

PRELIMINARY REPORT to Lansing Town Board  
From: Town of Lansing Code Revision Committee (CRC)  
Date: 12 May 2025  
Business: Amendments to Chapter 225 Stormwater Management  
Town Board Meeting Date: 21 May 2025

## **Summary**

Recommended Code text amendments of the existing Chapter 225 Article II, Stormwater Management and Erosion Control. The Preliminary Draft will be based on the NY DEC model local law for Stormwater Management and Erosion & Sediment Control and will represent the best professional opinions of the members of the Code Revision Committee to set the threshold at which permanent post construction stormwater treatment practices will be required. The CRC will balance the need for environmental protection of surface waters with the increased cost of construction and ongoing maintenance and administrative costs.

## **Policy Issues**

The Town of Lansing regulations require land development activities that meet any of Conditions A, B, or C below shall also include water quantity and water quality controls (post-construction stormwater management practices) as required by this article:

- (a) Condition A. Land development activities discharging a pollutant of concern to either an impaired water or to a total maximum daily load (TMDL) designated watershed for which pollutants in stormwater runoff have been identified as a source causing the condition of the impaired waters.
- (b) Condition B. Stormwater runoff, erosion, or sedimentation occurring from land development activities disturbing five or more acres.
- (c) Condition C. Land development activities disturbing between one and five acres of land, exclusive of the construction of single-family residences that result in the disturbance of less than two acres.

The NY DEC SPDES General Permit for Stormwater Discharges from Construction Activity is similar, differing primarily by exempting the construction of single-family residences and construction activities at agricultural properties that disturb between one and five acres.

The current regulations result in increased construction costs for small projects and a greater number of treatment practices which the Town is responsible for tracking and ensuring that maintenance is performed. The potential benefits captured from installing water quality and quantity controls on small projects are likely outweighed by the public and private costs incurred in design, construction & maintenance as well as the formation of drainage districts and the administrative burden of tracking & management.

## **Impact on Town Resources**

Allocated 20 staff hours (Director of Planning and PCE staff) for all Stormwater Regulation Updates.

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

This action is anticipated to be an Unlisted Action under 6 NYCRR part 617.

## **Public Engagement/Public notice**

The Town will follow the public notice and hearing requirements inherent in adopting local laws.

## **Attachments**

- Resolution Declaring Intent to Establish Lead Agency Pursuant to State Environmental Quality Review 6 NYRR Part 617.6 For Adoption of A Local Law of The Town of Lansing to Amend The Code of The Town of Lansing Chapter 225 Article II, Stormwater Management & Erosion Control
- Motion Directing the Code Revision Committee to Prepare Preliminary Amendments to Chapter 225, Article II, Stormwater Management & Erosion Control.

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Report prepared by: John Zepko, Director of Planning, 12 May 2025.