

1.0 Stormwater Management in the Town of Lansing

The Town of Lansing is mainly a rural town, at approximately 70 square miles, and is situated within the watershed of Cayuga Lake. The town has a highly varied terrain including broad flat valleys, rounded prominent hillsides and hollows, as well as relatively flat areas and steep slopes. The town has extensive water and wetland resources that are as varied as the terrain, from riparian wetlands along primary headwater streams, and more substantial creeks, to kettle ponds and fens, and borders Cayuga Lake. These resources make a substantial contribution to the character of the town and the quality of life. Sentiment regarding the protection of these resources is strong, as evidenced by various surveys, and participation of the public in various policy endeavors, including stormwater management. There are approximately 10,000 residents in the town, and the town is slowly but steadily growing. The Town has full time staff to manage the various activities of the town, and a very active volunteer board structure in addition to the elected officials.

The town is considered part of the Ithaca Urbanized Area as defined by the US EPA for purposes of designating communities containing Municipal Separate Storm Sewer Systems, or MS4's. These communities are commonly referred to as MS4 communities, and are required to comply with the Phase II Stormwater Management Program promulgated by the NYS DEC in New York through a General Permit system. MS4's are required to comply with the standards in the MS4 General Permit, and this plan is a part of that conformance.

The construction industry is required to comply with the Construction Activities General Permit on a project by project basis. MS4 communities are required, by the MS4 General Permit, to adopt Local Laws to administer the same Construction Activity General Permit standards that were being administered by the NYS DEC. The Town adopted both the Construction Activities and the Illicit Discharge Detection and Elimination Local Laws in December 2007. The Town is very proud of the progressive nature of the construction law which seeks to encourage the avoidance of impacts, but also to maximize, in a real way, the mitigation of construction activities in the town.

1.1 Accomplishments to Date

Because of the value of water resources to the community, the Town of Lansing considered the requirements as an opportunity to establish a watershed management program, using stormwater management as a starting point. For purposes of consistency with the General Permit requirements, the Town retained the same language used by the DEC. However, this plan sets out a watershed management plan and goes beyond the basic requirements of simply administering a stormwater

management law. This does create some friction with the NYS DEC, an agency that would rather local governments administer their program as a law enforcement agency, which towns are not.

To date, the town has adopted the requisite laws, and implemented the program according to the “Notice of Intent for Coverage Under an SPDES General Permit for Storm Water Discharges From Small Municipal Separate Storm Sewer Systems” submitted to the NYS DEC in February of 2003. This NOI stated that Section D served as the Stormwater Management Plan. With the increase in activities, and a necessary shift in priority actions, this plan will replace that NOI as the SWMP for the town, and will be updated annually.

The town has developed two local laws. The town goals of the laws were to go beyond the basic requirements of the General Permit and model law, and build into the law specific improvements, and to cater the LL to the local experience, while still fulfilling the requirements of the General Permit. This effort focused on building incentives for developers to use Better Site Design techniques to avoid costly stormwater practices, and to ultimately provide better protection of water quality; and incorporating standards for infiltration when certain soil types were present on a site, and to manage sites equal to or greater than the one acre threshold the DEC enforces as both a means of heading off infractions, as well as providing guidance on construction techniques. Finally, the local law sought to encourage creative practices that saved developers, and the town, money while still complying with, or outperforming the law.

1.2 Goals and Objectives of the Stormwater Management Plan

The basic goals of this Stormwater Management Plan are to:

- Comply with State General Permits

- Watershed Management

- Build Capacity and Experience to Advance Water Resource Protection Techniques

1.2.1 Two Year Action Plan

This plan constitutes a two year action plan consisting of two sections; a Program Administration Plan and a Program Implementation Plan containing the specific objectives to fulfill the above stated goals. The Program Administration Plan consists of activities relative to the administrative activities associated with the plan such as staffing, reviews, and LL administration and enforcement. These are distinct activities from actual implementation of the program which is broader than the town and involve reliance on countywide organization for full implementation.

2.0 Program Administration Plan

The Town's stormwater management program is administered by the Engineering and Planning Coordinator with assistance with professional support from the Town Engineer. The Engineering and Planning Coordinator is the de facto manager of the program, and acts as the Stormwater Management Officer. The Engineering and Planning Coordinator is responsible for implementation of the Illicit Discharge Detection and Elimination program and is responsible for scheduling of inspections, retaining documentation and development of databases, as well as distribution of information and correspondence. The Planning Department contracts with a local engineering firm for those services requiring a Professional Engineer.

2.1 Project Reviews

Development reviews are performed by the Town Board, Planning Board and Zoning Board of Appeals for special use permit, site plan review, subdivision review and zoning permit appeals. These reviews are coordinated by the Engineering and Planning Coordinator. Some projects are or may be delegated for administrative review only. These currently include building and zoning permits, and non-realty subdivisions.

2.1.1 Notice of Ground Disturbance From and Stormwater Pollution Prevention Plans (SWPPP's)

The Town of Lansing uses a Notice of Ground Disturbance Form, Appendix A, to tally the area of impervious surface, or describe the nature of the ground disturbance, and determine the level of Stormwater Pollution Prevention Plan (SWPPP) the project sponsor will need. The town has three levels of plans, a Simple SWPPP, a Basic SWPP, and a Full SWPPP.

2.1.2 Simple Stormwater Pollution Prevention Plan

The Simple SWPPP utilizes templates, either found in the Erosion and Sediment Control Manual or created by the Planning Department, to explain and require basic stormwater management protection techniques on small sites. These sites are not necessarily visited in the field beforehand, but aerial imagery, GIS data as well as personal knowledge of the site are often used to determine the presence of sensitive features or infrastructure present and special instructions are provided to avoid impact. Inspections are made, but are infrequent. There are is no closeout mechanism for this level of plan as no permit is technically issued.

2.1.3 Basic Stormwater Pollution Prevention Plan

The Basic SWPPP follows the General Permit requirements for an Erosion and Sediment Control Plan and is generally applied to sites greater than an acre, but that do not result in over an acre of impervious surface. These follow all guidelines of the General Permit, and are regularly inspected as well as require the proper certification of plans. These projects are closed out as per General Permit requirements.

2.1.4 Full Stormwater Pollution Prevention Plan

The Full SWPPP follows the General Permit requirements for a Full SWPPP and is generally applied to sites greater than one acre with significant impermeable surfaces created, and permanent stormwater facilities created (ponds, swales, etc.). These projects are regularly inspected as per the General Permit, and the facilities need to be periodically inspected for performance. The post closeout inspections are performed by the Planning Department.

2.1.5 Enforcement

The Town has had to take several enforcement actions on sites in the town. Most of these were fill sites relative to disposal of fill from larger construction sites, often near a classified stream, or in a regulated wetland. These are often phoned in and / or observed complaints filed. The Town's preferred method is contact with contractors and or residents, and then coordination between agencies when necessary and finally getting the site under the auspices of the proper level of stormwater plan (see above).

2.2 Illicit Discharge Detection and Elimination

The Illicit Discharge Detection and Elimination Program is managed by the Engineering and Planning Coordinator. Right now all inspections of mapped facilities are conducted annually. To date, the MS4 area facilities that are mapped are the catch basins, most of which are owned by the New York State Department of Transportation (DOT), Tompkins County Highway Department and The Town of Lansing. The schedule of inspections is discussed below. Enforcement of the IDDE follows the Local Law, and can result in significant fines if and when contamination is discovered.

2.3 Highway Department and Department of Public Works

The Highway Department and DPW are responsible for their own stormwater management and good housekeeping activities. They provide the Engineering and Planning Coordinator with numbers for the annual report, and implement their portions of this plan with their own staff. Highway Department and Department of Public Works are within the same department, and are distinctly separate from the Planning Department, but are currently administered by one person, the Highway Superintendent. The Town has approximately one hundred miles of local roads. There are two distinct buildings: the Town Highway and DPW Office Building and the Town

Hall. All of these structures are in compliance with Phase II stormwater requirements, and the Town Hall has a rain garden stormwater basins on site. The town also leases land from New York State at Salt Point.

2.4 Administrative Challenges

The town faces several challenges relative to administering the stormwater program. However, these normally fall into three basic areas:

- Personnel Training.
- Interagency Coordination.
- Interdepartmental Coordination.

2.4.1 Training

2.4.1.1 Planning Department

The following table describes the training plan for the Planning Department.

Employee	Training Goal	Training Achieved
Engineering and Planning Coordinator	CPESC, Better Site Design Training, Construction Techniques, Contractor Certification, IDDE Training, Tompkins County Stormwater Coalition local events	Not yet Scheduled, but anticipated in 2010.
All Town Highway and DPW Employees	Basic Stormwater Training	Not yet Scheduled, but anticipated in 2010.

2.4.1.2 Highway and DPW Training

Training for the Highway and DPW is handled internally. Currently employees are receiving the contractor certification training. A training schedule will be developed by the Highway Superintendent and inserted into the next version of this plan.

2.4.2 Agency Coordination

As the Town is made up of approximately 70 square miles, there are many opportunities to interact and coordinate with a variety of agencies including neighboring municipalities, as well as county, state and federal agencies. For the most part, the town is very good at identifying issues relevant to another agency and referring project sponsors to the appropriate agencies for review. With the adoption of stormwater regulations, the town now more than ever finds itself the coordinator of multiple jurisdictions, and handles several such projects every year. Most of these projects result in at least satisfactory condition of the site, although not always. It is recommended as part of this plan that the Planning Department continually coordinate with other agencies, and facilitating force for cooperation. This falls to the Town because Town staff are the most accessible and answerable to the local public, who is the most affected by these smaller projects.

The Town's participation with the Tompkins County Stormwater Coalition (TCSC) is not as helpful with resolving specific projects. However ongoing and resolved projects are discussed to help each other manage different aspects of project administration. But more helpful is the ability to cross reference common problems, and use the combined power of the TCSC to attempt to resolve common issues in the county, and communicate those issues to the NYS DEC.

2.4.3 Departmental Coordination

Although the town has a good track record of resolving interagency issues, there have been some struggles internally. The strategy of this plan will be one where each department is responsible for their own stormwater program, and will fulfill the information and data needs to the Planning Department to fulfill reporting needs to outside agencies. Quarterly, the different departments will meet to discuss progress made fulfilling this stormwater plan, and other requirements mandated of the town, including training and good housekeeping.

3.0 Program Implementation Plan

The Program Implementation Plan involves the specific efforts to implement the required and additional programmatic activities. These activities generally follow the MS4 General Permit's Minimum Control Measures for compliance purposes.

3.1 Public Involvement, Education and Outreach

Public Involvement, Education and Outreach is a constant struggle for any community. The Town's other programs listed below are being implemented at a very high level of detail and relatively large geographic extent. Finding the time and resources for effective outreach is a struggle, and the elusive public interest is a constant challenge. Because of this, and for other reasons, the town relies on the Tompkins County Stormwater Coalition (TCSC) for general public outreach. However, although the TCSC

has been awarded grants, the actual funds have been very slow to come. So, in spite of that, the town has focused on working and communicating very specifically with the public as well as distributing an information packet with every permit issued.

3.2 Tompkins County Stormwater Coalition - TCSC

The Town of Lansing is a founding member of the TCSC made up of the designated MS4 communities in Tompkins County and the Town of Danby (a non-MS4 community) and Cornell University participating as well as the Tompkins County Soil and Water Conservation District which agency is normally the contractual agency for any grants associated with the TCSC.

The TCSC does not at this time have a strategic plan for furthering its mission. It does fund small projects, and has received funding from NYS for stormwater activities. Besides a forum for MS4 communities to share information and coordinate efforts, the main anticipated role for the TCSC is to provide public education and information on stormwater related programs, as well as to provide training regionally for municipal employees. Beyond grant funding, the TCSC members pay dues annually, so there is a small amount of money for various activities.

3.3 Public Information

3.3.1 Current Activities

The Town of Lansing relies upon the TCSC to create and provide public information material and outreach of a general nature. The Town does provide some materials specific to the Town's laws, and other programs. Most of the information is provided on the Town's website (<http://www.lansingtown.com>).

The Code Enforcement Officer/Engineering and Planning Coordinator has also been distributing information explaining the program and requirements for construction with every permit issued, or sought. These have been very effective as the CEO can answer questions and interact directly with applicants and potential applicants. The Planning Department maintains a stormwater toolbox which contains useful information for contractors and the general public.

3.3.2 Proposed Activities

The town will be instituting several new programs in the future. These include more internet content for the public, as well as in office materials specific to the Town's programs and laws.

3.4 Public Involvement

The Town of Lansing sponsors, participates and supports several activities and opportunities for public involvement.

3.4.1 Current Activities

Currently the Town, in coordination with the Tompkins County Stormwater Coalition sponsors and encourages public participation in programs such as the Floating Classroom. The Town will pursue other activities in the future to include Illicit Discharge information and general stormwater program information seminars.

Another less formal public involvement activity is responding to complaints relative to stormwater issues, such as ditch maintenance, or even major drainage issues. The Planning Department regularly receives these types of complaints throughout the year, mostly in the spring and summer, and always tries to at least explain what is causing the issues, and sometimes suggesting remedies for private landowners to alleviate drainage issues.

3.4.2 Proposed Activities

Because the Town's IDDE law covers the entire town, including waterbodies, there is a need for extensive mapping and inspection of outfalls and other stormwater infrastructure.

3.5 IDDE Program

The Town's IDDE program is very ambitious and extensive. The Town has been balancing mapping efforts between the MS4 or urbanized area, and the extensive network of ditches in the town as the Local Law applies to the entire town. Also, because the law applies to outfalls to streams as well as outfalls within the MS4, there is a massive amount of area to be covered in base mapping (see public involvement above for one of the strategies for accomplishing this). Because of these restraints, the Town is also planning on identifying areas with a higher likelihood for IDDE issues, such as certain types of development, as well as areas with concentrations of development. Because the Tompkins County Department of Environmental Health administers regulations for septic systems, the Town will also continue to coordinate efforts and foster a good relationship with that department as failing septic systems could be a significant factor in illicit discharges.

3.5.1 Challenges

The greatest challenge in fulfilling the IDDE program is the fact that the Town does not own many of the facilities it is expected to inspect. Although there are hundreds of miles of ditches that the Town does own, there are very few that are in closed culverts. The MS4 area that the town is required to inspect is almost entirely owned by the NYS Department of Transportation (DOT), and or the Tompkins County Highway Department. If a contamination issue is found, it can be traced upstream. However, after analysis of the watershed, it becomes clear that the largest risk of contamination are the roads themselves. Also, when an issue is found with the facilities themselves

(see Catch Basins below) there is absolutely nothing the Town can do except report it to the DOT or County Highway Department. Most cities own the stormwater facilities from catch basin to outfall and can more easily remedy issues found simply because they own the facility.

3.5.2 Current Activities

To date the town has accomplished the following activities regarding implementation of the IDDE program:

3.5.2.1 Catch Basin Mapping and Inspection

The catch basins within the MS4 area have been mapped. These were initially mapped by the Town of Ithaca under a contractual agreement through Tompkins County. Currently the Town is implementing a plan and schedule to inspect all catch basins in the MS4 area annually. This may have to be altered as outfalls and other items such as easements are added to the seasonal workload.

Most of the catch basins are owned by the NYS DOT or the Tompkins County Highway Department. This makes it difficult to remedy issues with the facilities themselves, however no contamination issues have been found with a majority of catch basins.

3.5.3 Planned Activities

The following activities will be implemented to further implement the IDDE Program:

- Outfall Mapping
- Ditch Mapping
- Creek Mapping
- Stormwater Hotline
- Complaint System
- Stormwater Hotspots System
- Administrative
- Training
- Enforcement

3.5.3.1 Outfall mapping

The outfalls for the MS4 area will be mapped in 2011, and initial inspections will be conducted both during mapping, and again in the dry weather months. The outfalls found elsewhere in the town will be mapped as they are encountered i.e. ditches etc.

3.5.3.2 Ditch mapping and monitoring schedule.

The ditches are being monitored relative to condition, flow direction, material/type etc. This will continue on an annual basis until the mapping is completed. Stormwater facilities encountered and mapped (outfalls, catchbasins etc.) will be inspected annually, but only a portion of the town will likely be completed each year.

3.5.3.3 Creek Mapping and Monitoring

The creeks, starting with the major streams, will be mapped for instream condition as well as outfalls along the streambank and other items and issues. This will be done through a volunteer stream assessment program. Mapped facilities (outfalls etc.) will be monitored on an annual basis, but likely only a portion of those facilities mapped. It is unclear at this time what the remapping frequency will be. Problem areas will be inspected regularly until issues are addressed.

The Planning Department will create a more detailed inspection plan when all facilities have been mapped, and which will be included in future updates of this SWMP.

3.5.3.4 Stormwater Hotline

In 2010, the town will establish a hotline for non-petroleum oriented spills and other discharges and problems with storm sewer systems including ditches. The number will likely go directly to the Engineering and Planning Coordinator in the Planning Department who will record the complaint and ensure it will be addressed.

3.5.3.5 Stormwater Complaint System

In 2010, the Town will establish a Stormwater Complaint System. This will allow a systematic recording and tracking of complaints received until they are resolved to Town satisfaction. The Engineering and Planning Coordinator will be responsible for receiving and tracking complaints received as well as directing complaints to the appropriate town staff, or other agency, for investigation and attention.

3.5.3.6 Stormwater Hotspots System

Throughout the Town there are many possible “hotspots” for stormwater contamination. These include automotive repair garages, and other facilities that may store large quantities of oil and other contaminants, in relatively close proximity to MS4's, or waterbodies.

The Planning Department will develop a means of inventorying these facilities, and will prepare an inspection schedule with the Engineering and Planning Coordinator as well as informational materials for the owners and operators of identified hotspots with guidance on how to avoid all types of stormwater facility pollution. After the initial inspection, it will be determined whether or not to continue considering the site as a hotspot, and the inventory will be adjusted.

The IDDE Local Law will be amended as necessary to support this program and its enforcement.

3.5.3.7 Administrative System

A systematic administration system will be created describing the administrative aspects and procedures of each of the programs and systems relative to the IDDE program. This will ensure consistency in program administration over time and will buffer the program from staff turnover and other issues, as well as provide transparency and fairness to the program, which will help support any enforcement actions. This system will be evaluated annually.

3.5.3.8 Training Schedule

Training for IDDE consists of training for a principle employee in the Planning Department, training or education of all town employees, and training or education for business owners to avoid IDDE impacts.

The Engineering and Planning Coordinator is the principal staff person for IDDE activities and will receive the most training specific to IDDE. Personnel will receive training on inspecting existing commercial facilities for avoidance of illicit discharges, and enforcement of issues found.

3.5.3.9 Enforcement System

The basic enforcement system will involve inspection, identification of issues and amelioration of identified issues. A specific system consisting of forms and procedures will be developed to ensure consistent enforcement of the IDDE Local Law. The Town Attorney will be consulted on proper enforcement proceedings.

3.5.4 IDDE Map Activity Schedule

IDDE Activity	Basemap Completion	Basemap Update	Inspection Frequency
Catch Basin	2007	2012	Annual/all
Outfalls	2011	2015	Annual/partial
Hotspots	2011	2015	Annual/all
Ditch Mapping	2012 - ongoing	Annual/Ongoing	Annual/partial
Creek Mapping	2015 - ongoing	Unclear at this time	Annual/partial

3.5.5 IDDE Activity Schedule

IDDE Activity	Initiate	Evaluate
Hotline	2010	Annually
Hotspots	2011	Annually
Enforcement	Ongoing	Bi-annually

3.6 Construction

3.6.1 Administration

The Construction Program for stormwater management has been under administration since January 2009. In that time, every project has been subject to stormwater assessment using the Notice of Ground Disturbance Form, and assigning the appropriate level of SWPPP for the project (see section 2.0). Each form that is filled out is then entered into a database for later analysis and program updates.

Known program activities that need improvement are:

- Public Comment on Construction Plans

- Education and Training of Construction Site Operators

3.6.2 Public Comment

Currently the Town generally requires that the public come to the town hall for review of proposed construction projects. In the future, the town will institute a means for access to stormwater plans proposed, and will institute a system for receiving comments on proposed plans and incorporating those comments into the review process. The Town will also initiate a system where projects will be posted, physically, with a notice that the project is under review for a SWPPP, with contact information about how to obtain more information.

3.6.3 SWPPP Review Procedures

After it is determined a project will require a Full or Basic SWPPP, the project sponsor develops a plan, and submits it to the SMO and the Town's contractual engineer for review. The plan is reviewed for conformance with state standards, as well as the Town's specific stormwater standards. The SMO and engineer coordinate on inspections and special requirements of the SWPPP approval.

3.6.4 Future Activities

The Town will institute in 2010 a SWPPP review and inspection process to coordinate standardized reporting of inspections. This will establish the appropriate forms and procedures for reviewing SWPPP's. The committee may also establish training opportunities for those personnel and others performing or assisting in inspections and SWPPP review.

3.6.5 Violations and Enforcement

Since January 2009 the Town has had to enforce Stop Work Orders on several sites. These have generally resulted in at least compliance with stormwater requirements. The Town will continue to use the Stop Work Order as a tool for compliance, and avoiding financial penalty.

3.7 Post Construction

The Town of Lansing is responsible, through the NYS DEC General Permit for MS4's, to inspect and ensure maintenance of stormwater facilities. It is unclear at this time what authority the Town has with regard to those structures required and constructed before adoption of a Local Law. This issue will be resolved with DEC and this plan will be updated accordingly.

3.7.1 Inventory and Inspections

Currently the Town of Lansing is in the process of identifying and mapping all existing stormwater facilities that require inspection. These vary from ponds to swales, and some were constructed before the Town of Lansing adopted a local law. Depending upon the number of facilities, it is anticipated that these will be inspected annually by the Engineering and Planning Coordinator. Ponds and other water quality treatment structures will be periodically sampled for effective water quality treatment.

3.7.2 Administration

The facilities requiring inspection will be kept in a geodatabase, and a schedule for inspection will be developed. Conditions found will be kept in the database as well, and all issues found will also be scheduled for follow up and inspection to ensure they are addressed with the facility's owner.

3.7.3 Training

The Engineering and Planning Coordinator will work with the contractual engineering firm for suspected issues with facilities. He or she will also attend relevant training for inspecting such facilities.

3.7.4 Enforcement

The method for enforcement for those facilities constructed under the auspices of the Town's stormwater law is to require that the owner address the issue within a reasonable timeframe. Further action may require repair by the Town, or Town funds and the costs recovered through addition to the annual tax bill for the property.

3.8 Good Housekeeping for Town Operations

The Town of Lansing has set for itself a high standard for protection of waterbodies through the stormwater program described above. The Town should also set an example through operation of its facilities as well as maintenance of town roads and parks. Overall town operations are very organized and very clean. Training and proper project planning are coordinated with other departments and agencies. This plan sets out the basic approach and activities for furthering this aspect of the plan.

The Highway Department is responsible for all maintenance associated with town roads and operates the town garage facility where the trucks and other equipment as well as fuel and sand/salt are stored. The Highway Department also manages a material storage area. The Highway and Parks and Recreation Departments are responsible for maintenance of parks like Myres Park, Salt Point and Ludlowville Park, as well as the town buildings, and various landscaping requirements in the town on town and non-town owned lands.

3.8.1 Current Activities

The Town has made great strides in pollution prevention at town facilities over the last few years. With the construction of the new town hall, the Lansing Library took over the old town hall for their space. The Town also recently constructed a salt barn for storage of sand and salt, and reduced the footprint of the outdoor storage of dirt and gravel products.

The following are ongoing practices of the Town Highway and DPW:

- Continue schedule of highway equipment maintenance and inspection of equipment to control leaks from machinery.
- Material storage will be managed using Best Management Practices for preventing spills.
- Continue to limit management or cleaning of ditches to those areas needing attention, and managing the material taken from ditches and catch basins accordingly, and provide locations and numbers on how many miles or feet of ditch cleared and how much material hauled away and how disposed of.
- Continue to install Erosion and Sediment Control practices before commencing construction projects.
- Continue to vacuum sweep roads that receive sand to minimize sand entering waterways, and reduce dust, maintain records on miles of roads swept, and approximate the amount of sand collected.
- Continue policy of not using herbicides or pesticides.
- Continue to manage salt use on roads by limiting it based upon volume and specific road needs, and maintain records on the amount of salt used annually.
- Continue to utilize the catch basin vacuum..
- Training of all employees with regard to good housekeeping and contractor certification training for ground disturbance activities.

3.8.2 Planned Activities

The Highway Department and DPW will complete and/or institute the following activities:

- Participate on stormwater committees and planning at the town.
- Improve working relationship with other departments.
- Develop and submit a Road Maintenance Strategy and Procedures document specifically mapping and describing road and other maintenance activities, and setting written policies and measurable goals for stormwater management including an inspection schedule to the Planning Department for incorporation into this SWMP.

- In coordination with the Parks and Recreation Department, develop and submit a Parks Maintenance Strategy and Procedures document specifically mapping and describing road and other maintenance activities, and setting written policies and measurable goals for stormwater management including an inspection schedule to the Planning Department for incorporation into this SWMP.
- Develop and maintain an appropriate training schedule for Highway and DPW employees for incorporation into this SWMP.
- Evaluate Road Cut Permitting process to help prevent road cuts that access wetlands and other waterbodies, and make appropriate changes that will incorporate these concerns into the local law authorizing such permits.
- Develop and provide an information packet or brochure to road cut permit applicants explaining the purpose of town ditches, and how they can help keep them clean of contaminants, and keep track of how many pamphlets or other materials have been distributed for annual reporting purposes.

3.9 Pro Active Programs

3.9.1 Land Use Controls

The Town has had Zoning and Subdivision laws for many years. These are being reviewed with respect to the recommendations by the Planning Board and Planning Department. These recommendations will better protect natural resources in the town, as well as better utilize water and sewer districts for accommodating development. Outside of these areas, opportunities for protection of open space, and separating developed areas from natural features will be instituted.

3.9.2 Open Space Plan

The Town is currently developing an Open Space Plan. This plan will compliment the updated zoning and subdivision laws by instituting three systems: Conservation, Agriculture, and Recreation. These systems will provide a framework for protecting resources, including water resources, in town, as well as agricultural land and providing recreational facilities with new development.

3.9.3 Riparian Buffers,

The Town has been working toward adopting land use controls for limiting development in riparian areas in the town. These areas tend to contribute the most pollution to waterbodies, and the control of building in these areas is the best way to eliminate threats to waterbodies. The foundation for this type of program will be articulated in the developing Open Space Plan and will include regulatory and non-regulatory activities that will protect these areas.

3.9.4 Better Site Design

The town's Local Law set out to encourage developers to develop better ways of managing stormwater runoff especially through the use of Better Site Design techniques, as well as utilizing stormwater credits on larger sites.

4.0 Watershed Management at the Local Level

Managing watersheds is a complex process, in which stormwater management plays a key, but limited role. In a largely undeveloped town like Lansing, implementing what are essentially urban concepts on a rural landscape is only marginally effective. However, with Phase II stormwater requirements, the Town is limited in its approach on stormwater management to those techniques. In spite of this, the Town will continue to find more innovative and town specific techniques that although may not be feasible at the state level for various reason, are far more effective at the local level.

The first thing the Town can do differently, and better, is establish working relationships with the people they are mandated to manage by the state. The Town's offices are nearby and very accessible as are the staff. It is difficult to describe the amount of information and communication that can happen in a local government office, and thereby not only head off possible problems, but also foster learning from each other the mutual goals and challenges of accomplishing success. The Town nor the state can achieve their stormwater management goals without the cooperation of those building our communities, and providing all of us with safe well maintained facilities.

The town of Lansing takes this aspect of managing our watersheds seriously. This is sometimes to the detriment of establishing extensive bureaucratic systems to track all the wonderful things that occur. But it cannot be entirely an accident of state policy to require this type of program at the local level. It is the only place it can be effectively implemented, and performance effectively evaluated. The Town of Lansing will continue to not only conform with state mandates, and help people to conform, but will look for better ways to measure and achieve success. Hopefully, this will at the same time build relationships and partnerships that will achieve far more than checking a box on an inspection or audit form. The Town nor the state can achieve anything on their own.