

**Joseph Wetmore**  
**Town Board Member Report**  
**July 2026**

**Planning Board**

**Monday, June 22·6:30 – 8:30pm**

An application was submitted for a minor subdivision of the 6.146-acre property located at 204 Wilson Road (TPN 27.-1-36.24) in the RA Zoning District. The proposal subdivides the existing parcel into Parcel A (1.229 acres) and Parcel B (4.917 acres). The project was classified as an Unlisted, Uncoordinated Action under SEQR, requiring completion of SEAF Part 2, with a public hearing identified as the anticipated action. The applicant was present to discuss the proposal and respond to questions. Following discussion, the Board approved the project.

An application was submitted for a minor subdivision of the properties located at 6 and 8–18 Verizon Lane (TPNs 30.-1-16.31 and 30.-1-16.32) in the IR Zoning District. The proposal would formally subdivide the existing 13.21-acre property into two parcels: a 9.15-acre parcel (TPN 30.-1-16.32) and a 4.06-acre parcel (TPN 30.-1-16.31). Although the parcels are currently separated by a lease line, they have not previously been formally subdivided. The project is classified as an Unlisted, Uncoordinated Action under SEQR. Discussion focused on the Verizon Lane lease, dedication of the road to the Town, the Stormwater Operation, Management and Reporting Agreement (SOMRA), the associated site plan, and outstanding requirements needed to complete the plans before consideration of the proposed subdivision.

An application was submitted for Site Plan Review of a proposed large-scale battery energy storage facility at 339 Jerry Smith Road (TPN 16.-1-10.2) in the AG Zoning District. The project is classified as an Unlisted, Uncoordinated Action under SEQR. The Board reviewed the proposal and discussed a range of topics, including ambient noise, cooling and ventilation systems, battery charging and discharging operations, site visibility, landscaping, facility dimensions and spacing, access and emergency vehicle circulation, fire protection measures, equipment specifications, decommissioning, battery life, warranties, lease terms, financial security, project costs, host community benefits, stormwater management, potential impacts to northern long-eared bats, communication with neighboring properties, and completion of the Full SEAF. The Board scheduled a public hearing for July 27, 2026.

An application was submitted for a preliminary sketch plan review of a proposed 10-lot major subdivision at 0 N. Triphammer Road (TPN 37.1-4-2.12) in the R1 Zoning District. The project is classified as an Unlisted, Uncoordinated Action under SEQR, requiring completion of SEAF Part 2. The Board reviewed the proposed subdivision layout and discussed road design, lot sizes and frontage, water, septic, and utility services, whether the proposal should be considered a conservation subdivision, stormwater management features including ponds and berms, open space, public access easements, coordination with the Trail Committee, water main connections, soil conditions, and SEQR requirements. The Board scheduled a public hearing for July 27, 2026.

**Monthly Check-In | Lansing Smart Growth Zoning Update (C1003123)**  
**Tuesday, July 7·10:00 – 11:00am**

Discussed the current status of the Zoning Update and reviewed the necessary steps to ensure all grant requirements are being met. Additional discussion focused on the reimbursement process, including expectations for timing. It was noted that reimbursements may take several months to process, but the first reimbursement request is anticipated soon.

**Parks, Recreation, and Trails Working Group**  
**Thursday, July 9·9:00 – 10:30am**

- Comprehensive **Master Plan**: Reviewed the first draft of the Comprehensive Master Plan and provided extensive comments and feedback for revisions.
- Myers **Road Trail**: Discussed feedback received from residents following the distribution of the trail information letter.
- ITCTC **Feasibility Study Funding**: Discussed next steps for moving forward with available funding opportunities, including:
  - Approximately **\$5,000** for signage and wayfinding.
  - Approximately **\$6,000** for design and liability evaluation.