

PRELIMINARY REPORT to Lansing Town Board  
From: Town of Lansing Code Revision Committee  
Date: April 27, 2023

Lake Shore (L1) Zoning District Update Town Board Meeting  
Date: May 17, 2023

## Summary

The Lakeshore (L1) Zoning district will be analyzed in regard to permitted uses, lot size, bulk and setbacks. Consideration will be given to the protection of steep slopes and natural resources. Recommended Code text and Zoning map amendments of the existing Lakeshore (L1) Zoning District will be based on the goals laid out in the 2018 Comprehensive Plan and the best professional opinions of the members of the Code Revision Committee.

## Policy Issues

The Goals in the Comprehensive Plan that will be addressed in the draft include:

- LU-1B Continue to use the existing Tompkins County inventory of Unique Natural Areas, promoting conservation and protection of these lands.
- LU-1C Guide development to take the form of cluster and/or conservation subdivisions in environmentally and visually sensitive areas, such as those that offer scenic views
- LU-1H Utilize Overlay Districts to enhance and harmonize the natural and built environments, and to protect certain resources (see Chapter 4, Future Land Use, and Land Use Map and goals sections).
- CL-2: Continue to support measures aimed to reduce or eliminate the run-off pollution of Cayuga Lake.
- NR-2 Protect open space with appropriate land use regulations and development strategies.
- NR-4 Preserve scenic resources that contribute to the Town's unique character.
- Chapter 4 of the Comprehensive Plan, Future Land Uses recommends creating two distinct areas within the Lakeshore Zone, Lakeshore High Density and Lakeshore High Density (pg. 89).

The Code Revision Committee seeks confirmation of the following complementary policy directives:

- The Comprehensive Plan makes many references to minimizing development on slopes steeper than 15%. Does the Town Board desire this to be addressed in the Lakeshore Zone or via a separate effort in creating an Environmental Protection Overlay?

## Impact on Town Resources

Allocated 500 staff hours (400 for Director of Planning;50 for Code Enforcement 50 for Administrative) for all Zoning and Land Use Regulation Updates in the 2023 Work Plan. If design guidelines / standards are requested, professional services will be

acquired in accordance with the Town of Lansing Procurement Policy and per budget line B8020.420.

### **State Environmental Quality Review Act (SEQRA)**

This action is anticipated to be a Type I Action under 6 NYCRR 617.4 (b)(2): the adoption of changes in the allowable uses within any zoning district, affecting 25 or more acres of the district..

### **Public Engagement**

Recommend postcard notice be mailed to all properties currently located within the Town's Lakeshore (L1) Zoning District. Consider hosting an event to gain the feedback of lakeshore zone residents regarding the efficacy of the current Lakeshore Zone. Consider use of Open Town Hall: <https://opengov.com/products/reporting-and-transparency/community-feedback/>

### **Attachments**

- Motion Directing the Code Revision Committee to Prepare Preliminary Draft Lakeshore (L1) Zoning District Amendments

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Report prepared by: John Zepko, Director of Planning, 8 May 2023