

1 **TOWN OF LANSING PLANNING BOARD**

2 **MEETING March 23, 2026**

3 **Lansing Town Hall, 29 Auburn Road**

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5
6 **Board Members Present:**

7 Dean Shea, Chair
8 Thomas Butler, Vice-Chair
9 Al Fiorille
10 Sandy Conlon
11 Christine Hass
12 John Licitra
13 Danielle Hautaniemi
14 John Duthie
15 Aimee Caffrey

Excused:

Freddy Villano

16
17 **Also Present:**

18 Kelly Geiger, Planning Clerk
19 Shaun Logue, MRB Senior Planning Associate
20 Joe Wetmore, TB Liaison
21 Judy Drake

22
23 **Public Present:**

24 Scott Gibson
25 Bill Duthie
26 Frank Towner
27 Jessica Leet
28 James Gensel
29 Duane Phillips

30
31 Chair, Dean Shea opened the meeting at 6:30 pm.

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33 **Action Items:**

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35 **Project: Site Plan Review – 8-18 Verizon Lane**

36 **Applicant:** Bill Duthie, owner

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

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

41 **SEQR:** Unlisted/Uncoordinated Action

42 **Anticipated Action:** Public Hearing

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44
45 **Summary of Discussion:**

- 46 • John Duthie recused himself
- 47 • Scott Gibson and John Duthie were present to discuss this project.
- 48 • Stormwater, Attenuation Basin, As-built map, SOMRA, Ponds, Fire Turn Around, Easement
- 49 for Fire Hydrants, Water Service, Driveway

53 **Project: Minor Subdivision – 8-18 Verizon Lane**

54 **Applicant:** Bill Duthie, owner

55 **Location:** 8-18 Verizon Lane TPN 30.-1-16.32, 6 Verizon Lane TPN 30.-1-16.31

56 **Project Description:** Minor Subdivision of the existing 13.21-acre lot “parent parcel” to create Parcel 30.-1-
57 16.32 (9.15 ac) and Parcel 30.-1-16.31 (4.06 ac). Proposed parcels are currently separated by a lease line and
58 have not been formally subdivided at this time. This project is located in the IR zoning district.

59 **SEQR:** Unlisted/Uncoordinated Action

60 **Anticipated Action:** Set Public Hearing

61

62 **Summary of Discussion:**

- 63 • John Duthie recused himself
- 64 • Scott Gibson and John Duthie were present to discuss this project
- 65 • Subdivision, Road Frontage, Easement for Snowplow Turnaround,
- 66 • The Board scheduled a Public Hearing for April 27, 2026

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68

69 **Project: Minor Subdivision – 40 Newman Rd**

70 **Applicant:** Frank Towner, Owner

71 **Location:** 40 Newman Rd TPN 7.-1-23.2

72 **Project Description:** Minor Subdivision of the existing 82.03-acre lot “parent parcel” to create Parcel 1 (2.71
73 ac) and Parcel 2 (2.49 ac). Four lot line adjustments will occur, affecting a further 2.379 acres of the site. This
74 project is located in the AG Zoning District.

75 **SEQR:** Unlisted/Uncoordinated Action – SEAF Part 2 required

76 **Anticipated Action:** Sketch Review, Set Public Hearing, SEQR

77

78 **Summary of Discussion:**

- 79 • Frank Towner was present to discuss this project.
- 80 • Subdivision, Consolidation and Building Lot
- 81 • The Board set a Public Hearing for April 27, 2026

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83

84 **Project: Site Plan Extension– 3-15 Ridge Rd**

85 **Project:** Site Plan Extension - 3-15 Ridge Rd

86 **Applicant:** Duane Phillips, General Manager

87 **Location:** 3-15 Ridge Rd TPN 31.-6-14

88 **Project Description:** Site Plan Extension Request

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90 **Summary of Discussion:**

- 91 • Duane Phillips and James Gensel were present to discuss this project.
- 92 • Lost Time Due to Delayed DOT Approval, Increased Material Costs, Demo, Grading, Seeding,
93 Erosion Control, Bid Process, Potential Minor Changes, Increased Green Space, Reduced
94 Pavement, Traffic Lights, New Detection System, Length of Extension, Potential Start Date for
95 Building Permit
- 96 • The board approved a 1-year extension

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98

99 **RESOLUTION PB 26-03**

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**TOWN OF LANSING PLANNING BOARD RESOLUTION
3-15 RIDGE ROAD EXTENSION OF SITE PLAN APPROVAL**

104 **WHEREAS**, an application was made by Brian Grose representing Dandy Mini Marts Inc. for Site Plan
105 approval for the construction of a gas station on the 4.08-acre parcel, Lansing, New York, Tax Map # 31.-
106 6-14, located in the Commercial Mixed Use (B1) Zoning District; and
107

108 **WHEREAS**, on March 27, 2023 Site Plan Approval was granted for three years from the approval date
109 provided under Resolution PB 21-23; and

110 **WHEREAS**, on February 17, 2026 Duane Phillips, representative of Dandy Mini Marts Inc., made a request
111 to extend Site Plan Approval for three (3) more years, and
112

113 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board, now
114 therefore be it RESOLVED as follows:
115

- 116 1. Extension of Site Plan Approval for the Dandy Mini Mart project located at
117 TPN 31.-6-14 for one (1) year from date of this resolution.
118

119 **Dated:** March 23, 2026
120

121 **Motion by:** Al Fiorille

122 **Seconded by:** Tom Butler
123

124 **VOTE AS FOLLOWS:**

125 Tom Butler - Aye

126 Sandy Conlon - Aye

127 John Duthie – Not Voting

128 Al Fiorille - Aye

129 Christine Hass - Aye

130 Danielle Hautaniemi - Aye

131 John Licitra - No

132 Fredric Villano – Absent

133 Dean Shea – Aye

134 Aimee Caffrey – Not Voting
135

136 **Other Business:**

- 137 • Joe gave the Town Board Liaison report.
- 138 • Passed Law to Add an Extra Alternate to the Planning Board, Ethics Disclosure Forms, Status
139 of Town Barn, Repurposing of Old Building, Award for Water down Brickyard Rd, CAC,
140 Zoning Advisory Committee Open House, Demographics Survey
141

142 **Adjourn Meeting**

143 Meeting adjourned at the call of the Planning Board Chair at 8:07pm.

144 Minutes Taken and Executed by Kelly Geiger
145

146 **Access to public documents available online at:**

147 **Planning Board Email** tolcodes@lansingtwnny.gov

148 **Town Website** <https://www.lansingtwnny.gov>