

TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS

FROM: Michael H. Long, AICP 

RE: Site Plan Review – 727 Lansing Station Road –Pavilion Project
Gary Bush, PE applicant's representative

DATE: November 18, 2015

The applicant, Gary Bush, P.E., is requesting site plan approval for the construction of a deck and an open sided roof pavilion to be located at Parcel # 13.-2-2, L1 Lakeshore Zone at 727 Lansing Station Road. In 2012-2013, the seawall was reconstructed with NYS DEC permits to stabilize the waterfront area. This 14 foot by 14 foot open air shelter that would be located along the waterfront area.

This proposal did trigger an area variance as the current Land Use Ordinance setback requires a 30 foot setback from the water (front yard setback requirement under Section 504 Schedule II. Note #11. "Structures less than 30 feet from shore line shall be subject to Site Plan Review". The Planning Board under SEQRA did act as "Lead Agency" (ZBA was an involved agency) and reviewed the project as a coordinated review. Site area disturbance would be approximately 200 s.f..

Site Characteristics: The site consists of 0.5 acre parcel site that includes water front access to Cayuga Lake. There is a steep rock cliff in the area and the Norfolk Southern Railroad Tracks that separates the house from the water front that is accessed by a series of stair cases and external steps. An adjacent parcel has a waterfront structure that is located about the same setback of the proposed open aired pavilion structure.

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 sent out notices to notify the adjacent parcels that this project was discussed at the November 9, 2015 planning board meeting. In an effort to allow 14 days for public comments, the formal Planning Board SEQR was adopted at the November 9th Planning Board Meeting. The Zoning Board of Appeals (ZBA) did review and took public comments at their November 17, 2015 and granted the required area variance. The final action will be the Site Plan Approval will be proposed to take place at the November 23, 2015 meeting.

Staff Recommendations:

Discussion on the October 26th meeting included intent of the Planning Board to be “Lead Agency” in the SEQRA review in coordination with the ZBA, which they concurred. The site plan requires minimal changes to the existing water front parcel located on Cayuga Lake. At the Planning Board’s November 9th, 2015 meeting, the SEQRA Negative Declaration was approved. The proposal was presented to the ZBA Area Variance (which approved for November 17, 2015) for Lake (10 foot front) yard setback with a condition that it remains an “Open air Pavilion”. The special conditions require that the Planning Board approve the Site Plan. This is recommended to occur at the November 23, 2015 Planning Board meeting.

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