

## TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS

FROM: Michael H. Long, AICP

RE: Site Plan Review – 4 Ladoga Park - Proposed Bed and Breakfast Use  
Gary Bush, PE applicant’s representative

DATE: October 21, 2015

The applicant, Gary Bush, P.E., is requesting site plan approval for the Bed and Breakfast use in an existing structure to be located at Parcel # 33-1-44 and 48.3, L1 Lakeshore Zone at 4 Ladoga Park Road. The Bed and Breakfast would be located within an existing garage structure located on the north side of the private driveway that splits the existing parcel.

This proposal of a “Bed and Breakfast Use” will trigger an area variance as the current Land Use Ordinance Section 802.8 - a. “No building is located less than fifty (50) feet from the lot line of an existing residence. Land Use C. Business Uses - #8 permits Bed and Breakfast facility in the L1 Zone is permitted but Special Conditions (SC) apply. In this case, legal counsel has recommended that the Planning Board under SEQRA act “Lead Agency” (ZBA would be an involved agency) and review the project as a coordinated review. Site Plan approval could be granted “subject to a condition of ZBA approval of an area variance” for the distance setback from the side yards. The structure was already constructed and therefore no additional site disturbance is needed. Another proposed condition of approval would be the Tompkins County Health Department has required the owner to provide a plan to expand the existing septic system, should the existing one fail.

**Site Characteristics:** The site consists of a site that includes water front access to Cayuga Lake. There is a shared “private driveway” that separates the house and the water side from the existing structure (garage) which would utilize the second floor for a Bed and Breakfast use. Along this developed area, the houses are typically on the south of the shared driveway and the garages / accessory buildings are located to the north of the shared driveway. Currently, the adjacent parcels are not developed to the north of the shared common private road. Due to the dense development within this neighborhood, it would be impossible to comply with the 50 foot setbacks required when the overall parcel is only .....feet wide. The setbacks of the existing building are 11 feet to the side yards which is in compliance with the overall building setback requirements for the originally intended garage.

**Surrounding Area:** The area surrounding the site includes primarily waterfront properties and seasonal camps. The proximity to Cayuga Lake is one of the attractions that have led to a dense built up of seasonal cottages that have been converted or replaced with many year round homes.

**Comprehensive Plan/Zoning:** The site is in the L1 – Lakeshore Zone. The area is developed with various scale commercial uses. The 2006 Town of Lansing Comprehensive Plan indicates that areas that are adjacent or have access to the shoreline of Cayuga Lake and are environmentally sensitive. Continued residential and limited non-residential development standards are 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.

**GML Referral:** This proposal is not required to be submitted to the County Planning Department for 239 GML review.

**Neighbor Meeting Notices:** The office will send out notices to notify the adjacent parcels that this project will be discussed at the November 9, 2015 planning board meeting. In an effort to allow 14 days for public comments, it is anticipated that formal Planning Board SEQR and Site Plan Approval, subject to the ZBA area variance approval for will be proposed to take place at the November 9, 2015 Planning Board meeting.

**Staff Recommendations:**

Discussion on the October 26<sup>th</sup> meeting should include intent of the Planning Board to be “Lead Agency” in the SEQRA review in coordination with the ZBA.

The site plan requires use changes to the existing parcel located at 4 Ladoga Park. The intent of living on the Cayuga Lake encourages owner and seasonal rental uses. At the Planning Board’s November 9th, 2015 meeting, I would recommend consideration of the SEQR review and Site Plan and approve the proposal subject to conditions as presented of the ZBA Variance (scheduled for November 17, 2015) for side yard setbacks and Tompkins Co. Health Department Septic System approval.

Please feel free to contact me with any questions regarding the above.