

Joseph Wetmore
Town Board Member Report
August 2026

Planning Board

Monday, July 27·6:30 – 8:30pm

*Final Approval for a minor subdivision at 6 Verizon Lane and 8–20 Verizon Lane.

The approval is subject to two conditions:

1. A 5,190-square-foot parcel, identified as “Lot 3,” will be conveyed to the Town to allow for the extension of Verizon Lane and provide appropriate road frontage for Lots 1 and 2.
2. The final subdivision plat must be signed and endorsed by the Planning Board Chair, approved by the Tompkins County Assessment Department, filed with the Tompkins County Clerk within 62 days, and proof of filing provided to the Town’s Code Enforcement Office.

* Granted Final Approval for the Site Plan Review at 8–20 Verizon Lane.

Key conditions of the approval include:

1. The resolution replaces prior site plan approvals for the property but does not supersede previous resolutions concerning subdivisions, special use permits, water districts, or actions by other governmental boards.
2. The existing private driveway must be converted to a properly marked and maintained private road, consistent with the July 23, 2026 survey. The road must generally be 26 feet wide unless a state variance is obtained, and all improvements must be completed before a certificate of occupancy is issued.
3. Buildings and parking must comply with ADA requirements, including accessible parking at Buildings 8, 10, 20, and 22.
4. The applicant must coordinate with the Town regarding a watermain easement and right-of-way for the fire hydrant south of 12 Verizon Lane.
5. Building identification must be at least 12 inches high, high-contrast, and generally consistent with existing business park signage.
6. All uses must comply with the Town’s Zoning Code, with additional Site Plan Review required when applicable for changes in use.
7. The approval is valid for 36 months, during which construction or other approved activities must commence and be substantially completed unless the approval is extended.
8. Outdoor storage associated with the contractor yards must be located in the designated storage area shown on the approved plan.

* The Planning Board considered a Site Plan Review application from Christopher Perry for a proposed auto shop at 2037-A/B East Shore Drive (TPN 37.1-2-50), located in the B1 zoning district. The property was formerly used as an auto shop. The anticipated next steps are to set a public hearing and complete the SEQR review for this unlisted, uncoordinated action.

* The Planning Board considered a Major Subdivision application for 0 North Triphammer Road (TPN 37.1-4-2.12). The 9.7-acre property is proposed to be divided into 10 residential lots, along with two dedicated stormwater lots, in the R1 zoning district.

Public concerns included water runoff and drainage, the potential lack of uniformity among the proposed single-family homes, a proposed storage pond, impacts on wildlife, clearing of the lots, the conservation area, the drainage district, and the need for a developer's agreement.

The anticipated next step is a public hearing.

* The Planning Board considered a Site Plan Review application for a proposed large-scale battery energy storage facility at 339 Jerry Smith Road (TPN 16.-1-10.2), located in the AG zoning district.

Discussion focused on the fenced lease area, NYSEG coordination and charging schedules, winter road maintenance, emergency response and training, fire safety and containment, water table depth, applicable codes, noise and acoustic fencing, cooling systems, screening and visual impacts, taxation and potential IDA involvement, stormwater management, and the need for a full Environmental Assessment Form.

The applicant will revise the emergency response plan and conduct door-to-door outreach to properties within 1,000 feet of the project. The anticipated next step is a public hearing.

* The Planning Board considered a Site Plan Review application for an existing contractors' yard at 430 Peruville Road (TPN 30.-1-28.212), located in the AG zoning district.

Discussion focused on the need for a new Environmental Assessment Form, historical information, site plan conditions and inspections, crushing operations, berms and buffering, storage pile sizes and setbacks, asphalt milling and storage, traffic, drainage, noise and dust mitigation, sediment and stormwater controls, impervious surfaces, screening and replacement plantings, lighting and signage, additional structures, and bunker storage.

The Board also discussed hours and seasonal operation of the crusher, topographic information, SWPPP requirements, catch basin maintenance, and comparisons of pre- and post-development conditions, including a 100-year stormwater plan.

The anticipated next step is a Sketch Plan Conference, with additional information required before the SEQR determination.

Monthly Check-In | Lansing Smart Growth Zoning Update Tuesday, August 4·10:00 – 11:00am

The committee discussed next steps and noted the concern that two meetings had been missed. The committee agreed to work on getting back on schedule.

The billing process for the grant was also discussed. Although the state is experiencing some processing delays, our submissions are in order.

Owasco Lake Watershed Management Council, Inc.

Tuesday, August 18·10:00 – 11:30am

- * A resolution appointing Nancy Hart as Secretary.
- * A resolution appointing Ginny Kent as Chair and authorizing the Chair to act as an official signatory for financial, banking, grant, contractual, and administrative matters.
- * The Director's Summary and feedback from Board and municipal representatives.
- * The Treasurer's Audit and Finance Report, including approval of the June and July 2026 financials.
- * A lake level report.
- * An update on the NYSDEC Finger Lakes Watershed Program.
- * An update from the Owasco Watershed Lake Association.
- * The monthly watershed inspection report.