



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

Planning & Code Enforcement August 2026 Report

Zoning Code Update

The Zoning Advisory Committee continues to work with consultants from Colliers Engineering to update the Town of Lansing's Zoning Code. A draft summary of public comments has been created, which will be reviewed at the next Zoning Advisory Committee meeting. Staff continue to meet with a representative of the New York Department of State to provide updates on the Town's progress.

Staffing Update

Planning & Code Enforcement has now returned to full staffing levels. A new Senior Code Enforcement officer started on August 3rd, filling a position which became vacant due to a retirement in mid July. A Planner also started with the Department on August 17th.

Planning Board Projects

The following were heard at the July 27th Planning Board Meeting

- a. **Project:** Minor Subdivision - 8-18 Verizon Lane

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, Approved

- b. **Project:** Site Plan Review - 8-18 Verizon Lane

Applicant: Bill Duthie, Owner

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

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

SEQR: Unlisted/Uncoordinated Action

Anticipated Action: Consideration of proposed site plan, Approved



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- c. **Project:** Site Plan Review - 339 Jerry Smith Road

Applicant: Melissa Aucompaugh, Environmental Design Partnership Representative

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

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

SEQR: Unlisted Action

Anticipated Action: Public Hearing

- d. **Project:** Major Subdivision - 0 North Triphammer Road

Applicant: Wayne Britton

Location: 0 North Triphammer Road TPN 37.1-4-2.12

Project Description: Major Subdivision of 0 North Triphammer Road (9.7 ac) to create 12 lots; "Lot 1" (27,115.4 - square feet), "Lot 2" (29,688.7 - square feet), "Lot 3" (36,739.9 - square feet), "Lot 4" (35,759.3 - square feet), "Lot 5" (33,455.7 - square feet), "Lot 6" (33,529.6 - square feet), "Lot 7" (40,268.0 - square feet), "Lot 8" (29,818.1 - square feet), "Lot 9" (35,353.8 - square feet), "Lot 10" (25,015.0 - square feet), "Stormwater Lot (Dedicated)" (13,310.4 - square feet), "Stormwater Lot (Dedicated)" (17,715.1 - square feet). This project is located in the R1 zoning district.

SEQR: Unlisted/Uncoordinated Action

Anticipated Action: Public Hearing

- e. **Project:** Minor Subdivision - 126 Scofield Road

Applicant: James Robertson

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

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

SEQR: Unlisted/Uncoordinated Action

Anticipated Action: Sketch Review, Set Public Hearing, SEQR

- f. **Project:** Site Plan Review - 2037-A/B East Shore Drive

Applicant: Christopher Perry

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

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

SEQR: Type II Action - No further review is required.

Anticipated Action: Set Public Hearing, SEQR

- g. **Project:** Site Plan Review - 430 Peruville Road

Applicant: Scott Gibson



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

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

SEQR: Undetermined - More information is required

Anticipated Action: Sketch Plan Conference

Zoning Board of Appeals Projects

The following were heard at the August 12th Zoning Board of Appeals Meeting

- a. **Project:** 9 ½ Ladoga Park Rd - Area Variance

Applicant: Kristin Bartholomew

Location: 9 ½ Ladoga Park Rd, TPN 34.-1-25

Project Description: The applicant has applied for an Area Variance to construct a 20' by 24' garage and needs relief from Town of Lansing Zoning Law § 270-11, Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements for a side yard setback of 2' where 10' is required from the property line on the western side of the parcel and a side yard setback of 0' where 10' is required from the railroad right of way on the eastern side of the parcel. This project is located in the L1 Lakeshore zoning district.

SEQR: This project is a Type II action

Anticipated Action: Complete Public Hearing, issue conditions & approval

Code Enforcement Data

July 2026

	June	Year To Date
Fees Collected	\$14,414.70	\$49,206.30
Estimated Project Cost	\$1,407,382.00	\$6,191,954.00
Building Permits	21	140
Certificates of Occupancy	16	119
New One & Two Family Residences	3	9
New Multi-Family Residences	0	1
New Businesses	0	0