

TOWN OF LANSING, NY - PLANNING

December 13, 2017

Memo: Town Board Members

The Tompkins County Planning and Sustainability has issued a 239 Review Letter of the 11/13/2017 version of the Planning Board 2017 Comprehensive Plan update. At the Planning Board 12/11/2017 meeting, the Planning Board has requested the Town Board continue to have the advertised December 20, 2017 Comprehensive Plan "Public Hearing" by the Lansing Town Board. They have recommended some additional language changes.

Based upon the Tompkins County Planning and Sustainability 239 review letter dated 12/8/2017, I have drafted proposed changes the plan that will comply in essence with the 239 Review requirements and also the recommendations. You have received this information under separate cover.

We have also prepared a summary of the milestones accomplished throughout this time consuming Comprehensive Plan update process. The Original Comprehensive Plan Committee (CPC) was established on August 15, 2012, over Five years ago. The original committee had 17 members chaired by Kathy Miller. Since I have been involved with this project, Joe Sheppard and I have attended over 50 public meetings that have had over 60 individuals and groups involved since October of 2014.

I have drafted revised pages dated Dec. 20, 2017 with boxed in graphics that would indicate the changes in language required to satisfy the Tompkins County 239 Review for the Town Boards consideration. I am distributing these pages tonight for your review. They can be made available to the public as early as 12/14/2017 in anticipation of the town board December 20, 2017 advertised Public Hearing.

I am also included a second copy of the Planning Board amendments and highlighted changes that were adopted at their November 13, 2017 meeting that were changes the Planning Board made after their Public Hearing based on the testimony and input received.



Mike Long

Michael H. Long, AICP

Lansing Town Planning Consultant

Town of Lansing Comprehensive Plan Milestones

Comprehensive Plan Committee – R12-166 Appointed Aug 15, 2012 –

Kathy Miller – Chairman with Jonathan Kanter, AICP- Planner

- **Vision Statement** – draft 12/12/2012
- **SWOT Analysis** – draft 12/12/2012
- **Parks, Recreation and Pathways** – draft 1/29/2014
- **Land Use and Development** – draft 3/5/2014
- **Hamlets & Town Center** – draft 9/11/2013
- **Demographic Update** – draft 11/18/2013
- **Revised Gas Drill Comp Plan** – draft 3/10/2014
- **Community Survey** – Cornell University Survey Institute – 3/12/2014
 - Survey begun 3/1/2013
 - Code Book 8/13/2013 summary
 - Power Point 12/18/2013, 3/12/2014, and 12/13/2014

Public Informational Update Meeting – April 9, 2014. (J. Kanter)

- **Comprehensive Plan Committee –**
Kathy Miller, Chair with Michael Long, AICP Planner begun - 10/8/2014
Held 14 monthly Public Meetings. 10/8/2014 - 12/16/2015
 - **Transportation Issue Assessment and Best Practices Guide** –
Cornell Design Connect Studio Project – Dec 2014.
 - **Agriculture and Farmland Protection Plan** – Public Hearing
7/15/2015 and 9/16/2016. Town Board adopts the Ag Plan Resolution
15-101 on Sept 16, 2015 and establishes an Ag committee.
 - **Draft Comprehensive Plan Update Plan** components circulated to
new committee members 10/14/2015 – continued edits and revisions
 - **Form Based Code** – Cornell University Design Connect studio –
12/15/2015.
 - **Maps section** – with assistance of Tompkins County Planning.
- **Comprehensive Plan Committee** – Town Board new members Jan 4, 2016
Held 14 Public Meetings and committee sessions (1/13/2016 - 12/14/2016).
 - Connie Wilcox, Chair with additional members appointed.

- **Comprehensive Plan Update** – Issued draft July 10, 2016.
- **Public Input / Comment Meeting** held July 18, 2016.
- **Public Hearing** opened Aug 10, 2016 – comments till Aug 31, 2016.
- **Comprehensive Plan Update - Final 9/14/2016**
 - “Future Land Use Map – Revised Sept. 2016”
- **Town Board accepts Comprehensive Plan Committee Report** – and refers to the Planning Board for review and comments and dissolves the Comprehensive Plan committee (8/15/2012 - 9/21/2016).
 - Resolution 9/21/2016 accepts Comp Plan update forwards.
 - Refers the Comprehensive Plan Update to the Planning Board for review and Comments.
 - Town Board requests a Public Informational Meeting – held 8/30/2017.
- **Planning Board to review the Proposed Comprehensive Plan** and recommend additional changes / input. (8/21/2016-12/11/2017).
 - Planning Board holds 22 Public meetings to discuss the Comp Plan.
 - Tompkins Co. 239 Preliminary Review Comments letter dated 11/14/2016 and 9/1/2017.
 - Revised “Future Land Use Map” – May 2017
 - Planning Board - Final Draft Version 7/10/2017.
 - Public Hearing – 10/20/2017.
 - Planning Board Final Recommended - 2017 Comprehensive Plan Update with Future Land Use Map changes. 11/13/2017.
 - Planning Board recommends 239 amendments to final 12/11/2017.
- **Town Board -**
 - Resolution 17-154 Setting Public Hearing on December 20, 2017 Upon Final Draft Comprehensive Plan – 11/15/2017.
 - Tompkins Co. 239 Review Letter 12/8/2017.
 - Town Board completes the SEQRA Review and issues determination.
 - Town adopts the updated Comprehensive Plan Update – TBD.

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As the Town of Lansing develops infrastructure to include expanded water and sewer systems, then the minimum lot area requirements can be reduced. The Transportation Impacts will be analyzed in detail before any zoning amendments to implement the Comprehensive Plan are adopted.

- **Residential Low-Density** - The Residential Low Density Zone should consist of low-density residential areas, allowing for single-family residential primary uses along with accessory home based businesses, in a semi-rural setting, while preserving the open character of the surrounding countryside. Planting is naturalistic with setback distances relatively short and interconnected neighborhoods with roads that accommodate natural conditions. Desired development forms include large lot development with significant preservation of open space; and clustered development with a variety of detached and semi-detached housing where municipal utilities do not currently include municipal sewers requiring septic systems.

Development should be integrated into the surrounding agricultural and natural landscape, and sited to have a low visual impact from arterial and collector roads and view-scape corridors. Large contiguous parcels of agricultural, forest and/or environmentally sensitive land in a development area should be preserved. Acreage lot development should be discouraged, and frontage subdivision greatly restricted. Public sewer and water service should be limited to cluster development close to urbanizing and developed areas, where their availability will not encourage or exacerbate acreage or frontage development. This zone is recommended to restrict development on slopes greater than 15% and have an overall density consistent with the current minimum 40,000 square foot lot size.

- **Lakeshore** – Currently this area is configured as a distance setback from Cayuga Lake. The land-use ordinance currently permits higher density development to occur than other parts of the town. Due to the environmental concerns, it is recommended to create two distinct areas within this zone – a High Density area with direct access on the water primarily where small camps and year-round houses were constructed (currently 20,000 square foot minimum lots) and a Low-Density area established further from the shoreline. Within the Low-Density area, it is recommended that larger building lots be required due to limitations established by Tompkins County Health Department and State of New York Septic System requirements and the proximity to Cayuga Lake. Additionally, there are many areas of greater than 15% steep rock and cliff overlooks, which should prevent the spread of future development within these areas all to protect natural resources.
- **Lake Shore Low Density** - This area includes much of the steep slopes near the lakeshore. Regulations and development standards should be aimed at minimizing environmental damage to natural resources, preventing erosion and responding to potential problems related to steep slopes and inadequate water and sewer services. Within this area, larger building lots should be required due to the limitations established by septic system requirements and the proximity to Cayuga Lake. Additionally, there are many areas of steep rock and cliff overlooks where development should be restricted. Site-plan review is recommended to be required for any new development in this zone. This zone is recommended to permit in certain situations and with site plan approval, development in locations where the slope is greater than 15% and an overall density minimum of 40,000 square foot / parcel.

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Recommendations:

AG-5A Encourage energy conservation and renewable energy development.

AG-5B Promote farm direct marketing opportunities and options.

AG-5C Encourage new farming enterprises and promote new opportunities.

AG-5D Enhance the recruitment of future farmers and the promotion of available opportunities for farming labor, through increasing the awareness about the viability of farming opportunities amongst high school students and their guidance counselors, the development of training programs and internships, employment postings on the Town website.

Infrastructure:

Infrastructure (I) Goals and Recommendations:

Goal I-1: Increase the capacity of municipal services, allowing for the continuance of both housing and business development within targeted areas of growth and density.

Recommendations:

I-1A Work with New York State Electric and Gas (NYSEG) to enhance (not necessarily expand) the Electrical and Natural Gas distribution systems to increase capacities, while encouraging the transition to alternative forms of energy.

I-1B Expand the municipal sewer system to areas where development is desired and steer the expansion from areas where it is not. This should include the exploration of a “Public / Private Partnership” between the Town of Lansing and developers who have proposed potential strategies to expand the existing sanitary sewer system to mixed use / commercial, higher-density, and residential developments.

I-1C Expand access to the Internet and Wireless infrastructure to include a Wireless Wide Area Network (WWAN) to provide far-reaching WI/FI Public access and cell phone technology.

I-1D Formally adopt a (5) Five Year Capital Improvement Program (CIP) to document the current, and anticipated building and capital needs, with an eye towards the development of a “Master Plan” to inform the enhancement of community resources such as Myers Park.

I-1E Encourage the expansion of water districts to areas based upon the desires of area residents and to direct development towards those areas.

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Housing and Neighborhoods:

Housing and Neighborhoods (HN) Goals and Recommendations:

GOAL HN-1: Create compact and dynamic, mixed-use neighborhoods in areas within the central portion of the Town of Lansing.

Recommendations:

HN-1A Investigate options to add affordable housing in new and proposed developments using incentives to developers.

HN-1B Open discussion with Ithaca Neighborhood Housing Services to promote affordable housing in southern Lansing



HN-1C Partner with TCAT to explore expansion of transportation services to southern Lansing

GOAL HN-2: Increase the level of housing developments with walkable streets and access to jobs, transit, and a wide variety of businesses.

Recommendations:

HN-2A Research grant opportunities for the implementation of sidewalks in and around the central portion of the Town and Town Hall expanding into nearby residential neighborhoods.

HN-2B Consider the use of form-based tools in future development to allow for mixed-use neighborhoods.

GOAL HN-3: Expand existing infrastructure to support the growing housing needs of Lansing.

Recommendations:

HN-3A Work with the Village of Lansing and Village of Cayuga Heights on plans to expand the sewer system to allow new higher density development within the southern and south central portions of the Town of Lansing.

HN-3B Work with NYSEG, the Town of Dryden and Tompkins County on the means of enhancing capacity of natural gas to serve industrial or commercial uses in the Town of Lansing.

HN-3C Discuss with TCAT the feasibility of expanding bus routes further into the Town in locations where it currently does not exist.

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Natural Resources:

Goals and Recommendations for the protection of Cayuga Lake (CL):

Goal CL-1: Establish a regional approach to increasing the quality of Cayuga Lake.

Recommendations

- CL-1A Reach out to neighboring municipalities to coordinate efforts to improve Cayuga Lake's water quality.
- CL-1B Work with organizations and communities around the Lake to continue to monitor its health and be aware of new threats to the water quality.
- CL-1C Participate in – and support – a Cayuga Lake inter-municipal agreement (IMA).

Goal CL-2: Continue to support measures aimed to reduce or eliminate the run-off pollution of Cayuga Lake.

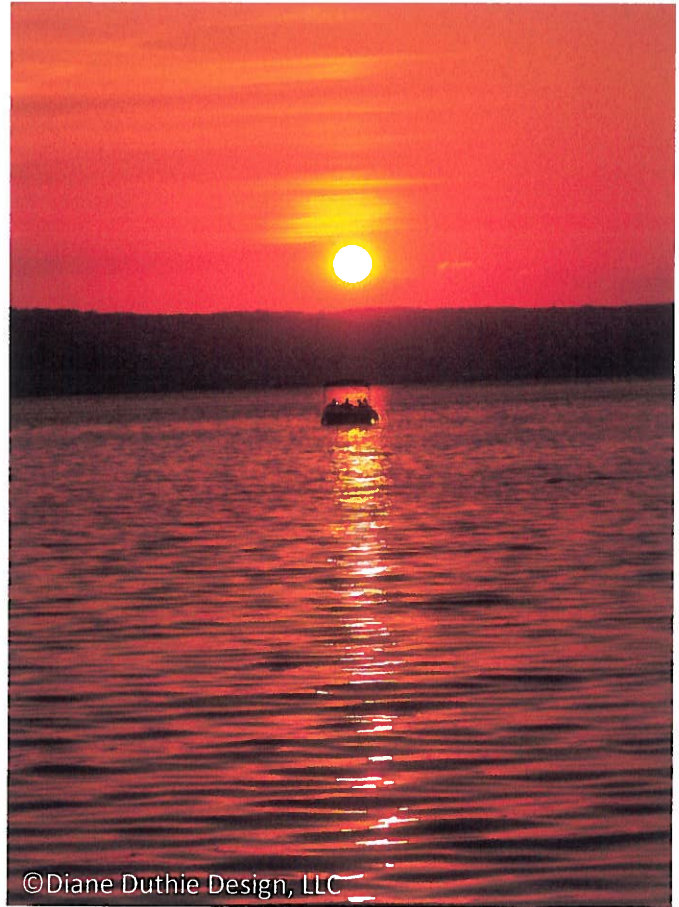
Recommendations:

- CL-2A Follow the direction of the NY State DEC in the treatment of discharge in all watershed areas, and best practices in the storage of all potential toxic materials.
- CL-2B Continue the protection of steep slope areas to aid in the creation of a conservation/recreation zone on such steep slopes.
- CL-2C Continue the protection along stream corridors that feed the watershed through the utilization and continued enforcement of current legislation.
- CL-2D Promote and support the education of the community with current NYS programs to assist with erosion control.

Goal CL-3 Support the Tompkins County Department of Environmental Health standing policies aimed at reducing the pollution of Cayuga Lake that may be caused when using failing septic systems.

Recommendations:

- CL-3A Continue to use site planning and building review as a tool to foster the systematic development of sewage systems within the town.



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Recommendations:

- T-2A Increase the efforts being made to research, apply and manage grants to support development of tourism initiatives and marketing expenditures to support development within these areas.
- T-2B Increase expenditures on marketing to bring more tourists into the area (i.e. radio, television, and print ads, brochures, etc.)
- T-2C Integrate existing maps and data outlining present locations of tourist-oriented services into the Town's website. Utilize any existing data to establish locations where future services are desired.

Goal T-3: Increase local support for cooperative tourism initiatives that are defined, coordinated, and advertised at the County level. Programs such as:

1. Cayuga Lake Scenic Byway.
2. Tompkins County "Blue Way Trail" Plan.
3. Tompkins County hiking trail map that lists local spurs, as well as links to the larger Finger Lakes Trail network.
4. Tompkins County bicycle trail map- on and off-road opportunities.
5. Tompkins County list of waterfalls of note.
6. 'Cayuga's East Shore' catalogues businesses of interest between Ithaca and Montezuma Wildlife Refuge. Business categories include Wineries, breweries, distilleries, farms, CSA's, Hotel's, Bed and Breakfasts, garden centers, dining, shopping, and recreation services.

Recommendations:







- T-3A Support existing committees that are devoted solely to the subject of Tourism.
- T-3B Participate in the Tompkins County Tourism Initiative feedback sessions.
- T-3C Apply for grants and assistance geared towards creating and expanding local tourism initiatives that mesh with the goals of Tompkins County.

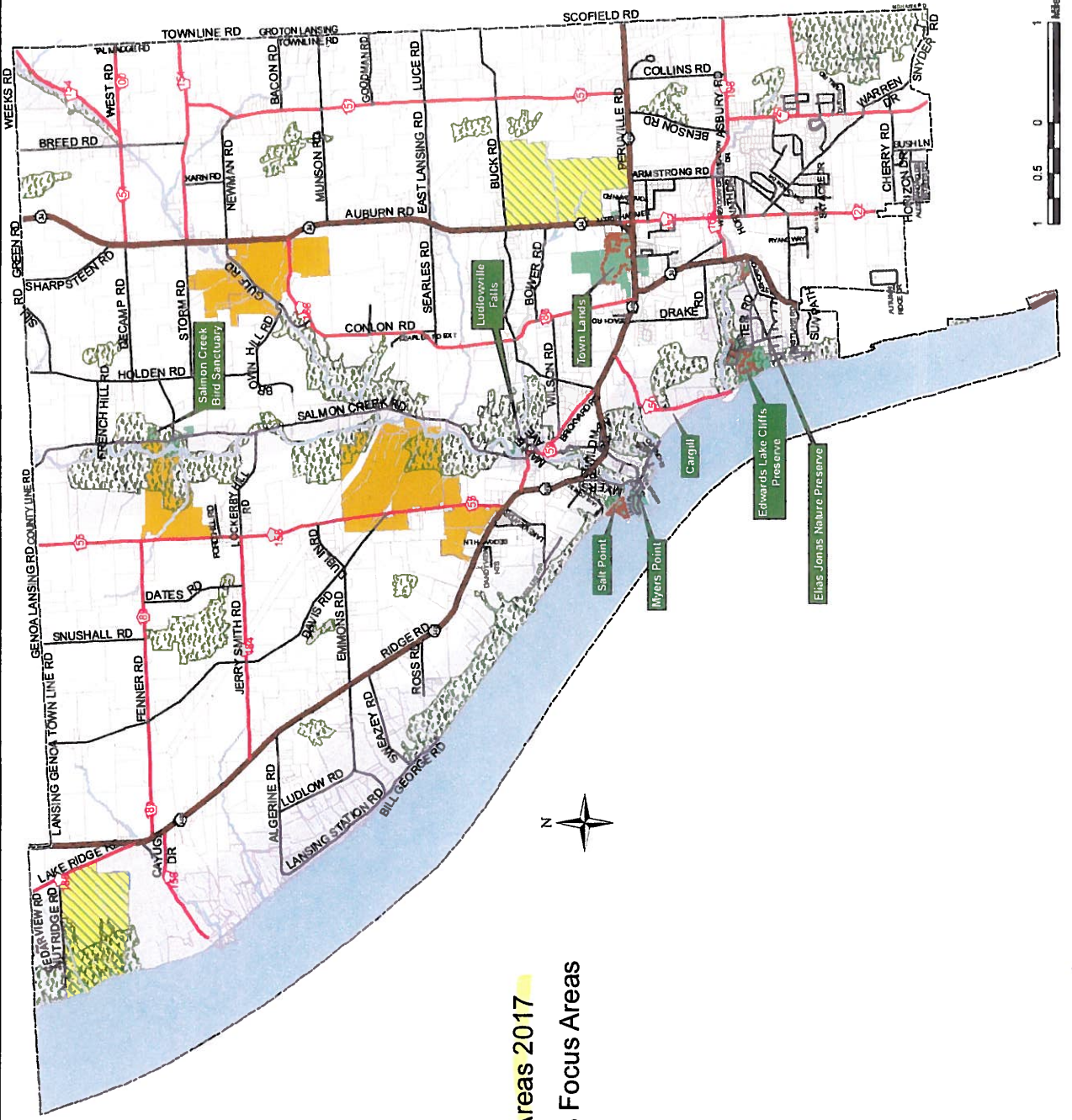
Goal T-4: Establish cultural tourism as a part of the overall town-wide efforts to attract visitors, establish, and expand businesses that relate to the overall strategy.

- T-4A Support coordination efforts with the Tompkins County Tourism office linking various area Inns, various area Bed and Breakfasts, Lake Cottage rentals, Agricultural Tourism and Farm Days efforts, together with area restaurants and town wide cultural activities currently housed at the Lansing Town Hall, etc.
- T-4B Develop a prioritized approach to Tourism and apply to participate in the Tompkins County grant programs when appropriate.

Town of Lansing, N.Y.

Open Space

-  Tompkins County Unique Natural Areas 2017
-  Tompkins County Natural Features Focus Areas
-  Open Space
-  Agricultural Easements
-  Potential Conservation Easements
-  Hiking Trails



Source: Tompkins County Assessment Dept. 2017
 Tompkins County Planning Dept. 2017
 Environmental Management Committee 2017