



Our Findings

Comprehensive Plan & Zoning Code Gap Analysis

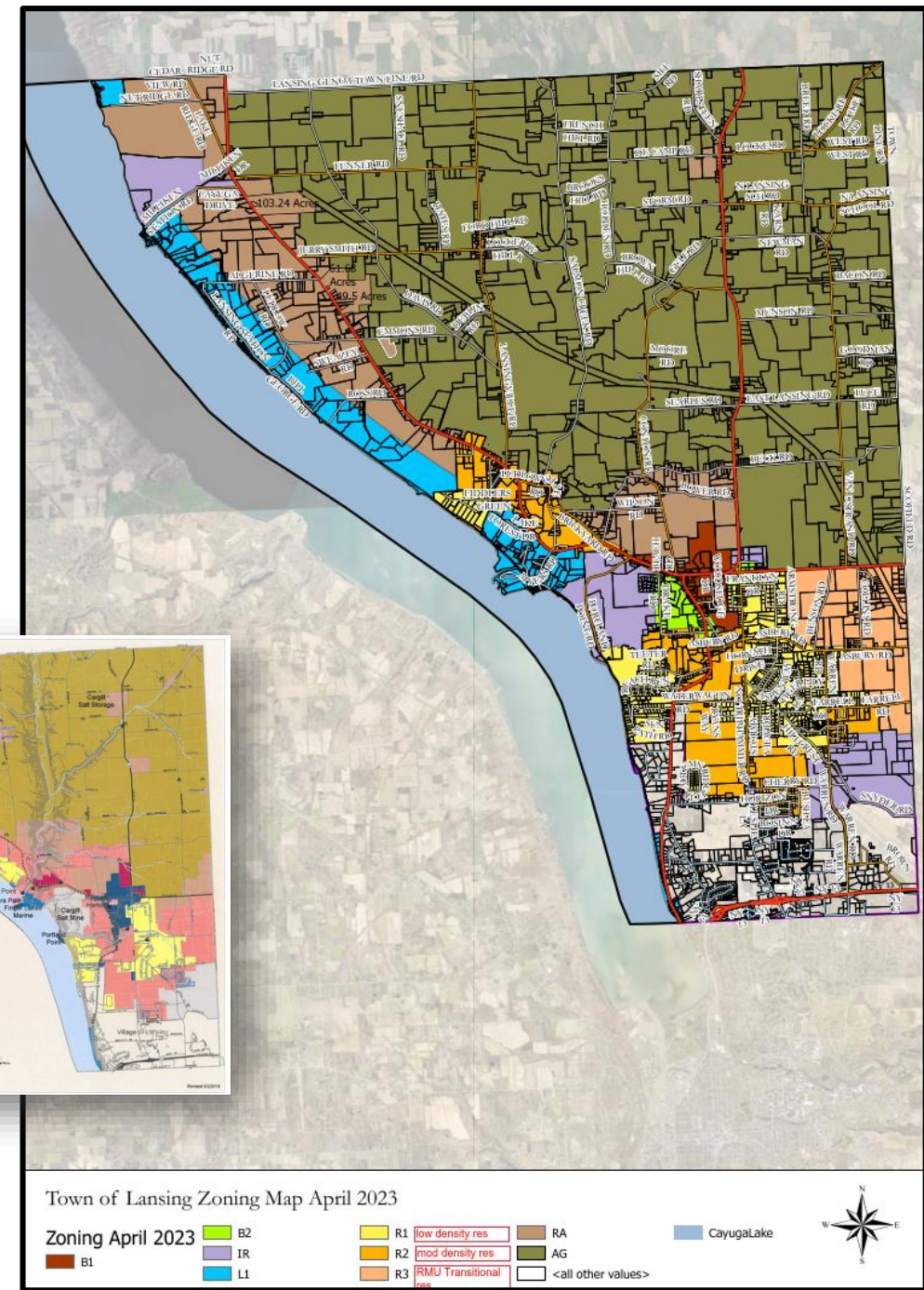
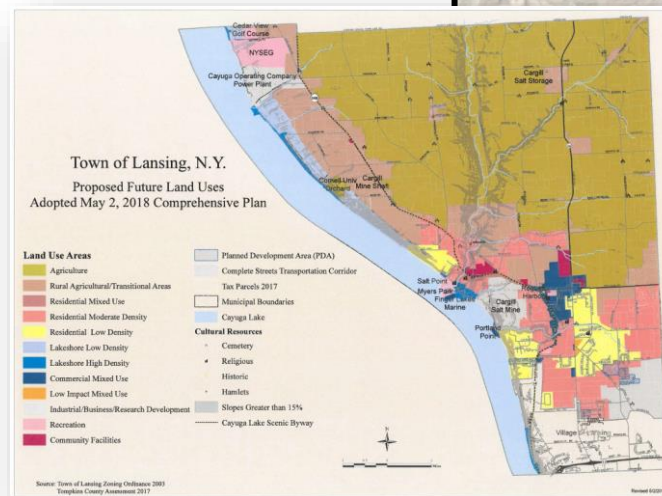
July, 2024



Best Practice

NYS TOWN LAW §272-a, 11(a)

“All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.”





AL FIORILLE, PLANNING BOARD CHAIRPERSON

LARRY SHARPSTEEN, PLANNING BOARD

RUTH GROFF, TOWN SUPERVISOR

JOHN ZEPKO, DIRECTOR OF PLANNING

JOE WETMORE, TOWN BOARD

STAKEHOLDER INTERVIEWS

Stakeholder Interviews

- Comprehensive Plan works well as a guide
- Experiencing housing pressure
- Water and sewer service limits development
- Difficult to balance the desire to grow the tax base with keeping development in character with Lansing
- Site plan reviews have been successful
 - Dandymart
 - Dollar General

2018



Town of Lansing, NY - Comprehensive Plan - Adopted 5/2/18

COMPREHENSIVE PLAN

Comprehensive Plan Overview

Adopted in 2018

26 recommendations relate to zoning code updates

- 18 direct
- 8 indirect

Chapter 3: Goals and Recommendations

Introduction: Each of the Comprehensive Planning Committee members were asked to develop a list of 3-5 priority issues relating to their specialty areas. The following lists were developed by the Committees to form the basis of recommendations that will be submitted as a part of the final documents and ultimately adopted by the Town Board. The following chapter lists the various Goals and Recommendations discussed by the various Comprehensive Plan Sub-Committees and their recommendations to the Lansing Town Board. It is not the intent of this comprehensive plan to create law, any policy / regulation recommendations are just that – recommendations – and should not be construed as law.

Agriculture:

Agriculture Plan Priority Recommendations:

- Change most of the current Rural Agriculture (RA) zoning district to an Agriculture Zone (AG) and permit uses most compatible with farming.
- Review the definition of agriculture in the zoning code and develop a uniform definition consistent with the diversity of farming enterprises in the town and with NYS Agriculture District Law.
- Encourage infill development in southern Lansing.
- Explore options for keeping critical high quality farm parcels that come up for sale available for farming.
- Identify key farm properties to target for NYS Farmland Protection funding to preserve prime farmland.
- Seek funding and other opportunities to expand and strengthen agriculture and the contribution it makes to the town's economy.



Agriculture (AG) Goals and Recommendations:

Goal AG-1: Increase general agriculture awareness and support for the Town's agriculture industry.

Recommendations:

AG-1A Establish education and outreach programs that pertain to the Town's right to Farm Law & State Ag District Law.

AG-1B Strengthen real estate property disclosure of "Right to Farm" in Ag Districts

Key Themes

- 1. Focus development near existing infrastructure**
 - Infill development/redevelopment
 - Increase density
- 2. Increase mixing of uses**
- 3. Mechanisms like form-based tools/design guidelines**
 - Preserve and enhance Lansing's character
- 4. Preserve and promote uses central to Lansing's identity**
 - Agriculture
 - Open Space/Recreation
 - Tourism
 - Natural Resources

Preserve Agriculture

Goal AG-2

Create a supportive environment for farming.

Recommendations:

- **AG-2B** Limit development not compatible with farming within agricultural areas.
- **AG-2B** Create a new Agricultural Zoning district in dominant agricultural areas.

Completed!

Others Include

- **Focus Development Near Existing Infrastructure**
- **Increase Mixing of Uses**
- **Mechanisms to Preserve and Enhance Lansing's Character**
- **Preserve Open Space**
- **Promote Tourism**
- **Protect Natural Resources**

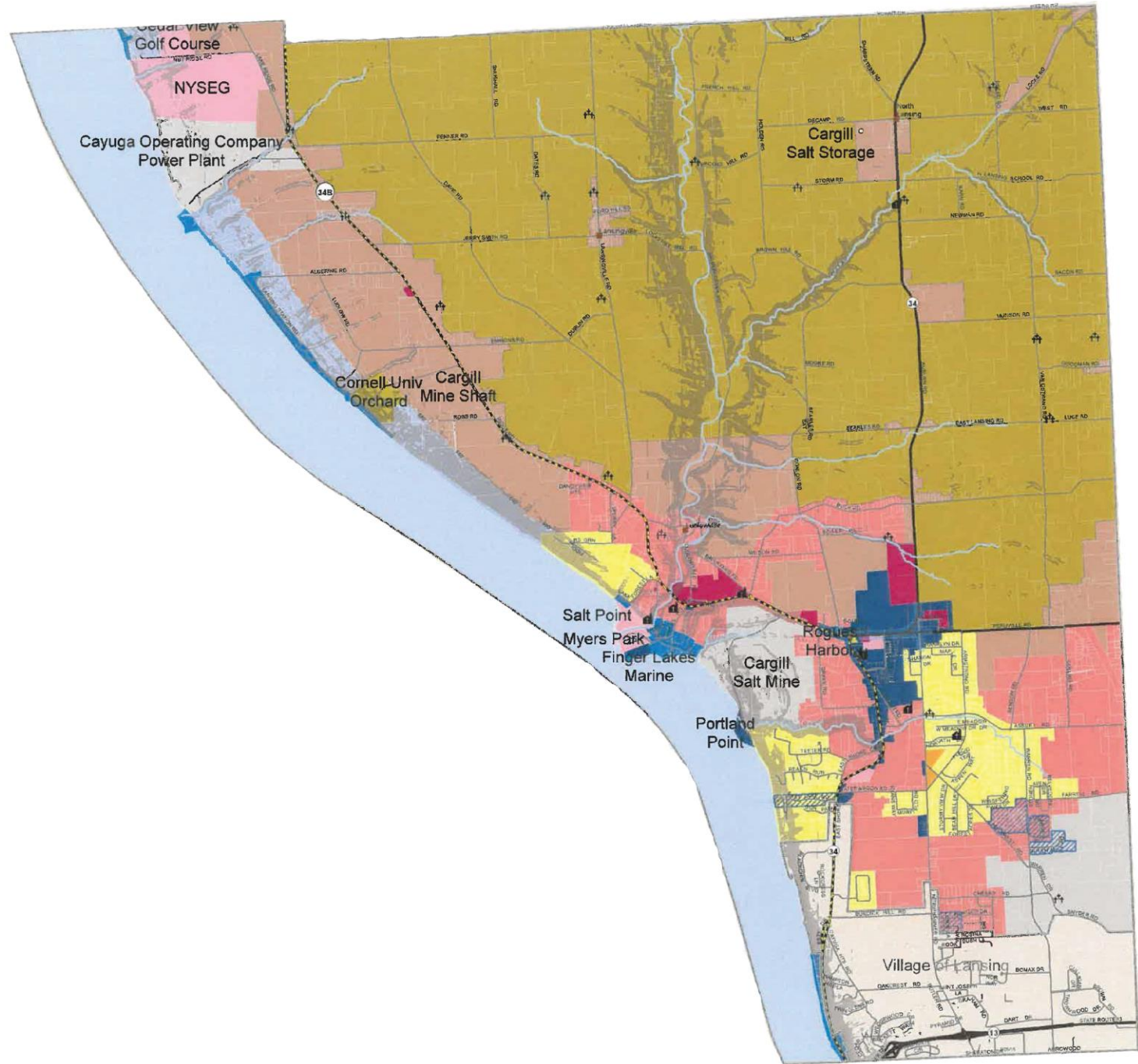
~ May be too much emphasis on Form Based Code as a solution ~

FUTURE LAND USE VS. ZONING

Future Land Use

Future Land Use

- Agriculture
- Rural Agricultural
- Lakeshore Low Density
- Lakeshore High Density
- Residential Low Density
- Residential Moderate Density
- Residential Mixed Use
- Commercial Mixed Use
- Low Impact Mixed Use
- Industrial/Business/
Research Development
- Recreation
- Community Facilities
- Existing PDAs
- Steep Slopes (>15%)



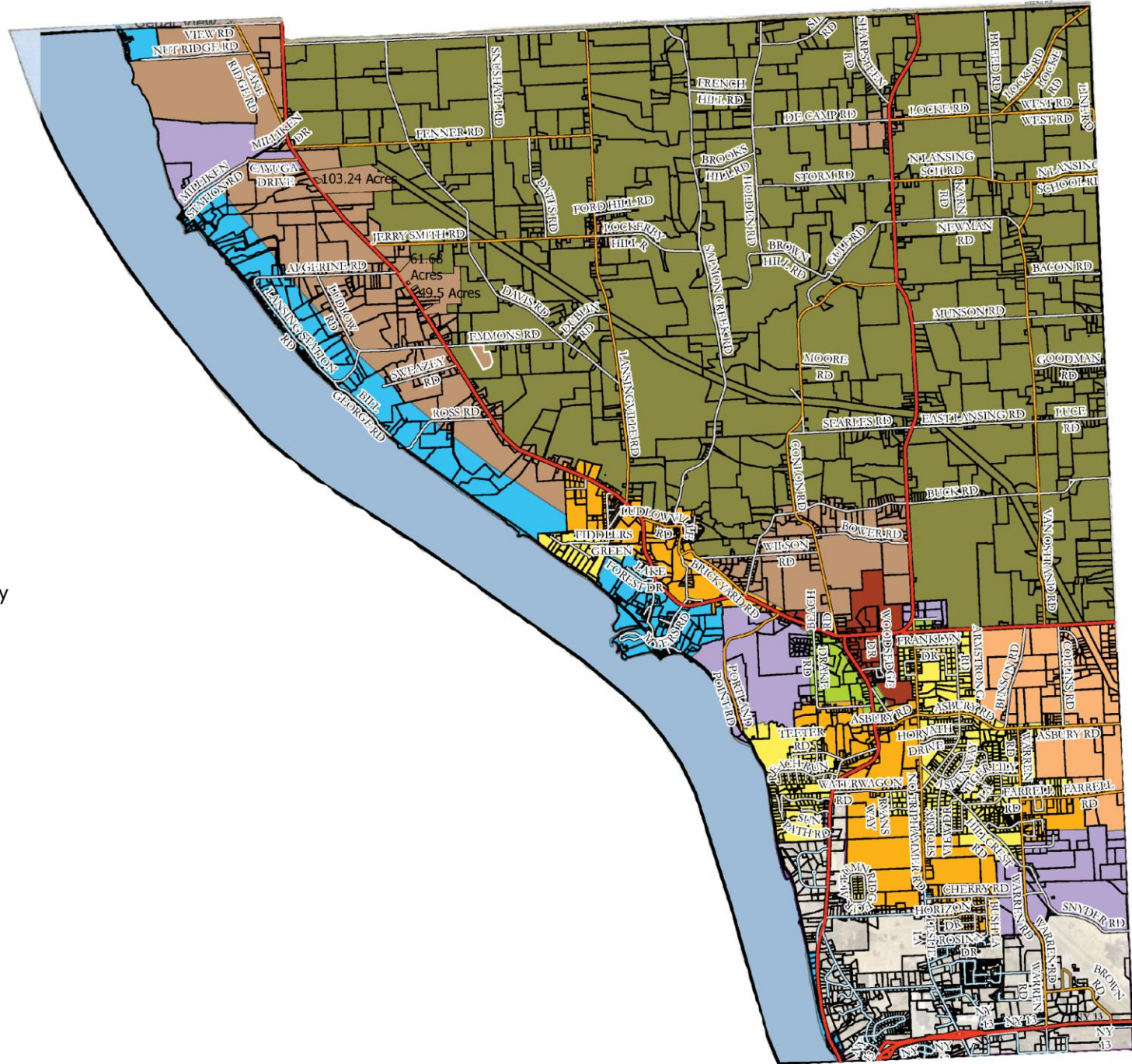
Zoning

Future Land Use

- Agriculture
- Rural Agricultural
- Lakeshore Low Density
- Lakeshore High Density
- Residential Low Density
- Residential Moderate Density
- Residential Mixed Use
- Commercial Mixed Use
- Low Impact Mixed Use
- Industrial/Business/
Research Development
- Recreation
- Community Facilities
- Existing PDAs
- Steep Slopes (>15%)

Zoning

- AG - Agriculture
- RA - Rural Agricultural
- L1 - Lakeshore
- R1 - Residential Low Density
- R2 - Residential Moderate Density
- R3 - Residential Mixed Use
- B1 - Commercial Mixed Use
- B2 - General Commercial
- IR - Industrial/Research



06 Future Land Use

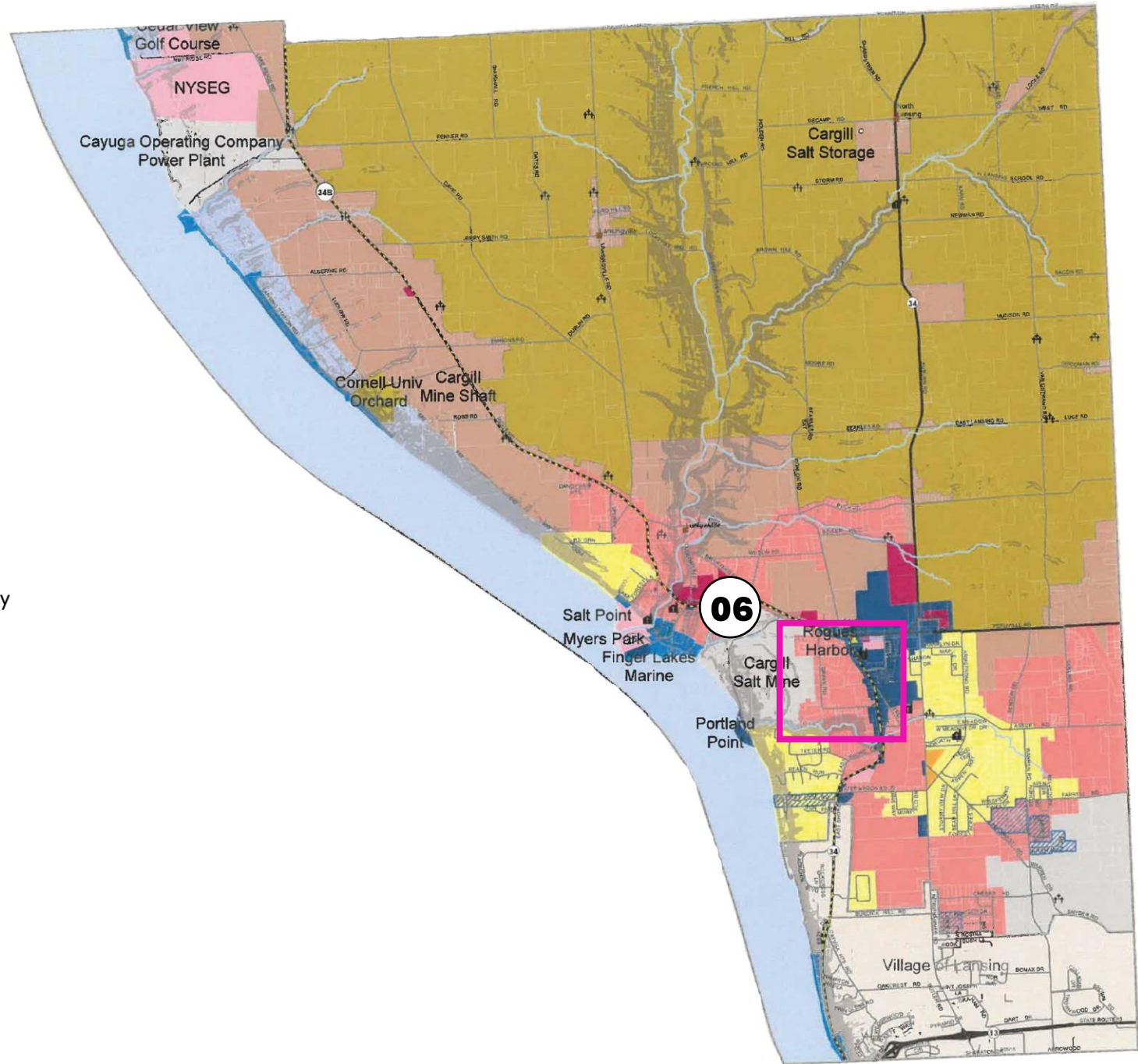
This Town envisions this area as Moderate Density Residential

Future Land Use

- Agriculture
- Rural Agricultural
- Lakeshore Low Density
- Lakeshore High Density
- Residential Low Density
- Residential Moderate Density
- Residential Mixed Use
- Commercial Mixed Use
- Low Impact Mixed Use
- Industrial/Business/
Research Development
- Recreation
- Community Facilities
- Existing PDAs
- Steep Slopes (>15%)

Zoning

- AG - Agriculture
- RA - Rural Agricultural
- L1 - Lakeshore
- R1 - Residential Low Density
- R2 - Residential Moderate Density
- R3 - Residential Mixed Use
- B1 - Commercial Mixed Use
- B2 - General Commercial
- IR - Industrial/Research












06 Zoning

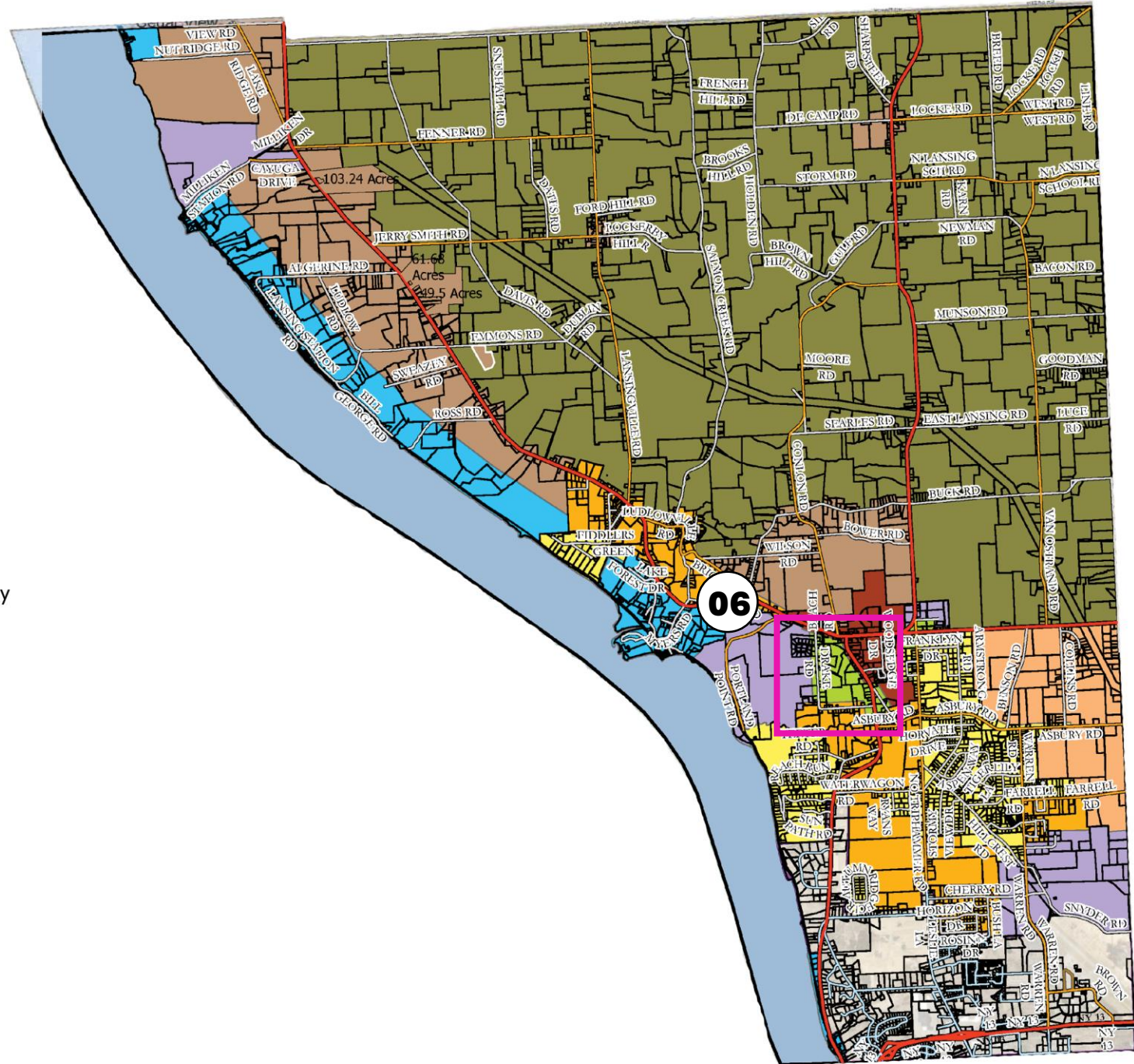
Currently zoned for General Commercial (a mix of retail, commercial, and industrial uses)

Future Land Use

-  Agriculture
-  Rural Agricultural
-  Lakeshore Low Density
-  Lakeshore High Density
-  Residential Low Density
-  Residential Moderate Density
-  Residential Mixed Use
-  Commercial Mixed Use
-  Low Impact Mixed Use
-  Industrial/Business/Research Development
-  Recreation
-  Community Facilities
-  Existing PDAs
-  Steep Slopes (>15%)

Zoning

-  AG - Agriculture
-  RA - Rural Agricultural
-  L1 - Lakeshore
-  R1 - Residential Low Density
-  R2 - Residential Moderate Density
-  R3 - Residential Mixed Use
-  B1 - Commercial Mixed Use
-  B2 - General Commercial
-  IR - Industrial/Research



RECOMMENDATIONS

Update Town of Lansing Zoning Code

Potential Updates

- Revise the Zoning District Framework based on the FLU
- Incorporate other techniques that implement other planning efforts (Open Space Plan, etc)
- Align uses and dimensional requirements with water and sewer infrastructure
- Incorporate Environmental Protection Overlay Districts
- Establish mechanisms to preserve and enhance character
- Start with Building & Site Design Standards & Guidelines for
 - Multi-Family Developments
 - Commercial Establishments
 - Rural Character
 - Scenic Byway Considerations

NEXT STEPS

2024 NYSDOS Consolidated Funding Application (CFA)

Compatible Programs

NYS DOS Smart Growth Comprehensive Planning and Zoning Grant Program

- **Funding Available:** Up to \$2 million
- **Minimum Funding Request:** \$75,000
- **Match Requirement:** 10%

NYS DEC Climate Smart Communities Grant Program

- **Funding Available:** \$21.5 million
- **Funding Request:** \$50,000-\$2,000,000
- **Match Requirement:** 50%

Applications are due Wednesday, July 31, 2024 at 4:00 pm



Q+A