



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 September 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. Members of the committee reviewed public comments and began discussing potential changes to the zoning map at meeting #5. More draft materials are anticipated to be ready in the near future, and two Zoning Advisory Committee meetings have been scheduled to discuss zoning districts, future potential map updates, and consultants draft documents.

Planning Board Projects

The following were heard at the August 24th Planning Board Meeting

- a. **Project:** Site Plan Amendment - 8-18 Verizon Lane
Applicant: Bill Duthie, Owner
Location: 8-18 Verizon Lane TPN 30.-1-16.32
Project Description: Requesting an amendment to the Site Plan Resolution passed for the proposed expansion of existing United Storage Complex. This project is located in the IR zoning district.
SEQR: Type II Action - No further review is required.
Anticipated Action: Consideration of requested amendment, Approved

- b. **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: Public Hearing, SEQR, Approved

- c. **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

- d. **Project:** Site Plan Review - 18 Eastlake Road

Applicant: David Johnson, Owner

Location: 18 Eastlake Road TPN 42.-1-54.1

Project Description: Site Plan Review of proposed expansion of a recreational facility. This project is located in the R1 Residential Low-Density District.

SEQR: Unlisted/Uncoordinated Action

Anticipated Action: Consideration of proposed site plan, SEQR

- e. **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: Consideration of proposed site plan, SEQR

- f. **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: Consideration of proposed subdivision

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

Applicant: Scott Gibson

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

- h. **Project:** Request for Immunity - 10 Town Barn Road

Applicant: Town of Lansing

Location: 10 Town Barn Road TPN 30.-1-16.12

Project Description: Request for Immunity from review for proposed subdivision of Town lands. The Town intends to subdivide the Town Barn parcel so that additional water meters can be installed.

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

Anticipated Action: Consideration of proposed request for immunity.

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

August 2026

	August	Year To Date
Fees Collected	\$7,496.80	\$56,703.10
Estimated Project Cost	\$1,160,503.64	\$7,352,457.64
Building Permits	27	165
Certificates of Occupancy	11	130
New One & Two Family Residences	2	11
New Multi-Family Residences	0	1
New Businesses	0	0