
Planning & Code Enforcement

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Reporting Period: April 2025

CURRENT PROJECTS

Updated Flood Maps & Local Laws

FEMA has recently completed an updated Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMs) establishing base flood elevations (BFEs) for the Town of Lansing. To maintain eligibility in the NFIP, the Town will need to adopt these new regulatory products into the community's floodplain management regulations to meet the standards of Section 60.3(d) of the NFIP regulations (44 CFR) by **May 19, 2025**. Ultimately the law must be adopted and in place by the time the new regulatory maps take effect on **June 19, 2025**.

Lansing's Draft Flood Damage Prevention law has been reviewed by staff, legal counsel, the NY DEC, and Tompkins County 239. A resolution has been presented to the Town Board in this month's packet to make a negative declaration for SEQR and adopt the local law.

MS4 PROGRAM

- Outstanding Year-1 requirements
 - Update an inventory of stormwater treatment practices installed in the Town (both publicly and privately maintained) since 2003. Establish a program to ensure that privately facilities are being inspected and maintained according to an established Stormwater Operations and Maintenance Agreement (SOMRA) or adopted maintenance plan.
- Year-2 requirements
 - Develop and implement a monitoring locations inspection and sampling program
 - Develop and implement an illicit discharge track down program
 - Develop and implement an illicit discharge elimination program
 - Develop inventory of municipal facilities
 - Review and update the focus areas, target audiences, and/or education and outreach topics
 - Provide an opportunity for public involvement/participation in the development and implementation of the SWMP
 - Update the monitoring location inventory
 - Update the monitoring location prioritization
 - Inspect the monitoring locations
 - Review and update the monitoring location inspection and sampling procedures
 - Review and update the illicit discharge track down procedures
 - Provide training on the MS4 Operator's illicit discharge elimination procedures prior to conducting illicit discharge elimination

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- Sweep streets in business and commercially areas
- Review and update the municipal operations procedures

ZONING UPDATE

- The Town of Lansing is a recipient of \$100,000 of funding through Environmental Protection Fund Smart Growth Community Planning (CFA #140499). A meeting was held with a representative from the NY Dept. of State on 22 April 2025 to discuss the program requirements and next steps.

INTERACTIVE ZONING MAP – MAPLINK

MapLink is an interactive zoning map integrated with eCode360 (via General Code) which provides businesses, property owners, constituents, and staff more comprehensive access to the Town's Zoning Ordinance. With MapLink a user can do more than simply identify the zoning of a piece of property but can also query where certain uses may be allowed. The interactive zoning map includes clickable links to the Town's full zoning code as it is published in eCode 360. MapLink is a tool that will save time answering zoning questions.

PLANNING BOARD

The following were heard at the 28 April 2025 Planning Board meeting

1. **Project:** Final Plat Review of Minor Subdivision (2 Lots) of land at 25 Sperry Lane
Applicant: Joseph Lovejoy
Location: 25 Sperry Lane
Project Description: Minor subdivision of lands located at 25 Sperry Lane into two new parcels: Parcel A (.748 ac) and Parcel B (.726 ac). This project is located in the R2 zoning district
SEQR: Unlisted Action – part 2 required
Anticipated Action: Approved
2. **Project:** Final Plat Review of Conlon Corners Minor Subdivision (4 Lots)
Applicant: Andy Sciarabba on behalf of Jesse Young (owner)
Location: 113 Bower Road
Project Description: Minor subdivision of lands located at 113 Bower Road into four new parcels: Lots 1-3 (1.5 ac each) and the remaining 182-acre parent lot. This project will also have a 20' easement with the Town for the installation of a walking trail. This project is located in the RA zoning district
SEQR: Unlisted Action – part 2 required
Anticipated Action: Approved

3. **Project:** Site Plan Review of “Sperling Studio”
Applicant: Andy Sciarabba on behalf of Josh Sperling (owner)
Location: 2073 E Shore Drive (located in the old IGA building)
Project Description: Art / woodworking studio including new site improvements. This project is located in the B1 zoning district
SEQR: Unlisted Action – part 2 required
Anticipated Action: Approved with Conditions
4. **Project:** Site Plan Review – 89 Goodman Road
Applicant: Kevin Kirby, owner
Location: 89 Goodman Road
Project Description: Site Plan Review of small, home-based business named the “Barksville Inn”. This project is located in the AG zoning district
SEQR: Unlisted Action – part 2 required
Anticipated Action: Approved with Conditions
5. **Project:** Preliminary Plat Review of Minor Subdivision (2 Lots) of land at 655 Ridge Road
Applicant: Pat Miller
Location: 655 Ridge Road
Project Description: Minor subdivision of lands located at 655 Ridge Road into two parcels: Lot 1 (24.5 acres) and Lot 2 (6.75 acres). This project is located in the R2 zoning district
SEQR: Unlisted Action – part 2 required
Anticipated Action: Public Hearing, SEQR part 2, final approvals – May’s meeting
6. **Project:** Preliminary Plat Review of Minor Subdivision (2 Lots) of land at 372 Holden Road
Applicant: Nolan Hatfield
Location: 372 Holden Road
Project Description: Minor subdivision of lands located at 372 Holden Road into two parcels: the new “Parcel C” (2.68 acres) and remaining “Parent Parcel” (27.6 acres). This project is located in the AG zoning district
SEQR: Unlisted Action – part 2 required
Anticipated Action: Public Hearing, SEQR part 2, final approvals – May’s meeting
7. **Project:** Sketch Plan review of 0 Sun Path Subdivision
Applicant: Nate Cooke
Location: 0 Sun Path
Project Description: Sketch Plan review of 0 Sun Path
SEQR: N/A
Anticipated Action: Sketch Plan review of project – May’s meeting

ZONING BOARD OF APPEALS

The following were heard at the 9 April 2025 Zoning Board of Appeals meeting

1. Project: Area Variance for an in-home animal care facility
 Applicant: Kevin Kirby, owner/operator
 Location: 89 Goodman Road, TPN 20.-1-8.220
 Project Description: The applicant has applied for an Area Variance and is seeking relief from a 150' setback requirement applicable to Animal Care Facilities located in the AG zoning district.
 SEQR: This project is a Type II action
 Action: Public Hearing, conditions & approval

2. Project: Area Variance for the construction of a 24' x 40' pole barn garage
 Applicant: Nick Jordan, property owner
 Location: 394 Van Ostrand Road, TPN 29-1-17
 Project Description: The applicant has applied for an Area Variance to construct a 24' x 40' (approx. 960 sq/ft) pole barn and needs relief from Town of Lansing Zoning Law § 270-11, Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements for a 1) southern side yard setback of 4' where 15' is required and for a 2) western rear setback of 4' where 25' is required.
 SEQR: This project is a Type II action
 Anticipated Action: Public Hearing, conditions & approval

CODE ENFORCEMENT PERMIT DATA

APRIL 2025

Fees Collected	\$6,971.50
Estimated Project Cost	\$1,487,255.00
Certificate of Occupancy/Compliance	14
Building Permits	27
One- & Two-Family Residences	3
New Businesses	0
Multi-Family Residences (3 or more units)	0
TOTAL 2025 Misc. Fee Collected to date	\$6,925.00