

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

Planning Board

Monday, September 28:6:30 – 8:30pm

* The Planning Board reviewed a Minor Subdivision application for 126 Scofield Road (TPN 38.-1-6.5), submitted by James Robertson, to subdivide the existing 5-acre parcel into Parcel A (2.24 acres) and Parcel B (2.76 acres), creating a flag lot in the R3 zoning district. Mr. Robertson was present to discuss the project. The Board reviewed the sketch plan and scheduled a public hearing for the next meeting. The project was classified as an Unlisted/Uncoordinated Action under SEQR.

* The Planning Board reviewed a Site Plan Review application for 18 Eastlake Road (TPN 42.-1-54.1), submitted by property owner David Johnson, for the proposed expansion of a recreational facility in the R1 Residential Low-Density District. Mr. Johnson was present to discuss the project, including the proposed two-story addition, lounges for the tennis/pickleball and axe-throwing areas, storage shed, enclosed lattice, vending, and proposed phases of work. The Board also discussed the existing recreational facility and the size of the proposed addition. The project was classified as an Unlisted/Uncoordinated Action under SEQR. The Board scheduled a public hearing for the next meeting.

* The Planning Board reviewed a Site Plan Review application for 339 Jerry Smith Road (TPN 16.-1-10.2), submitted by Melissa Aucompaugh of Environmental Design Partnership, for a proposed large-scale battery energy storage facility in the AG zoning district. Ryan McCune was present to discuss the project. The Board discussed coordination with the Fire Department, the IDA, a potential Host Community Agreement, noise, transformers, construction and installation timing, emergency response and fire truck access, GML 239 review, and SEQR lead agency requirements and conditions.

* The Planning Board considered the Town of Lansing's request for immunity from review for the proposed subdivision of Town-owned lands at 10 Town Barn Road (TPN 30.-1-16.12). The subdivision is intended to allow for the installation of additional water meters. The project was classified as a Type II action under SEQR, requiring no further environmental review. Following discussion, the Board approved the request for immunity.

Zoning Advisory Committee

Wednesday, September 30:3:00 – 5:00pm

The committee reviewed the preliminary base zoning district framework and draft use table without the consultants present. The meeting served as a brainstorming session to give committee members an opportunity to discuss key issues and provide feedback. Members expressed frustration that a draft zoning map had not been provided for review. The absence of the map made it difficult to evaluate how the proposed zoning districts might be

applied geographically and to consider how the draft framework would affect specific areas of the Town. Committee members also raised concerns that meeting materials were distributed or presented at the last minute, leaving insufficient time to review the information in advance and prepare for a more productive discussion.

Rural By Design

Thursday, October 1:4:00 – 9:00pm

Randall Arendt presented his conservation-design approach at the Southern Tier Section event, “Rural By Design — Open Space in New Development.”

Arendt’s approach, described in his book *Rural by Design*, offers a planning framework for accommodating residential growth while protecting the landscapes and community features that contribute to rural and suburban quality of life.

Full report attached. (Report is available in the Town Clerk’s Office)

Rural By Design

Friday, October 2:9:00 – 11:00am

Follow up session with Randall Arendt, focusing on affordable housing.

Zoning Advisory Committee

Wednesday, October 7:3:00 – 5:00pm

The committee reviewed the draft zoning map and discussed the definitions of the proposed zoning districts, along with the potential implications of the proposed changes. Discussion focused on how the revised district boundaries and definitions could affect land use, development, and the application of zoning regulations throughout the Town.

The committee also discussed revisions to the special permit process. The goal is to move away from the current process, in which special permit applications are referred to the Town Board without clearly defined review criteria, and toward a more structured approach that establishes clear standards for evaluating proposed projects. Under the proposed approach, the Planning Board would have a more effective role in reviewing applications against established criteria, allowing for a more consistent and substantive review of potential impacts. Establishing clearer standards would also help identify projects that could qualify for administrative approval, streamlining the review process while ensuring that projects are evaluated appropriately.

Monthly Check-In | Lansing Smart Growth Zoning Update (C1003123)

Tuesday, October 6:10:00 – 11:00am

The meeting focused on the progress of the Lansing Smart Growth Zoning Update and the status of the project schedule. We discussed the committee’s frustration with meeting materials being provided at the last minute and frequent postponements of meetings. There was agreement on the need to bring the project back on schedule, establish a realistic timeline, and avoid setting deadlines that cannot reasonably be met.

The Town's project deliverables for the Zoning Code Update were also reviewed. The review identified several items that appeared to be missing from the materials submitted to date. The consultant agreed to provide the outstanding documentation to the State to ensure the project deliverables are complete and up to date.

Owasco Lake Watershed Management Council, Inc.
Tuesday, October 20•10:00 – 11:30am

- Director's Report
- Treasurer's Audit and Finance Report
 - August 2026 Financials Approval
 - September 2026 Financials Approval
- Lake Level Report
- NYSDEC Finger Lakes Watershed Program
- Owasco Watershed Lake Association Update
- Watershed Inspection Monthly Report