to create Parcel A (2.24 ac) and Parcel B
301 (2.76 ac). This project is located in the R3 zoning district.

302 **SEQR:** Unlisted/Uncoordinated Action

303 **Anticipated Action:** Sketch Review, Set Public Hearing, SEQR

304

305 **Summary of Discussion:**

- 306
 - No Show, Board will hear project at next meeting

307

308 **Project: Minor Subdivision – 0 N Triphammer Rd**

309 **Applicant:** Wayne Britton

310 **Location:** 0 N. Triphammer Road TPN 37.1-4-2.12

311 **Project Description:** Major Subdivision of 0 North Triphammer Road (9.7 ac) to create 12 lots; “Lot 1”
312 (27,115.4 - square feet), “Lot 2” (29,688.7 - square feet), “Lot 3” (36,739.9 - square feet), “Lot 4” (35,759.3 -
313 square feet), “Lot 5” (33,455.7 - square feet), “Lot 6” (33,529.6 - square feet), “Lot 7” (40,268.0 - square feet),
314 “Lot 8” (29,818.1 - square feet), “Lot 9” (35,353.8 - square feet), “Lot 10” (25015.0 - square feet), “Stormwater
315 Lot (Dedicated)” (13,310.4 - square feet), “Stormwater Lot (Dedicated)” (17,715.1 - square feet). This project is

316 located in the R1 zoning district.
317 **SEQR:** Unlisted/Uncoordinated Action
318 **Anticipated Action:** Public Hearing
319

320 **Summary of Discussion:**

- 321 • Wayne Britton, Justin Kimball and Scott Gibson were present to discuss this project
- 322 • Concerned neighbor regarding water runoff, Single family homes-not uniform-whatever buyer
- 323 wants-spec homes, Storage Pond, Wildlife, Clear cut lots, Conservation area, Drainage district,
- 324 Developers agreement

325
326 **Project: Site Plan Review – 339 Jerry Smith Rd**

327 **Applicant:** Melissa Aucompaugh, Environmental Design Partnership Representative

328 **Location:** 339 Jerry Smith Road TPN 16.-1-10.2

329 **Project Description:** Site Plan Review of proposed large scale battery energy storage facility. This project is
330 located in the AG zoning district.

331 **SEQR:** Unlisted/Uncoordinated Action

332 **Anticipated Action:** Public Hearing
333

334 **Summary of Discussion:**

- 335 • Mike DeAngelo, Ben Willson and Paul Rogers were present to discuss this project
- 336 • Leasing fenced in area, NYSEG-communicates the window for charging, Road maintenance-
- 337 winter, training, Energy safety response group, Testing, New code, Depth of water table, Fire
- 338 concerns, Regulated systems & enforced by code, Fire containment, Acoustic fence, Fans,
- 339 Outside temps, Host agreement pricing, Taxation, IDA, SWPPP, Full EAF, Revised emergency
- 340 response, Door to door outreach by applicant within 1,000 ft of project, Noise and sight
- 341 concerns, Screening, Building dimensions

342
343
344 **Project: Site Plan Review – 339 Jerry Smith Rd**

345 **Project:** Site Plan Review - 430 Peruville Road

346 **Applicant:** Scott Gibson

347 **Location:** 430 Peruville Road TPN 30.-1-28.212

348 **Project Description:** Site Plan Review of existing contractors' yard. This project is located in the AG zoning
349 district.

350 **SEQR:** Undetermined - More information is required

351 **Anticipated Action:** Sketch Plan Conference
352
353

354 **Summary of Discussion:**

- 355 • Scott Gibson was present to discuss this project
- 356 • New EAF, Historical content, Weekly inspections, Site plan review and conditions, Crushing,
- 357 Berm, Buffering, Maintenance, Barn-Hoop house, Size of piles, Setbacks, Asphalt milling &
- 358 storage, Traffic volume, Footprint shown-yard-4.93 acres-whole-10.32acres, Drainage, AG
- 359 district, Noise, Dust mitigation, Height of piles, Enhanced sediment control plan, Attenuation
- 360 Basin, Pre-Post comparison 2020-2026, 100 year plan, Impervious, Silt barrier, Catch bin-
- 361 maintenance-cleaning out, Replace dead trees-add new and more where needed for barriers,
- 362 screening, and additional buffering, Pavement, Hours of operation-Hours, Days, Months, Time
- 363 and use of crusher, Lighting, Sign, Setbacks, Topo lines, Additional structures, SWPPP,
- 364 Bunker storage-dimensions, New species for buffering & replacement schedules

365
366
367

368 **Other Business**

369 **Liaison Report**

370

371 Joe Wetmore was present to give Town Board Liaison Report

- 372 • Tax Levy, Budget, Personnel schedule, Highway barn status, Tour of highway barn for
373 Planning Board members, Wood mulching area for Town, Open House with Town Board,
374 Colliers status, New code admin started, Code Enforcement Officer starting August 3rd and new
375 Planner starting August 17th, Status of Terawulf application and scheduling, Law for
376 moratorium on AI projects

377

378 **Adjourn Meeting**

379 Meeting adjourned at the call of the Planning Board Vice Chair at 9:14 pm.

380 Minutes Taken and Executed by Kelly Geiger

381

382 **Access to public documents available online at:**

383 **Planning Board Email** tolcodes@lansingtwnny.gov

384 **Town Website** <https://www.lansingtwnny.gov>